

COMMUNITY

Generations of families preserve Chapel Hill history

Residents protect historic family homes and local spaces

By Morgan Brenner
Staff Writer
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Toney and Nellie Strayhorn became the first Black landowners in Carrboro in 1879, building a home that has survived seven generations. Their home today is not only a significant piece of Carrboro's history, but a testament of the resiliency of their family through generations of hardship, and decades of gentrification.

The Strayhorn Home was the third location in Chapel Hill to be awarded a plaque from the Carrboro Truth Plaque Task Force. The project marks the community's history and is funded by Preservation Chapel Hill, Lorie Clark, the great-great-granddaughter of Toney and Nellie Strayhorn, said.

The Strayhorn family served as pillars for the Carrboro community, Delores Clark, the great-granddaughter of Toney and Nellie Strayhorn, said. Generations of Strayhorns have participated in service work, such as cultivating food for the community on their 30 acres of land.

Lorie Clark's niece, Nevaeh Hodge, is continuing the Strayhorn legacy of service work with involvement in the Chapel Hill-Carrboro NAACP Youth Council.

The original home was just a small cabin, Lorie Clark said. But over the years, generations of Strayhorns adapted the home to their needs, each room in the house representing the character of a new generation.

Her great-aunts — and Delores Clark's aunts — moved up North during the Great Migration.

Delores Clark said that she has always treasured the home she grew up in, and wanted to stay because she knew how hard her great-grandparents worked for their property.

Toney Strayhorn was a minister and founding member of Rock Hill Baptist Church, now First Baptist Church. After both of his children died, things became extremely difficult for the family, but their resiliency is what allowed for the Strayhorn family's continued survival.

Delores Clark said that this home is valuable for the larger Chapel Hill-Carrboro community. But Lorie Clark said that it means more than the surrounding community: it means family.

"Can you imagine that people who were enslaved worked really hard to build this house, and it's still standing, right?" she said. "It could have gone so many different ways of being torn down, and a million-dollar house being built here because this is prime real estate, but it's still standing."

While the home has been maintained, the surrounding Carrboro and Chapel Hill community has undergone extensive changes over the past 30

years as a result of development.

Delores Clark said that Black businesses that used to surround Franklin Street and Graham Street are no longer there.

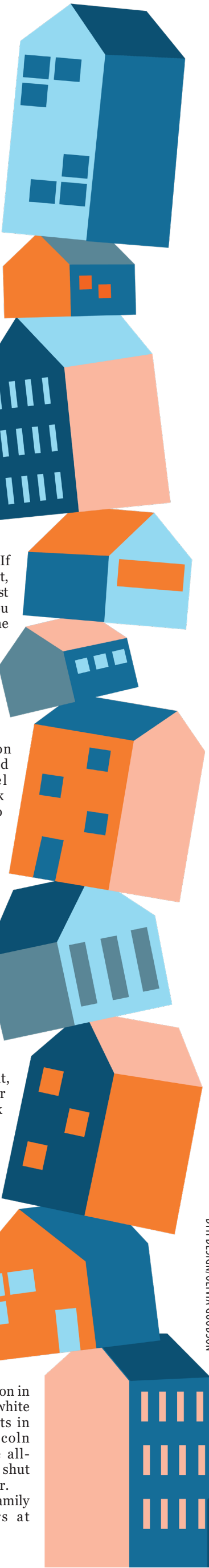
"When my mom was growing up, she can share places that were predominantly Black, and there was a lot of Black pride and culture," Lorie Clark said. "If you didn't know that, coming here, and just looking around, you would think that the Black community is almost nonexistent."

Gladys Lee Pendergraph, who grew up in Chapel Hill, said that gentrification not only displaced many of Chapel Hill's Black residents but also reconstructed the way the community itself looks.

Pendergraph's children started going to elementary school during the Civil Rights Movement and subsequent integration of white and Black southern schools. As a result, instead of taking her children to Frank Porter Graham Elementary School, her children bussed to Ephesus Road Elementary School.

Chapel Hill High School — which was located where the Carolina Square apartments are currently — was moved to its current location in 1966 to serve all white and Black students in Chapel Hill. Lincoln High School, the all-Black high school, shut down the same year.

Pendergraph's family are practitioners at



DTH DESIGN/OLIVIA GOODSON

EMPLOYMENT



DTH/DYLAN THIESSEN

UNC housekeeper Robin Lee walked through the halls of Kenan Residence Hall on Monday.

Union continues to push

Housekeepers' demands remain unmet nearly a year after they were first made

By Aisha Baiocchi
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UNC housekeepers started organizing for \$20 per hour wages and free parking in September of 2022, and they say not much has changed since they started.

Neither demand has been met fully by the University and housekeeper leaders say the last change they saw was a 90-cent raise in December, bringing their base wage rate to \$16.81. In May, they formed their own co-chapter of The Workers Union specifically for campus workers, but even within the group, many members say they aren't sure how to keep momentum going to create change.

Robin Lee, the president of the housekeeper co-chapter, said she's

thinking of retiring in the spring. She's been having health problems: hip pains so bad she has been taking time off — something Lee says she "never does." She's not sure if they stem from her housekeeping work, her second job or something else.

"I feel like giving up and I don't want to give up," she said. "It just seems like it's not changing. I've done been to the legislature three times since this started and still nothing's changing."

On the other hand, the co-chapter's vice president Tracy Harter said she wants to focus more on organizing for other causes, like addressing campus safety after the Aug. 28 shooting.

"It's something different than \$20 an hour and free parking," she said. "To me, this is something that's much more serious, and we're much more likely to get national attention on it."

Lee and Harter said housekeepers are

SEE HOUSEKEEPERS' PAGE 5

ECONOMY

Local residents reflect on cost burdens of living

Many spend more than 30 percent of income on rent

By Lucy Marques
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About one in five homeowners and more than half of renters in Chapel Hill are cost-burdened — meaning they spend more than 30 percent of their income on rent, mortgage or other housing-related needs — according to Chapel Hill Affordable Housing's most recent quarterly report.

Thousands of people who work in

Chapel Hill live in surrounding areas and commute into town because they can not afford the rental or purchase costs.

Debbie Everly is the chair of the board of directors for Orange County Living Wage and said that, most of the time, landlords want to see that a renter has three times the income of their monthly rent.

"At a minimum wage per hour in Orange County, I mean, you're not qualifying, at all," she said. "So that means you're having to go farther and farther out of the area in order to find someplace that's affordable to live."

She said that the Orange County Living Wage recalculates the living wage on a yearly basis with the standard that nobody should spend more than 30 percent of their monthly income on housing.

It is a huge hardship for people to find affordable housing in Chapel Hill, and

there are not many houses for sale in the area for under \$300,000, Everly said.

Janine Brignola, a stylist who works in Chapel Hill, lives in Apex because she can't find an affordable place to live in town.

"I think for me, I want to move over here and I've been looking for a place that I could afford," she said. "I am a single mom. I'm in college full-time right now. I'm taking classes through UNC-Pembroke online, and then I'll be going to law school next year and I work full time."

Brignola works at Syd's Hair Shop, which is an Orange County Living Wage-certified employer. She said it is her first time working for an employer that claims they offer a living wage and actually offer it.

Brignola said she's heard some community members

SEE RENTAL PAGE 7



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LIVE ACTION

WITH CAROLINA BASKETBALL

FRIDAY, OCTOBER 13, 2023

DOORS OPEN @ 5:30 PM ET | STARTS @ 7:00 PM ET

DUNKIN'





HOUSING | CONTAMINANTS

All UNC residence halls are now lead free, excluding Spencer

Out of UNC's 38 residence halls, 13 tested positive for lead. All water fixtures in these halls, except Spencer, containing lead have been either replaced or repaired. Other campus buildings continue to test detected levels and many fixtures in the residence halls remain out of service.

- Never had any detected lead levels.
- Had lead, but were since remediated.
- Still have fixtures containing lead. These fixtures are out of service.

Source: UNC Environment, Health, and Safety

DTH DATA VISUALIZATION/ASHLYN JOSHY

One residence hall contains detectable levels of lead

Thirteen residential buildings had water fixtures that tested positive last year

By Eilah Wood

Staff Writer

university@dailytarheel.com

Last year, residence halls Stacy, Manly, Graham, Cobb, Avery, Ehringhaus, Craige, Morrison, Hinton James, Alderman, Koury, Horton and Spencer had traceable levels of lead in their water fixtures.

Now, the only residence hall that tested positive for lead within the last three months is Spencer Residence Hall. The University shut off in-room sinks in Spencer on Aug. 15.

The building was first tested in October of last year and was re-tested in June. One room saw as much as 34.6 parts per billion of lead.

The Centers for Disease Control and Prevention's level for required action occurs when 10 percent of sampled water exceeds 15 ppb – but any amount above zero is toxic to humans.

Senior Luke Francis said he lived in Spencer Residence Hall during the fall 2022 semester when lead was originally discovered in the in-room sinks and drinking fountains.

"It's not acceptable that UNC is continuing to put students in these kinds of living conditions and subjecting them to potential harm," he said.

Francis said he did not receive any changes to his housing payment plan despite the loss of drinking fountains and in-room sinks last fall.

"The fact that we didn't even get a discount or a refund on our housing, I think

is just a little weird, and they didn't really seem to push options," he said.

Francis said he also saw a lack of communication from Carolina Housing about the next steps for clean water in Spencer. He added that he felt like his resident adviser conducted most of the communication on the issue.

UNC Environment, Health and Safety continues to be in the remediation phase of replacing water fixtures at the University that have tested positive for lead since fall 2022.

"We have remediated 291 of the 435 drinking water fixtures thus far that needed to be remediated," UNC Media Relations said in an email statement.

Media Relations added that the University is about 67 percent done with the remediation phase.

Once the remediation process is complete, EHS will begin retesting fixtures across campus. The department sent its most recent email on this topic to the UNC community in March.

First-year Elizabeth Wessel, who lives in Everett Residence Hall, said she thought UNC's lead contamination was just a rumor because she had received no information from the University about it at the beginning of the year.

"I would have liked to have known about it and then have clarification that that water was okay to drink," she said.

Students and faculty interested in more information about lead contamination in specific buildings can visit the EHS testing page.

X: @eilahwood

Students concerned over mold in on-campus housing

By Samantha Nichols

Staff Writer

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First-year student Madalyn Schmitz said she had cold symptoms and her roommate felt "really sleepy all the time" for a few days before they realized they might have been exposed to mold in their room in Ehringhaus Residence Hall.

Schmitz said her roommate contacted their resident adviser, who directed them to fill out a housing repair request on the UNC Facilities Services website.

About three hours later, a member of the maintenance staff replaced the filter of their AC unit, which Schmitz and her roommate think was the source of the mold, she said.

"The [AC unit] right above ours drips water onto our machine so it could have gotten sunk into our filter, and it could have grown mold there," Schmitz said.

Discovering mold in their residence hall rooms has led some students to worry about the effects of the mold on their health. After more than 1,000 residents were evacuated out of Granville Towers during mold removal in 2019, this issue remains a concern for UNC students.

According to Carolina Housing, if students in on-campus residence halls discover mold growth, leaky water pipes or other water accumulation, they should immediately fill out a housing repair request because "microbial growth can occur in as early as 24-48 hours."

After a report is filed, UNC Media Relations said in an email statement that the mold is inspected and cleaned by Carolina Housing, UNC Facilities Services and UNC Environment, Health and Safety. Maintenance staff work to address underlying issues and prevent a recurrence, Media Relations said.

First-year Maren Molinaro said she noticed a leak under her bathroom sink in Koury Residence Hall last Tuesday and submitted a housing repair request to fix it.

"I went to put my hand back there and I was like, 'Look, this piece of wood is sopping wet.' And my hand comes back, black with mold on it," Molinaro said.

While Molinaro did not know about the mold when she filled out the original maintenance request, she said she informed a community director and RA about the additional issue. Later that day, a maintenance employee came and fixed the leak, but there was still mold under the sink, Molinaro said.

"We were very worried because we use the bathroom to wash our dishes and brush our teeth and get ready in the morning,



DTH/TAYLOR NOCK

An air conditioning unit at Ehringhaus Residence Hall leaked water on Sunday.

so it's constantly in use, and — judging by the water damage underneath our sink — we know that the mold has been there our entire time that we have been here," Molinaro said.

She also said she and her roommate cleaned up the mold themselves and plan to place an additional request to have the area cleaned.

To prevent the growth of mold in on-campus residence halls and "help promote a healthy living environment," the University recommends that residents follow the three C's: "Cleaning, Climate and Communication."

The Carolina Housing website advises residents not to block their HVAC air supply, air vents or doors where the units are located because reduced air flow to the HVAC system can promote mold growth.

A maintenance staff of 65 people from both Carolina Housing and UNC Facilities Services is responsible for repairs and other related issues in on-campus residence halls. According to Media Relations, Facilities Services also regularly performs scheduled preventative maintenance of HVAC systems and buildings for mold prevention.

Editor's note: The Daily Tar Heel reached out to both Schmitz and Molinaro's RAs, as well as other community directors for comment. One community director declined to interview on the basis of what they called a "media ban."

X: @dailytarheel

Asbestos-containing materials found in buildings

ACMs have been located in 10 halls on UNC's campus

By Celia Funderburk

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According to a July report, 10 residence halls on UNC's campus have asbestos-containing materials (ACMs) — potentially exposing more than 2,700 residents in the past year.

The University identified ACMs in residence halls Avery, Hinton James, Parker, Teague, Grimes, Mangum, Manly, Thomas Ruffin Jr., Spencer and Morrison. Two dozen other campus buildings also had ACMs, according to the report.

The amount of asbestos found in materials in the buildings ranged from 2 to 75 percent. Asbestos was found in spray-applied material, plaster, elastomeric coatings, floor tiles and other materials in the residence halls.

There was 10 percent asbestos found in spray-applied material and 10 percent asbestos found in the elastomeric coatings throughout the entirety of Hinton James Residence Hall. Throughout Morrison Residence

Hall, there was 10 percent asbestos in the elastomeric coatings.

The insulation of certain rooms in three campus buildings, Alumni Hall, MacNider Hall and Van Hecke-Wettach Hall, had 75 percent asbestos — the highest percentage presented in the report.

Asbestos is a naturally occurring fiber that was used in campus building materials before 1981.

According to the Agency for Toxic Substances and Disease Registry, asbestos is not a hazard unless it becomes airborne and is inhaled. This normally happens when ACMs are removed or damaged. In extreme exposure cases, asbestos poses serious health risks, including asbestosis, pleural disease, lung cancer and mesothelioma.

James Rawley, a state certified asbestos inspector and CEO of local asbestos removal company Tracco LLC, said he recommends that UNC remove the ACMs in campus buildings, especially residence halls.

Rawley said that, according to the U.S. Environmental Protection Agency, materials are required to be removed if they contain more than one percent of asbestos and are friable, which refers to any material

that could turn to dust if someone rubbed it between their fingers.

If a material is friable, the asbestos could potentially be inhaled.

Although ACMs may not pose a current threat to residents, Rawley said he believes the best thing UNC can do is remove it.

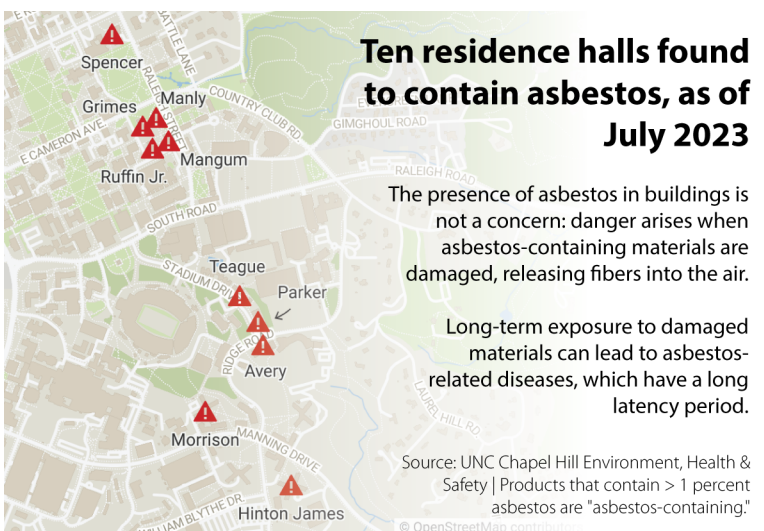
Carolina Housing's mold, asbestos and pest protocol states that unsampled materials in buildings built before 1981 are presumed to contain asbestos unless sampling and analysis indicate otherwise.

"UNC maintains asbestos-containing building materials so they do not crumble and release fibers into the air," according to the protocol.

The University said any damaged ACMs will be repaired immediately. The protocol asks residents to avoid scraping or damaging ceilings, walls or pipes; to not tape, tack or glue anything to the ceilings or walls; and to make sure lofted beds are no closer than three feet from the ceiling.

First-year Hinton James resident Keller Fraley said that since UNC is aware of the presence of asbestos, the University should tell residents about the problem and give them a plan moving forward.

Junior Mariana Chavez has lived



in both Morrison and Hinton James residence halls. She said no one ever told her there were ACMs in her dorm and thinks this lack of awareness is a communication problem.

"I feel like the lack of communication and transparency shows that it's not just the lack of resources," she said. "It's a matter of, 'Why isn't this being paid more attention to? Why aren't these residents more aware of what's going on in our building?'"

X: @funderburkcelia



NOTICE OF MUNICIPAL ELECTION ORANGE COUNTY, NORTH CAROLINA

A municipal election will be held on Tuesday, November 7, 2023 for Orange County voters within the municipal districts of Carrboro, Chapel Hill, Durham, Hillsborough, Mebane, and the Chapel Hill – Carrboro City School Board.

Voters will be asked to show photo ID when they vote. All voters will be allowed to vote with or without ID. Voters who lack photo ID can get one for free from their county board of elections. Find out more at ncsbe.gov/voter-id.

Polls will be open from 6:30 am to 7:30 pm on the day of the election, Tuesday, November 7.

One-stop early voting will be held Thursday, October 19, through Saturday, November 4, 2023.

Orange Works at Hillsborough Commons (in lieu of BOE office): 113 Mayo St, Hillsborough

Will be open the following dates and times:

Day	Date	Time
Thursday – Friday	Oct. 19 – 20	8am – 6pm
Saturday-Sunday	Oct. 21 - 22	Closed
Monday – Friday	Oct. 23 – 27	8am – 6pm
Saturday	Oct. 28	8am – 3pm
Sunday	Oct. 29	12pm – 4pm
Monday – Friday	Oct. 30 – Nov. 3	8am – 6pm
*Tuesday (Halloween)	Oct. 31	8am – 5pm
Saturday	Nov. 4	8am – 3pm

Carrboro Town Hall Complex: 108 Bim St, Carrboro

Chapel of the Cross: 304 E Franklin St, Chapel Hill

Seymour Senior Center: 2551 Homestead Rd, Chapel Hill

Chapel Hill Library: 100 Library Dr, Chapel Hill

Will be open the following dates and times:

Day	Date	Time
Thursday – Friday	Oct. 26-27	8am – 6pm
Saturday	Oct. 28	8am – 3pm
Sunday	Oct. 29	12pm – 4pm
Monday – Friday	Oct. 30 – Nov. 3	8am – 6pm
*Tuesday (Halloween)	Oct. 31	8am – 4pm
Saturday	Nov. 4	8am – 3pm

Absentee ballots will be mailed to voters who have requested them beginning October 6, 2023. A voter can fill out an absentee ballot request at votebyemail.ncsbe.gov, or by filling out a request form provided by the board of elections. The request must be received through the website or by the Orange County Board of Elections by 5 p.m. October 31, 2023.

Unless canceled, the Board will hold absentee meetings at 5pm on Oct. 3 and Oct. 10; 11 am on Oct. 17; and 5 pm on Oct. 24, Nov. 1, Nov. 6, and Nov. 16, 2023. The Board will begin the absentee count at 2 pm on Nov. 7, 2023. Canvass will be held at 11am on Friday, November 17, 2023. All meetings will be held at the Orange County Board of Elections office at 208 S. Cameron St, Hillsborough.

All persons who live in eligible municipal districts and who are registered to vote with the Orange County Board of Elections may vote in this election. Persons who are not already registered to vote in the county must register by Friday, October 13. Voters who are not registered in the county by that deadline may still register and vote during one-stop early voting only and will be required to provide documentation of their identity and residence. Voters who fail to timely make a change in name or address in the county must update the information when presenting to vote and may be required to vote a provisional ballot.

Persons with questions about registration, polling places, early voting, absentee ballots, a Multipartisan Assistance Team visit to a facility, or other election matters may call the Orange County Board of Elections Office at 919-245-2350.

Voters of the ENO precinct living in the City of Durham are temporarily transferred to the Patterson precinct at the New Hope Community Center, 4014 Whitfield Rd, Chapel Hill for November 7, 2023 City of Durham Elections.

Jamie Cox, Chair
ORANGE COUNTY BOARD OF ELECTIONS

CAMPUS LIFE



DTH/SAMANTHA LEWIS

UNC students walked past Old East, UNC’s first building and oldest residence hall, on Tuesday.

Behind the history of Old East, UNC’s first campus building

The first class of students
lived in the dorm 228
years ago — in 1795

By Keerthana Gotur
Staff Writer
university@dailytarheel.com

Declared a National Historic Landmark in 1966, Old East Residence Hall is what University archivist Nicholas Graham calls “the most historically significant building on the UNC campus.”

Its cornerstone was first placed on Oct. 12, 1793, now known as University Day. Old East is UNC’s first building and the oldest state university building in the nation.

Graham said an oral recollection passed down by the McCauley family described the cornerstone-placing ceremony. According to the retelling, an enslaved person named Dave lifted the building’s cornerstone into place. UNC’s founder and future North Carolina Governor William Richardson Davie, among other prominent people, attended the ceremony.

While there is no official written documentation of this event, Graham said he believes that it was “entirely plausible” due to the history of enslaved laborers who were employed at UNC.

“It’s important to recognize that these histories don’t just live in documents,” Graham said. “They live in the memories of family members passed down through the years. That’s another important source of information about the people who worked on campus — even the people who worked on campus many generations ago.”

The building was home to UNC’s first student Hinton James in 1795 — as well as U.S. President James Polk.

Since it was opened to students 228 years ago, Old East’s weathered walls have seen many changes and generations of students. While it mostly houses students, it has also served as both an educational and storage building. Renovations have developed the building into what it is now — a three-story residence hall that accommodates sophomores, juniors and seniors alike.

Students like Lindsey Hill, a senior who has been living in Old East for two years, witnessed some of these changes firsthand. Although Hill was intrigued by the building’s history, they said they appreciated the University’s efforts to modernize the building.

“Last year, they completely updated

the kitchen; they replaced every single appliance,” they said. “So they’re doing a really good job of making it not feel as old as it actually is.”

Old East was condemned as unsafe in 1922 and was remodeled in that year. Between 1991 and 1993, air conditioning and elevators were added to the residence hall.

Sitting beside the Old Well, Old East overlooks McCorkle Place. Because of the historical significance of its location, Hill said they feel more connected to campus and its traditions — like drinking from the Old Well on the first day of class.

“It [had] just turned midnight and there [were] people outside cheering because it was the first day of class,” they said. “I didn’t really realize that until I lived here, and I sort of felt like I was a part of it, even though I was up there.”

Close to Franklin Street and most classroom buildings, Old East’s central location is appreciated by many of its residents, including senior Aden Laws.

Laws said he doesn’t often think of the building’s historical context anymore because he has lived there since his sophomore year.

“For me, it’s just home, I guess,” he said. “So really, I’ve sort of detached it from its own history and kind of made it my own place.”

Laws said his father, a UNC alumnus, told him that everyone wanted to live in Old East when he attended the University.

But Laws said he believes the residence hall isn’t as popular anymore because of the old-fashioned building’s smaller capacity and lack of social opportunities. Still, he said he has enjoyed his three years living there.

“It’s kind of like its own community in a sense because there’s so few people in comparison to other dorms — you kind of get to know everybody’s space and what role they play in the community in the dorm,” he said.

X: @keerthanagotur



DTH/SAMANTHA LEWIS

A plaque commemorating Old East is pictured on the building on Tuesday. It reads: “The oldest state university building in the nation. Cornerstone laid by William Richardson Davie, October 12, 1793. Third story, 1822. North addition, 1844. Designed by Alexander Jackson Davis.”



LGBTQ+

Some transgender students struggle with on-campus housing

UNC assigns housing based on the sex stated on official record

By Julian Hill

Staff Writer

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When first-year Lindsay Kanipe applied for housing, he was assigned to Graham Residence Hall with a male roommate.

Kanipe, a transgender man, reached out to Carolina Housing to discuss if there would be an issue regarding his assignment because of the difference between his assigned sex and gender identity.

After Carolina Housing confirmed Kanipe's biological sex through legal documentation, he was reassigned to McClinton Residence Hall — the only all-female first-year residence hall on campus.

At McClinton, Kanipe was assigned a roommate who he said “ghosted” him and requested reassignment. He was then assigned a new roommate who he said also requested reassignment after communicating that she felt uncomfortable living with a transgender man.

“It makes me feel invalidated,” he said about his experience finding housing. Kanipe said he has worked hard to feel comfortable about his identity and that his current living situation is negatively impacting his daily well-being.

Kanipe now lives alone in a McClinton corridor-style double room.

University policy and legislation

UNC System Policy mandates

students be assigned to a residence hall that coordinates with the sex stated on their official academic record.

UNC System Policy 700.8.1 states: “The constituent institutions shall not assign members of the opposite sex to any institutionally owned and operated dormitory room, dormitory suite, or campus apartment unless the students are siblings, parent and child, or they are legally married. This policy applies to housing assignments beginning with the fall 2013 semester.”

This rule results in some transgender students being placed in suites and rooms with students who do not share the same gender identity.

The UNC Board of Trustees endorsed a measure to implement gender-neutral housing on campus for the 2013-14 school year in November 2012. But, in August of the next year, the UNC Board of Governors voted unanimously to overturn the proposed measures.

Since 2013, there have been no major changes in UNC's housing policies regarding transgender and non-binary students.

Rep. Ray Pickett (R-Alleghany, Ashe, Watauga) is co-chair of the Education Committee in the N.C. House of Representatives. He confirmed in an email statement that no new legislation has been introduced regarding the issue since he became chair for the 2023-24 session.

In order for transgender students to alter their name and sex on their official academic record they must present legal identification to the Office of the Registrar that reflects their desired change. Some transgender students at UNC have said that this process is difficult, stressful and long.



DTH/DEREK PENG

UNC first-year Lindsey Kanipe posed for a portrait in his room at McClinton-Graham Residence Hall on Friday.

Community resources and response

Carolina Housing offers Pride Place, a Residential Learning Program that provides an on-campus housing community in Joyner Residence Hall for LGBTQ+ students. These rooms can serve as a resource for transgender students.

Sophomore Sasha Gold is transgender and said he had a difficult first-year experience with UNC Housing and is now living in Pride Place.

“So far, Pride Place has been amazing. I definitely feel much more seen. And I feel really, really happy in my dorm,” Gold said.

He took issue with Pride Place's application process, which involves

an essay portion asking students why they should be accepted.

“Why is it that we have to be extraordinary queer people to be accepted to a residential living program in which we could be safe?” Gold said. “Why is that the case? Why don't we deserve just basic safety?”

Pride Place currently has a capacity of 32 beds. According to Carolina Housing, it has been able to meet the current demands of students who apply to Pride Place and, if demand increases, it would allocate additional space to the program, UNC Media Relations said in an email statement. There are no current plans to expand the program.

Lucy Henthorn, a transgender

sophomore, said she believes there should be more on-campus housing options for transgender students apart from Pride Place.

Both Kanipe and Henthorn said they considered applying to Pride Place but decided not to, in part because they felt the program's capacity was too limited for them to accept any new applicants.

“There shouldn't just be one place designated on all of UNC's campus for trans student housing,” Henthorn said. “I think the ability to have more options and to let trans students do what they're most comfortable with is the best thing that UNC can do moving forward.”

X: @julianhill20795

EXPERIENCES

On-campus housing shortage ‘debilitating’ for some students

Carolina Housing also expects a waitlist for housing next year

By Zoe Sinclair

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Students who hoped to find on-campus housing for this year faced a number of stressors, ranging from being on an almost 600-person waitlist to being turned away completely.

Last November, 583 undergraduate students who applied for on-campus housing before the priority deadline were unable to choose a room during the initial selection process and were put on that waitlist.

Carolina Housing sent an email to these students promising them housing for the upcoming year and advising them to “rest assured.”

While all the students who were on that waitlist either received a room assignment or canceled their contracts, Carolina Housing turned away students who applied after the deadline and some transfer students due to high demand.

Karen Valdez, a sophomore transfer student, said she was unable to receive on-campus housing for the 2023-2024 academic year after she was told that Carolina Housing would not be able to accommodate her. She said she was unable to find any close off-campus housing options in her family's budget, which forced her to find a house 30 minutes away from campus.

Valdez said she is struggling with finding her on-campus community and that being housed on campus might have helped her connect with campus life.

“It's kind of shocking to me, and



DTH/SAMANTHA LEWIS

UNC students walked through Polk Place on Aug. 14, 2022.

almost in a way debilitating, to see that they didn't really do anything to go out of their way to make sure that their students had somewhere to be,” Valdez said.

Samiira Hassan, another transfer student, said that because of issues with housing on top of other transfer obstacles, she questioned if UNC was the right university for her.

“I was stressed all the time. Like mentally it made me sick to my stomach,” Hassan said. “Every day, I went to sleep, and I didn't have housing.”

Hassan, who applied after the incoming and transfer student housing deadline, was put on the housing waitlist over the summer. As a result, she said she had no time to find reasonable off-campus living options.

Hassan decided to keep her name on the list and was placed into a South Campus dorm in July.

“It just felt like nobody was willing to help look for things, and that just really bothered me,” Hassan said.

A resident adviser on campus, who asked to remain anonymous,

said he also had difficulty finding housing. Despite applying before the early application deadline, he said he found himself being one of the 583 people placed on Carolina Housing's residence hall waitlist. He ultimately decided to apply to become an RA to secure a place to live.

“That was one of my major deciding factors in becoming an RA because I couldn't afford a house. I couldn't afford an apartment. I wasn't confident in UNC's ability to promise me housing,” the RA said.

Next year, Carolina Housing expects a waitlist for on-campus housing — although it is unclear how many students will be on the list. However, fewer rooms will be available because of the renovations planned for Avery Residence Hall.

Valdez said the issue of housing is so important because it is a significant aspect of individual security.

“If you don't really have a ‘safe haven,’ then how do you expect to feel any sort of comfort,” Valdez said.

X: @dailytarheel

Housekeepers' union continues to organize

Continued from Page 1

still planning to have meetings with guidance from The Workers Union at UNC, which helped them raise concerns to the Board of Trustees during one of their meetings last spring. All of the unions' planned meetings this semester have been pushed back because of University days off and lockdowns.

“It's hard to focus on it right now,” Harter said. “But we'll get back to organizing soon.”

Dante Strobino, a UE International Representative, has been working with the housekeepers since they joined the union in 1997. He said UE isn't giving up on the housekeepers, they've just been approaching the issue differently lately.

UE International is a global union committed to supporting workers' struggles. According to their website, as long as there are places where workers toil for starvation wages without health and safety protections, it's hard to achieve or maintain good wages or conditions anywhere.

“We have a lot to do,” Strobino said. “We have to do the direct internal work of strengthening and building the union, but we also have to do bigger work of understanding the political system and how state employee raises are funded.”

According to an email from the University, housekeeper wages are set by North Carolina's Career-Banding System. The most recent state budget, which passed last Friday, included a seven percent pay increase for state employees over the next two years, which the University said would apply to housekeepers. The University also said some housekeepers' wages will exceed the banded limit with the legislative change.

“It doesn't even keep up with the cost of living,” Strobino said about the pay increase. “And we don't

even know how that's going to affect the UNC system. It definitely isn't enough for everyone else asking for more money.”

Strobino has also been organizing with many city workers of Durham for the past month, who have similar demands to the housekeepers — specifically higher pay — and who he said have been similarly ignored.

“With the strike in Durham, and the overall crisis with the state legislature, we really need student activists to step up,” he said. “They need to help us build the union, help us link up with the housekeepers and help us build a broader coalition.”

The co-president of the Campus Y, Imani Rankins, said her organization is going to continue to support housekeepers this year and expressed a similar approach to Strobino — targeting the state legislature.

In the meantime, Rankins said she wants students to continue to support housekeepers in smaller ways.

“Even though there might not be a rally right now, even though you're not seeing as many petitions as a student, you're still seeing workers every single day,” Rankins said. “So take a moment to think about how much of a load they have, how much they do for you and continue to be kind.”

Lee said even though she's noticed more student support since housekeepers started holding rallies last fall, their demands have been consistent for a reason.

“It's the same thing as that mess in Durham, it's the same thing as my daughter — she's a public school teacher,” she said. “We just need more damn money. We need money to live. We're working and working, keeping everything running. We deserve to get paid enough to live.”

X: @dailytarheel

City & State

The Daily Tar Heel

CHAPEL HILL

More than 2,500 new units under construction

The Town is on track to meet its 2023 housing quota increase

By Olivia Gschwind
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There are 2,567 units currently under construction in Chapel Hill, and Town officials say development roll-out is on track to hit a 35 percent yearly housing increase quota, based on a 2021 projected housing needs report.

“We are on track, in the past few years, to hit those targets, exceed those targets and expand the housing supply in Chapel Hill,” Town of Chapel Hill Planning Manager Corey Liles said.

Liles said he thinks it will be important to continue strategic thinking and planning into later years as obvious places to build housing become scarce.

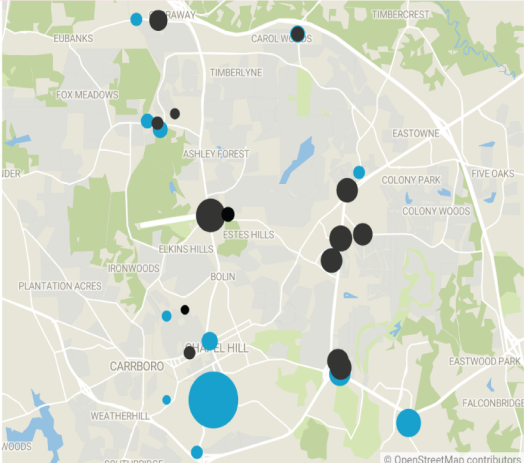
The report estimates that constructing approximately 485 new units per year will accommodate growth and keep the jobs-to-housing ratio from increasing. This quota designates around 440 units for working-age and senior populations

Chapel Hill's housing market continues to evolve with new and pending developments

Over the past decade, Chapel Hill has seen requests for 8,059 total housing units to the council, with 2,567 individual units currently in the final stage of the application process.

- Approved and pending construction
- Approved and under construction

Source: chapelhillaffordablehousing.org



DTH DATA VISUALIZATION/RIYA SHARMA

and 45 units for off-campus housing for UNC students.

Jobs-to-housing ratios in urban planning generally reflect housing availability in an area that ideally matches its workforce needs in price, size and location. Affordable housing accommodates lower incomes within this workforce, compared to the area’s median income.

Ashley Hernandez, an assistant professor in the Department of

City and Regional Planning at UNC, said developers have to constantly grapple with how low they can make affordable unit rates while also avoiding debt.

“That’s the greatest impediment to the development of affordable housing, is being able to pay for it and keep the rents that you’re going to charge as low as you possibly can,” she said.

Of the 2,567 units under construction, 154 – about six percent

– are considered affordable units.

The Trinity Court development is an entirely affordable housing project in the construction phase. It has recently begun the zoning compliance, permitting and construction processes.

The North Estes Townhomes are in the final planning phase. More than a dozen of its 107 units are designated as affordable.

Lullwater Park and Aura South Elliott completed their concept plan phases, while The Reserve at Blue Hill is still in the concept plan phase. These projects have not yet been approved by the town council but, if approved, would add a net of 966 units in Chapel Hill.

The application review and concept plan process for redevelopment and conditional zoning projects involve town input and adherence to rules and regulations as outlined in the Town’s Land Use Management Ordinance.

A LUMO diagnostic report from 2023, part of the Town’s ongoing LUMO rewrite process to update Town goals, described part of the development review process as “unnecessarily prolonging” and “financially burdensome” to applicants.

Part of the Town’s LUMO has

already been rewritten to expedite the review process for affordable housing projects with at least 25 percent of units available at affordable rates, and 10 percent of all units approved by the council last year were affordable units.

Town Senior Planner Katherine Shor said the extensive application and review processes that slow down housing projects are due to land use rules that were not updated as the Town approved long-term strategic plans.

“The land use rules were not comprehensively updated to reflect those goals that were set out in our future land use map, in our transit-oriented development plan and in our complete community strategy,” Shor said.

She also said the LUMO rewrite will streamline development review for everyone.

Hernandez said balancing demand and growth with adequate housing for people who already live in the area is the million-dollar question.

“I think any kind of planning regulation can operate as a snag in the development process,” she said.

X: @oliviagschwind

NONPROFIT

EmPOWERment, Inc., director reflects on affordable homes

Delores Bailey has led the grassroots organization since 2006

By Lola Oliverio
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In 2001, Delores Bailey was laid off from her job at a boat manufacturing company.

She had long been a resident of Chapel Hill – living on North Graham Street – but was only acutely aware of the existence of EmPOWERment, Inc.

After meeting the former executive director, Mark Chilton – who later became mayor of Carrboro – she began working as an EmPOWERment community organizer.

Within four years of being hired, Bailey was promoted from community organizer to co-director and finally, executive director.

“When I understood the power of EmPOWERment – which was created by two students from UNC – and the community, when I understood what the community was trying to do through EmPOWERment, it made me sign up,” Bailey said. “And I was hooked from that point on.”

EmPOWERment is a grassroots organization advocating for and creating affordable housing in Chapel Hill and its surrounding areas. Bailey said the organization’s core team consists of five Black women, including herself, who have worked together for the past 12 years.

The Town of Chapel Hill manages over 300 affordable housing units, but there are over 12,000 residents below the poverty line. EmPOWERment is currently in the process of building an affordable housing apartment complex – the PEACH apartments – with 10 rental units.

The units are particularly aimed to house those who make 30 percent or

less of the area’s median income.

According to data from the Town, an individual would have to make \$25.29 per hour to rent a standard two-bedroom, moderately priced unit in today’s market. North Carolina’s minimum wage is \$7.25 per hour.

“Those are the people that take your tickets at the movie theater,” Bailey said. “Those are people that are at Hardee’s and Wendy’s and all those drive-through places that you go to. Those are the people that are teacher’s assistants at schools for the kids. Those are people that sweep the floors and mop the floors at your university. They can’t afford to live here.”

The PEACH apartments were funded, in part, by the Town of Chapel Hill, who helped them reach their goal of \$3.5 million.

“EmPOWERment is one of our key affordable housing partners,” Sarah Viñas, director of affordable housing and community connections for the Town of Chapel Hill, said.

The apartments will be on a plot of land formerly owned by the Town and will be within walking distance of the University and its hospital.

“That’s a new big step for them to develop more than one or two units at a time. And the Town has put substantial funding into it,” Emily Holt, Chapel Hill’s affordable housing development officer, said.

On Sept. 13, the Chapel Hill Town Council approved a new Affordable Housing Plan and Investment Strategy, the completion of which will require \$50 million over five years.

“We are that organization that’s looking at communities and families and individuals and looking at the barriers – the natural barriers, the color of your skin, the language you speak, the zip code you live in, your gender – and we are addressing them,” Bailey said. “We are empowering people to overcome those barriers in their life.”

X: @dthcitystate

RESEARCH TRIANGLE PARK

Apple campus may add housing demand

Company pledged to employ 2,700 people within a decade

By Maddie Policastro
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Apple plans to open a new campus in Research Triangle Park, and officials say the new venture could cause a large influx of people looking for housing in Chapel Hill.

After the initial announcement of the opening in 2021, Wake County received a commercial use application for the site in May 2023. The application highlights Apple’s plans for its new location, including a 73-foot-tall building with 324,000 square feet of office space.

Apple pledged to employ 2,700 people within a decade at this new RTP campus, with that number expected to rise to 3,000. The new campus would pay its employees an average annual salary of \$187,000.

Dwight Bassett, the director of economic development and parking services for the Town of Chapel Hill, said it would be almost impossible for the Town to not see an effect from this influx of new people – especially from a housing perspective.

Bassett said the Town has had a high housing demand for decades that has been unmet. If they had been meeting these demands, he said he believes Chapel Hill would have a more diverse supply of housing today.

Between 2010 and June of 2022, Orange County has added the fewest new homes in the region, with only 2,709 new homes being built. This is compared to 52,149 homes built in Wake County in the same period. If Orange County built new homes at the same rate as Wake County adjusted for population differences, there would be more than 20,000 new homes in Orange County.

“I think it will continue to affect us in the future, but if we can begin to create enough supply, maybe we can temper that somewhat into the future,” Bassett said.



DTH DESIGN/MILA HORSLEY

Amy Ryan, a Chapel Hill Town Council member, said the adoption of the Complete Community strategy in 2022 will have a big impact on the community as new people come into Chapel Hill. With this framework in mind, Ryan said the Town has committed to building approximately 500 units of housing a year.

With a strong school system in the area, Ryan said new families may be attracted to Chapel Hill and housing stock issues may arise.

“I think people will want to move here,” Ryan said. “It’s just a question of whether they can find the kind of unit they want and whether they can find the kind of price that they want.”

She said the Town is also trying to increase the diversity of housing options available in the area. Ryan said the Town is trying to move away from large apartment buildings and focus on missing middle housing such as condos or townhomes that are more suitable for families.

Sarah Viñas, the director of affordable housing and community connections for the Town, said one of the issues in terms of housing prices is that wages in the area have not increased at the same rate as housing costs. Orange County has seen a \$140,000 increase in median home sales price from 2012 to 2019.

Viñas said many of Chapel Hill’s lower-income community members are losing ground with the higher-income population as the Town sees an increase in higher-income households – specifically those earning more than \$150,000 per year.

From 2010 to 2021, she said, the Town saw a decrease of 2,100 households earning less than \$35,000 a year and an increase of 2,600 households earning over \$150,000 a year.

“It absolutely is affecting the access piece and I think what I would say is that it’s a very complex system with a lot of different factors impacting the housing market and the job market,” Viñas said.

She said the Town is working to address these issues through a variety of different strategies, including their affordable housing work.

The Town has a long history of dedicating resources to increase affordable housing in the community, Viñas said, including dedicating \$21.6 million towards affordable housing since 2018.

With this investment, she said, the Town expects to see about 800 units of affordable housing coming online over the next five years.

X: @mkpolicastro



Rental prices have risen in recent years, increasing cost burden

Continued from Page 1

say the COVID-19 pandemic has exacerbated the cost burden facing many people in Chapel Hill, while others think Orange County has always been a very expensive area to live in.

Rental unit monthly prices in the Chapel Hill area have increased roughly \$400 to \$600 in the past few years, Sharron Reid, a U.S. Department of Housing and Urban Development housing counselor at EmPOWERment, Inc., said.

“We’ve seen the steady increase and that has caused a burden for families, some paying more than, you know, 40 or 50 percent of their income trying to stay housed,” she said.

Linda Ellison is the case manager at the HomeStart women and families shelter and said many women coming into the shelter cannot afford daycare for their children.

“A lot of people don’t have the proper transportation, even though Chapel Hill has a bus system,” she said. “Sometimes it’s kind of hard for a mother to put children on the bus and give them to daycare and get them to work and things like that.”

Ellison added that some people are unable to find work because they have backgrounds that make it difficult for them to get hired.

She also said it is important to know that many unhoused people are simply down on their luck.

“I work and everything, but when COVID hit and my better half lost his job and I had to come to head of the household, it was hard,” she said. “Everybody goes through all types of situations and things happen, and so we’re a paycheck away from being

homeless ourselves.”

Reid said she and her coworkers at nonprofit organizations feel the effects of the housing crisis along with their clients. Those who work at nonprofits in the area also have

to decide whether to stay in Chapel Hill or move farther out due to the increased rent prices, she said.

Reid said more subsidized housing and more landlords who accept vouchers are necessary steps to assist

families experiencing cost burden.

“A solution needs to be made, not more conversation on what can happen and what can change it and make it more affordable,” Brignola said. “Some hard policy needs to

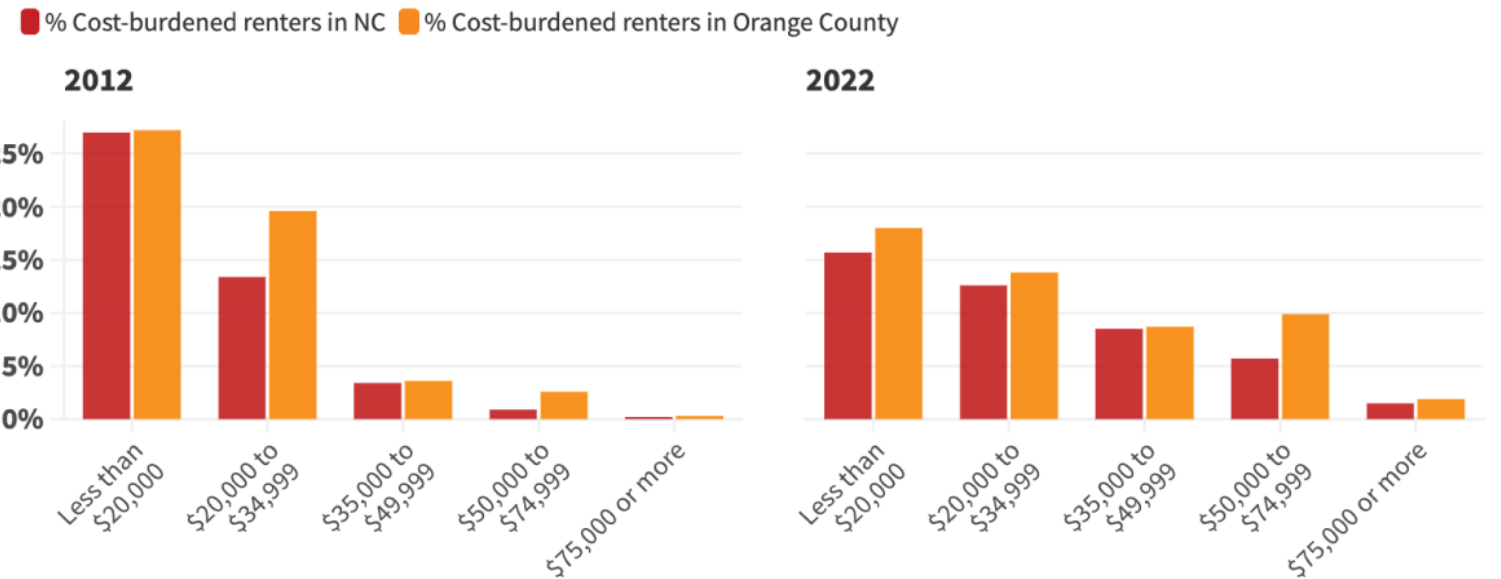
be put into place that will actually offer a solution.”

X: @lucymarques_

Nearly one in five renters under a \$20,000 income are cost-burdened in Orange County

In 2012, cost-burdened renters were mainly concentrated in the lowest income bracket. In 2022, these renters were more spread out across different income brackets — evident by the increase in cost-burdened renters in the \$35,000 + salary ranges.

Percentage of cost-burdened renters in each salary range



Sources: United States Census Bureau, N.C. Department of Human and Health Services | Cost-burdened renters refers to those with rent expenses making up at least 30 percent of their income.

DTH DATA VISUALIZATION/ALISON POLITO



Beer, Wine
& Theater Room Rentals!

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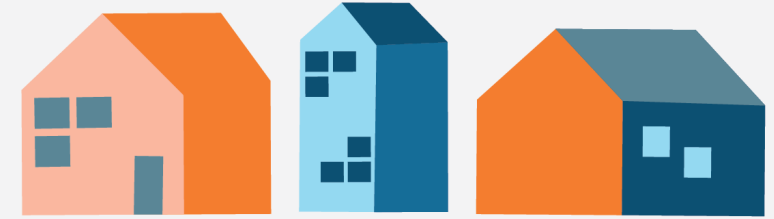
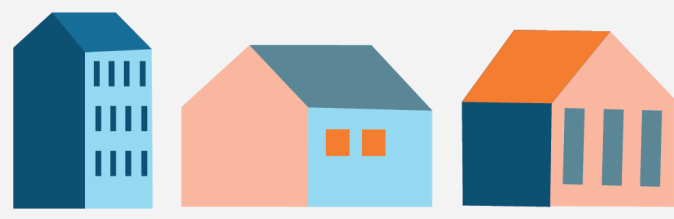
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COMMUNITY OUTREACH



DTH/ASHLEY SANTILLAN

Thava Mahadevan posed for a portrait at the Center for Excellence in Community Mental Health in Carrboro on Thursday.

Organizations address mental health concerns

Housing security can greatly improve health and stability

By Sierra President

Staff Writer
city@dailytarheel.com

Community organizations in and around Chapel Hill are working to address the link between mental health and housing insecurity.

According to the National Alliance on Mental Illness, 21.1 percent of people experiencing homelessness also have a serious mental health condition, compared to 5.5 percent of all U.S. adults.

Paul Marvin, the HomeLink team lead at the UNC Center for Excellence in Community Mental Health, said thinking of housing as mental health care is the best way to address mental health issues that unhoused people face.

HomeLink, which operates through the center, connects unhoused and housing-insecure people who have mental health issues with services, benefits and housing support.

Marvin said that with a housing-first approach, he and his team are able to help provide housing-insecure individuals with a stable environment before addressing other concerns.

"Housing is not a silver bullet that solves everyone's problems completely — but being housed gives folks a secure place from which to address other kinds of issues in their life," he said.

Marvin said everyone on his team has had their own lived experiences with mental health, addiction or homelessness, which allows them to model the recovery process and connect with the people that they work with.

Marvin said in his role, he mainly sees conditions like anxiety, depression and post-traumatic stress disorder present in those who have housing instability, and he said it is important to recognize that mental health issues can look different for every person.

X: @sierrapresident

For conditions like PTSD, Marvin said transitioning into stable housing may be difficult because the person had likely built up stress and tension from being unhoused.

"It takes months to get to a place of equilibrium and calm," he said.

Donna Carrington is the executive director of the Community Empowerment Fund — a community organization that aims to close the racial wealth gap through providing financial services including housing assistance in Chapel Hill, Carrboro and Durham.

CEF primarily helps people dealing with housing insecurity find new housing that is affordable to them, she said.

Carrington said because housing insecurity comes with financial insecurity, many housing-insecure individuals cannot afford adequate healthcare, which may affect their mental health.

In CEF's Chapel Hill office, Carrington said the organization has a place where housing providers can come in and easily speak to those in need.

She said people do not have to go too far to find who they need to meet with at CEF. Carrington said that her team also offers a housing helpline and ways to obtain food to help those who may be struggling with housing.

Daniele Berman, the director of external relations at Community Home Trust, said the organization, which works on a land trust model, works to ensure that many of the homes it provides are permanently affordable.

In Chapel Hill, there is an Inclusionary Zoning Ordinance, which states that if a new property has five or more units, then 15 percent of the units will need to be made affordable to those with low to moderate income levels.

"It's really important that we are creative in the ways that we create more affordable housing and also further the housing that is already affordable," Berman said.

GENERATIONS

Covenant Place celebrates 25 years of housing senior residents

The community is a home for individuals aged 62 and older

By Henry Thomas

Staff Writer
city@dailytarheel.com

Barbara E. Ivey moved into Covenant Place, an affordable senior housing community in Chapel Hill, just a few months after it opened in 1998.

This year, Covenant Place celebrated 25 years of housing residents age 62 and older. Her daughter, Barbara Ann Ivey, became one of those residents just last month.

"I was not afraid to stay by myself, but it's just good to always have somebody you can call on if you need them," Barbara E. Ivey, 88, said. "It makes a difference."

Before moving into Covenant Place, Barbara E. Ivey said she was looking for an affordable place to live because her salary was low.

Barbara Ann Ivey said that, before moving into the community, she had been in multiple uncomfortable living situations. Now 63 years old, she applied for housing at Covenant Place and moved in shortly after — she said she was welcomed with open arms.

"Everybody came out of their doors to see who's moving in," Barbara Ann Ivey said. "And they greeted me and told me their names, if I need anything, 'Don't hesitate.' They were glad I was on the hall."

Her mother said that Covenant Place feels involved and family-oriented.

Though Covenant Place is an independent living community, it provides many support services and workshops that allow residents to improve their quality



DTH/SAMANTHA LEWIS

Barbara A. Ivey stood behind her mother, Barbara E. Ivey at The Covenant Place on Tuesday.

of life, Wendy Covington, the service coordinator for the community, said.

Parris Solomon is the onsite manager for Covenant Place and said Chapel Hill is accommodating to

senior residents. She said the EZ Rider service, a shared ride transit service, is a good example of that accommodation.

Solomon said one of the reasons that applicants

from across the country choose to come to Covenant Place is because of the resources available for them in Chapel Hill.

Phyllis Moyer, a current Covenant Place resident, moved to the Chapel Hill-Carrboro area from Washington, D.C., with her family in 1998.

Moyer said she wanted a living situation that was affordable and that met her needs.

"I wanted a simple life where I have the things I need, and it's pleasant, and it's located right," Moyer said. "That's what made me decide this was a good place."

Covenant Place was originally formed through a partnership with United Church of Chapel Hill, Covenant United Church of Christ in Carrboro, and EveryAge, an organization committed to senior living based in Newton, N.C.

Covenant Place is one of seven housing communities across North Carolina operated by EveryAge, which provides affordable housing and support services to over 250 residents statewide.

Covenant Place is a HUD 202 community, meaning that the U.S. Department of Housing and Urban Development helps to fund construction, rehabilitation and rent subsidies to make the communities affordable.

Mayor Pro Tem for the Town of Carrboro Susan Romaine said Covenant Place was developed at a time when the area was lacking affordable housing for older adults — which, she said, has only worsened over time.

"It is a model that really works and we're grateful to have this important community resource right here in Chapel Hill-Carrboro," she said.

X: @dthcitystate

HISTORY

'We really had a community': A 100-year look at housing in Northside

By Sophia Fanning

Senior Writer
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One hundred years ago, in 1923, Chapel Hill was a segregated town.

Church Street split the neighborhood now known as Northside into Pritchard's Field, where white residents lived, and Pottersfield, where Black residents lived.

Residents of Pottersfield did not have access to the Town's services, such as police, fire protection, trash pick-up and paved roads. According to 2011 interviews by the Marian Cheek Jackson Center for Saving and Making History, residents sometimes poured motor oil on the roads to thicken the dust and keep it on the ground.

It wasn't until 1950 that the area was annexed into the Town and began to receive those services.

In 2011, the Marian Cheek Jackson Center conducted a series of interviews for its "History of Homes" project. Longtime residents of Northside, Euzelle and R.D. Smith, spoke about a fire in their neighborhood before they received Town services.

"The fire truck came, and it parked right there, and people were putting out the fire and they didn't even get out because we were not in the city," Euzelle Smith said in the interview.

In 1935, under Jim Crow, there were few places for Black people to publicly gather and socialize. To create a safe space for recreation, the Negro Civic Club — an advocacy group for the Black community that was active through the '20s, '30s and '40s — proposed the Negro Community Center, now known as the Hargraves Community Center.

With the passing of the Civil Rights Act of 1964, legal segregation ended in Chapel Hill and in the United States. In 1968, Chapel Hill became the first municipality in the South to ban racial discrimination in the sale, lease or rent of all housing.

In 1975, Chapel Hill received its first Community Development Block Grant. This funding

is from the U.S. Department of Housing and Urban Development and can be used for affordable housing, community development and public service projects.

Keith Edwards was another Northside resident interviewed for the "Histories of Homes" project. In her interview, she said she remembers when the first round of funding came and residents were offered the option of getting a new house or remodeling their old homes.

Her mother opted for a new house, but Edwards said during the interview that, though their old house was cramped, she was happier there.

"That house represented a time when we really had a community," she told the interviewers. "This house represents that our time is about up over here."

Ashley Hernandez, an assistant professor in UNC's Department of City and Regional Planning, said one of the negative effects of gentrification is community destabilization.

"When you have to move, you're moving from your networks," she said. "You're moving from your sense of place that you've created."

Before the effects of gentrification, residents in Northside could afford homes with middle-class incomes. According to Historic Chapel Hill, 309 McDade St. was inhabited by Clyde Williams, a waiter at the Delta Kappa Epsilon fraternity house, in 1957.

In 1988, 309 McDade St. sold for \$42,000 — which would be about \$109,000 today. Thirty-five years later, the same house is appraised at \$564,500, a 1,244 percent increase.

1980 was a turning point for Northside — the Black resident population and rates of homeownership began rapidly falling as the demand for student rentals increased. The Black population

of Northside dropped by 40 percent between 1980 and 2010, according to the Marian Cheek Jackson Center.

R.D. Smith told the "History of Homes" interviewers that residents died or their children sold the homes. He said most of the houses on their street eventually became rentals. By 1990, the white population in Northside was about equal to the Black population.

Sarah Viñas, the director of affordable housing and community connections for Chapel Hill, said the Town's commitment to affordable housing projects has helped advance racial housing equity.

In 2015, the Northside Neighborhood Initiative was established and received a \$3 million loan from UNC. The initiative aimed to help long-term residents remain in their homes, attract new residents from diverse backgrounds and increase availability of housing and

financing options for properties in the neighborhood.

Since the implementation of the plan, Northside has seen a rise in its Black population for the first time since the 1980s, and more than 30 units have been developed for affordable housing.

Early this month, the Chapel Hill Town Council unanimously approved the 2023 Affordable Housing Plan and Investment Strategy, which will dedicate \$50 million over the next five years to address the local housing crisis.

One of the specific goals of the plan is to minimize the risk of displacement for residents in Northside by bolstering tenants' rights, creating relocation assistance packages and dedicating funds to the preservation of existing homes.

"Our council unanimously approving that plan and investment strategy really, really reflects their understanding and their level of priority that they have put on affordable housing," Viñas said.

X: @fanning_sophia

CHAPEL HILL



DTH/SAMANTHA LEWIS

Sarah Viñas, director of Chapel Hill Affordable Housing, posed outside of Chapel Hill Town Hall on Aug. 16, 2022.

Town adopts first comprehensive affordable housing plan

The final goal is to build 900 homes and preserve 400 existing homes

By Defne Önal

Staff Writer
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The Chapel Hill Town Council introduced and approved its first comprehensive Affordable Housing Plan and Investment Strategy during its Sept. 13 meeting.

In order to achieve the plan's goal of building 900 new homes and preserving 400 existing affordable homes, Chapel Hill Affordable Housing requested \$10 million annually from the Town.

The plan also outlines four goals to address affordable housing challenges over the next five years — reducing barriers to building affordable homes, expanding affordable homeownership, preserving existing affordable rental housing and increasing staff and funding capacity.

Sarah Viñas, the director of affordable housing and community connections for the Town, said Chapel Hill Affordable Housing partnered with staff, community stakeholders and a national consulting firm to create the plan.

"The housing market has really changed dramatically through the pandemic," Viñas said. "So housing costs have skyrocketed, as have development costs. We're seeing that there's a really limited housing supply."

She said the Town has exhausted all of its major resources for affordable housing.

Chapel Hill Mayor Pam Hemminger said housing prices have soared in the region quite dramatically, especially since 2018, which has been pushing even more people out of the community.

She said over 40,000 people commute to Chapel Hill every day for work.

X: @dthcitystate

DTH DESIGN/HAILEY PATTERSON

100 YEARS

Of Chapel Hill Development

1923

Chapel Hill was a segregated town. Church Street split Northside into Pritchard's Field, where white residents lived, and Pottersfield, where Black residents lived.

1935



The Negro Civic Club proposed a center for Black residents to publically gather and socialize. It was originally called the Negro Community Center and is now known as the Hargraves Community Center.

1950

Northside was annexed into Chapel Hill, and the neighborhood began receiving Town services.

1964



The 1964 Civil Rights Act ended legal segregation nationwide.

1968

Chapel Hill became the first municipality in the South to ban racial housing discrimination.

1975



Chapel Hill received its first Community Development Block Grant — funding from the federal government that could be used for affordable housing, community development or public service projects.

1980

Northside's Black population and homeownership rates began to decrease as demand for student rentals increased.

1990



By 1990, the white population in Northside was about equal to the Black population.

2015

The Town established the Northside Neighborhood Initiative, and a \$3 million grant from UNC was used to help longtime residents remain in their homes, attract new residents and increase the availability of housing and financing options for neighborhood properties.

2023



The Town council unanimously approved the Affordable Housing Plan and Investment Strategy.

ROSEMARY STREET



DTH/LARA CROCHIK
A construction crew worked on The Edition on Rosemary on Monday, August 21 – the first day of classes for UNC students.

Edition to further delay move in

By Maddie Policastro
Senior Writer
city@dailytarheel.com

The Edition on Rosemary will not meet its Oct. 1 move-in date — continuing the delay that future residents of the apartment complex have faced since July.

Adam Byrley, the chief operating officer of The Preiss Company, said the company learned of the further delay from its general contractor late Wednesday evening.

Future residents were informed via email on Thursday that a new move-in date had not been set. The Edition has not yet communicated with residents about housing accommodations following the further delay.

“Based on the information received and the level of uncertainty of an actual move-in date, we are now developing new options for

our residents that we will share ASAP,” the email said.

Future residents were initially informed of the Oct. 1 delay on July 19 after a degraded water main underneath Rosemary Street was discovered a week prior.

Several meetings were held to review alternative methods for tapping the existing main, yet it was determined on July 14 that the water main would ultimately need to be replaced due to the pipe’s poor condition.

The Edition offered future residents three options for housing during the initial delay: accommodating residents with hotels provided by the Edition, allowing them to find alternative housing or terminating leases with no penalties.

X: @mkpolicastro

TOWN COUNCIL

South Creek construction to begin in 2024

More than half of development’s acreage will be preserved natural space

By Annika Duneja
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The South Creek development is currently in the process of zoning approval after being approved unanimously by Chapel Hill Town Council on June 7. The development is located across from Southern Village in Chapel Hill.

Construction will begin in late 2024 and South Creek will have its first residents in 2025, according to the website of the developer, Beechwood Carolinas. About 80 of the 123 acres of total community space will be preserved green space.

South Creek is one of the first developments in Chapel Hill to be evaluated under the Town’s new Complete Community Strategy, Jon Mitchell, a member of the Chapel Hill Planning Commission said.

The development is planned to be closely connected to Southern Village, and residents of both communities are expected to use commercial spaces in both areas. South Creek will be more dense than Southern Village, with multifamily housing instead of single-family homes.

The new development is projected to have 815 housing units, including 120 rental apartments, 89 townhouses and 606 condos. More than 100 of the units will be designated as affordable housing.

“This development is really a model of what I’d like to see, where we can build some more dense development,

but we also couple it with increases of our parks and our green spaces that are significant,” Chapel Hill Town Council member and mayoral candidate Adam Searing said.

John Christian, a Southern Village resident, said he thinks the biggest problem with the development plan is the pedestrian crossings over U.S. 15-501 that will connect the South Creek and Southern Village communities. Though the road has a 35 mph speed limit, he said driver speeds often reach 50 mph.

Currently, there are two pedestrian street crossings planned — one at Sumac Road and one at Market Street. The intersection is slated to have signaled crosswalks in every direction, while the crossing at Sumac Road will have a pedestrian island.

Christian said he expects the Market Street crossing to be busier than Sumac Road because it houses the commercial area of Southern Village. He said he thinks the pedestrian island crossing should be moved to Market Street or used in both locations.

“They’re planning a much more developed, careful pedestrian crossing that includes a pedestrian island, especially that would assist handicapped people that couldn’t make it all the way across 15-501 in one cycle, and want to find refuge until the lights change again,” he said. “And it’s in the wrong place.”

The Chapel Hill Planning Commission also noted the crossings as a concern in their review of the development plan in April, before the development was approved in June. The commission recommended building a pedestrian crossing over the road or a tunnel



DTH FILE/EMMA PLUMLY
Chapel Hill Town Council unanimously approved the new South Creek development on June 7.

underneath the road to connect the two communities instead.

However, the developer said those two options could be very expensive and raise the prices of the housing units in South Creek, making them less affordable.

Mitchell said a lack of appealing crossing options may prevent people from wanting to walk or bike instead of driving.

He said that, in the future, the Town should plan to make bridge or tunnel crossings beforehand instead of thinking about them last minute to make the town more walkable as a whole.

“In a town that has circulator roads that are fairly high capacity, that divide different areas where you need people crossing not in their cars, there’s no other way to do it than to provide these off-grade crossings,” he said.

X: @dthcitystate

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DTH AT A GLANCE

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BANDS

House shows strike a chord in Chapel Hill



PHOTO COURTESY OF KENNEDY COX
Finn Ulrich, Jack Lindstrom and Jackson Reed, three members of Restless Legs, performed at a function at the Sigma Chi fraternity house on Sept. 9, 2022.

Backyard concerts help local musicians build community

By Hamsini Sivakumar
Staff Writer
lifestyle@dailytarheel.com

At the first house show that Nick Chilman, the lead singer of Monadi, played, the police showed up and the power went out before the band performed their final song.

It wasn't the most illustrious start in the Chapel Hill house show scene, but Chilman said that even though the show wasn't perfect, the point of playing was to get better.

Casey Kibe, the lead singer of CSB, also views house shows as places to improve her performance, she said. She said she created CSB her senior year at UNC to fulfill a bucket list item — starting a band with her friends. Kibe said the support and connections she has made playing house shows in Chapel Hill have been invaluable.

She said house shows are great because the musicians' goal is to have fun. Few college bands are doing it to get paid or be famous, she said.

Kibe said that house shows are also

a networking opportunity. She met the members of the band Carrboro Electric Company at a backyard party where Monadi also performed, she said.

Max Jacobson, a UNC senior and the lead guitarist of Carrboro Electric Company, CSB and Nightshade, is a transfer who only started playing shows when he got to Chapel Hill, he said. Jacobson said he first explored the house show scene when he played for the Carolina Bluegrass Band at UNC, where he met his future Carrboro Electric Company bandmate.

"The scene, it's pretty intimate, everyone kind of knows each other, so I think just having that community, where you can play house shows and stuff like that, that's what kinda got me into it," Jacobson said.

While there are benefits to the closeness of the community, it can be difficult to gain exposure from such a small scene, according to Daniel O'Shaughnessy, a former music director and show host for WXYC, a student-run Chapel Hill radio station.

Still, Chilman said the house shows were important for promoting his band in a different way.

"I don't think we got fans from playing house shows, but there's a legitimacy that comes to an artist

when people that aren't even at the performances see that ywou are performing," Chilman said.

Promotion is a part of recent UNC graduate Audrey Keelin's job, as she plays and throws house shows. She said she gets the word out through Instagram, and she tries to bring the friendly energy she feels while playing house shows to the ones she throws.

However, house shows don't just happen among the UNC community. Ken Gorfkle, founder of the Chapel Hill Piano Salon, said he hosts classical piano concerts where audience members can listen to accomplished pianists up close at his house.

Gorfkle started his concert series after purchasing a grand piano, and he now hosts prestigious pianists at his house for classical music enthusiasts in Chapel Hill, he said.

Kibe said the house show scene is a great starting place for any aspiring musician in Chapel Hill, whether they want to grow beyond the scene or not.

"In a regular venue it's like, if you bring in ten people, it's considered a failure," Kibe said. "But at a house show, maybe that's all you need to make it feel like a success."

X: @hamsinisiva3

APARTMENT PRICES

'Our town is changing': Rent burdens artists

Chapel Hill and Carrboro residents seek to preserve arts

By Kathryn Bragg
Staff Writer
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In April, cartoonist Max Huffman's monthly rent increased from \$800 to \$1,400 when the Carrboro apartment building he had lived in for three years changed ownership.

When Huffman started looking for other options, he said he realized that the new price was standard, or even on the low end, for similar apartments in the area.

"Rent had exploded without me noticing," Huffman said in an email. "I felt like one of those frogs in a slowly warming pot."

Chapel Hill and the Triangle area are home to a vibrant arts community, but with rents at historic highs and shortages of studio space, creatives are struggling to afford housing and workspaces.

Now living in Chicago, Huffman said his friends were paying less for housing than what is now the standard in Chapel Hill.

"I do think that Carrboro specifically is becoming more and more inhospitable to people who make music and draw pictures — the foundation of the creative identity it's famous for," Huffman said in an email.

Cartoonist Keith Knight, whose work inspired the Hulu series "Woke," moved to Carrboro from Los Angeles in 2017. He said he has observed a larger trend of artists being driven out of bigger cities.

Now, rent at his former two-bedroom LA apartment is \$3,600 a month.

"If you have to pay that much money just to have a roof over your head, that's insane," Knight said. "You can't function."

He said he predicts that the exodus of artists from big cities will continue to cycle through places like Raleigh and Durham — and it seems to have already begun.

"Me and my whole generation of friends have definitely struggled

with housing," Natalia Lopes, a digital illustrator and comic artist based in the Triangle area, said.

Lopes, who recently moved back in with their parents to save money, said that their social media feed is filled with artists struggling to make ends meet.

It's difficult to make a living in the arts in the first place, said Jeri Lynn Schulke, a theatre practitioner and Director of Arts & Culture at the Chapel Hill Downtown Partnership.

"Most people in the Triangle are not making their living as artists because you're just not going to make a ton of money," she said.

Schulke said it's also difficult for artists to find affordable workspaces.

Even though there are spaces available — empty storefronts on the ground floors of new apartments in Durham, for example — rents are so high that they sit there empty, according to Schulke.

"It's tough for people to make a go starting out with that kind of rent," she said. "On that end, the practice of art making, art sharing — it's tough in this community."

But artists find unconventional solutions, Schulke said. She has a friend who runs a theater in Raleigh. They perform shows in a church's sanctuary and the church holds services on the company's set.

Arts hubs, like the ArtsCenter in Carrboro, the Eno Arts Mill in Hillsborough and Liberty Arts in Durham, are a partial solution, providing gallery spaces and some limited studio space for artists.

Peel Gallery, a retail and community event space featuring the work of emerging local artists, is another community hub.

Peel owner and photographer Lindsay Metivier moved from Boston to Carrboro in 2016, where the rent for her first apartment was a third of what she paid in Boston. Now, rents are comparable in both places.

"Multiple artists in our space have been displaced due to the insane increase in rents," she said in an email. "While I'm happy their work still has a home at Peel, our town is changing."

X: @dthlifestyle

INTERNATIONAL CAMPUS LIFE

Students find home thousands of miles from family

Undergraduates speak about their experiences abroad at UNC

By Satchel Walton
Staff Writer
lifestyle@dailytarheel.com

A line runs down the middle of Sophia Katz's room in Morrison Residence Hall — her side has white bedding, a red futon and art from her summer printmaking class, while her roommate's side is decked out in Carolina Blue.

Katz, a sophomore, was born and raised by American parents in Paris. She said that the cultural differences are merely differences, not better or worse.

"I feel more French, without a doubt," Katz said. "Just because France is where I fit in the best, that's where I grew up, that's the culture I'm accustomed to, that's how I live. At

the same time, I'm very aware of my American-ness."

This semester, Katz is among the 2,497 international students who attend UNC.

Nana Oduro-Nyaning's room in Koury Residence Hall has a few reminders of the places he considers home — photos of track meets, a stuffed elephant and a Bible he brought from his native England.

Oduro-Nyaning has lived most of his life in London and has regularly visited Ghana, where much of his extended family still lives.

"It's really cool to be able to say that, 'Yeah, I'm British,' and that's accepted in the United Kingdom, at the same time I can say, 'Yeah I am Ghanaian,' and that's accepted back home, so there are two bits to my identity," Oduro-Nyaning said.

Delia Freund, a junior who grew up in Lima, Peru, always keeps a bowl of Peruvian candies in her room in Carmichael Residence Hall to treat any

visitors. As this year's governor of the Carmichael-Parker community, one of Freund's goals is to improve UNC's cultural and international events.

"A lot of the ideas for international students are reminding them of home," Freund said. "Which, I get the intentions and I feel like that's very nice, but at the same time, I feel like they're trying to remind them about the place, when I am a firm believer that home is not necessarily a location, but the people there."

Sophomore Maxwell Simbuwa was born and raised in Lusaka, the capital of Zambia, and was often homesick last year. While he's found it difficult to make authentic Zambian food in Chapel Hill, Simbuwa has done a few things to remind him of home, including joining the student group One Africa and listening to his playlists of Zambian music.

"It's a complex issue," Simbuwa said. "Yes, I'm glad I'm getting this great educational opportunity, but the



DTH/HANNAH ZINN
UNC junior Delia Freund, an international student from Lima, Peru, posed for a portrait in her dorm room on Monday.

reality of that is that I'm missing out on home, on spending time with my family. But the reason that I'm doing this is because of the global system that

we live in where to be successful you need to have a good education."

X: @satchelwalton

‘You’ve got to get to know your community’

Continued from Page 1

St. Joseph’s CME Church, which serves as a pillar for them and the Northside community. The Marian Cheek Jackson Center was created in connection with the church and aims to give a voice to community members who might not otherwise have it, according to Pat Jackson, Pendergraph’s sister and a board member of the Jackson Center.

Jackson works as secretary of St. Joseph’s CME Church and currently lives on Merritt Mill Road. Jackson works as secretary of St. Joseph’s CME Church and currently lives on Merritt Mill Road.

“When I grew up in Chapel Hill, it was everybody in the community living side by side, neighbor with neighbor, everybody looking out for everybody,” she said. “Presently, what you have is a few neighbors left, but you have homes that developers have come in, and basically stolen the homes by putting a little shiny dollar in front of people that may have needed money at one time, but didn’t understand that that dollar that was being fanned in their face was just a temporary for what the value of property that they were sitting on.”

Pendergraph said that preserving the Northside community is extremely important to preserving the history of Chapel Hill.

“You’ve got to get to know your community,” she said.

Pendergraph said she still wishes there was more communication with the Town.

“They think this is the southern part of heaven?” Pendergraph said. “Let them come down here, and live a little bit.”

X: @morgan_mbrenner

WORD ON THE STREET

How do community members define ‘home’?

From roommates to decorations, residents reflect on their living spaces

By Emi Maerz
Assistant Lifestyle Editor
lifestyle@dailytarheel.com

From residence halls to apartment complexes and houses, Chapel Hill and Carrboro residents have a variety of living situations. Here are a few things that make community members feel at home.

Assistant Lifestyle Editor Emi Maerz asked students and community members the question, “What makes the place you live feel like home?”

Dani Colling, UNC first-year

“I really like my roommate, to be honest. She’s one of my best friends from high school and it’s really nice to have someone that I can just go to whenever to talk to. And I feel really comfortable with her, so it’s nice.”

Katie Bradshaw and Thalia Hernandez, UNC seniors

“We’ve been roommates since freshman year,” Bradshaw said.

“It’s nice to see the progression from the dorm to living in a house off-campus and then seeing where graduate school takes us. So definitely the people who surround us make a house a home,” Hernandez said.

Nathan Bruzzese, UNC first-year

“I would probably say the people. I live in Horton Residence Hall and a lot of people in my dorm are really nice and they like talking to me. It really makes it feel like an at-home atmosphere.”



DTH/EMI MAERZ
Thalia Hernandez and Katie Bradshaw, roommates at UNC, smiled for a portrait in The Pit on Monday.

Ruth Berhana, UNC senior

“For me, it’s decorating my room. It makes me feel like me and not make it feel like I’m living in Chapel Hill, but I’m decorating my room at home.”

Bohollomonde Yap, UNC senior

“I lived in three different places in the past, so all of them kind of felt like home just because I always have my decorations and the snacks that I like, and I also live with Ruth, my best friend, so it was really nice to come home to someone that is familiar and makes you feel comfortable.”

Michael Jordan, Chapel Hill resident

“Because you decorate it yourself, you decorate it yourself, you move your own

furniture in and you start from scratch. So it’s going to feel like home because it’s the way that you wanted it to look. It’s very rare that you can move into a place already furnished. Then again, it might not look the way you want it to look. So therefore, most likely, you’re going to buy your own stuff to make it feel good when you go home every single day.”

Grace Mark, Carrboro resident

“The place I live feels like home because of community and being able to connect with my neighbors, which I’ve found has been easier here than in other places.”

“It’s really centering around filling it with things that I love.”

X: @emimaerz

OCTOBER don’t miss these arts and culture events

- 3

Reading with Allison Hedge Coke, Moeser Auditorium in Hill Hall
7:30 p.m.
- 4

Banned Books Reading, Manning Hall Front Steps
10 - 11 a.m.
- 4-6

Paint It Orange Plein Art Fest, Eno Arts Mill Gallery
6 - 9 p.m.
- 5

Devan Shimoyama Artist Lecture, Hanes Art Center
6 - 7:30 p.m.
- 5-8

Shakori Hills Grassroots Festival, 1439 Henderson Tanyard Road, Pittsboro
See event schedule
- 7

Falling for Local, Dorothea Dix Park
11 a.m. - 6 p.m.
- 8

Africa Fest by UNC African Studies, Weaver Street Market
12 - 2 p.m.
- 8

Festival of the Bean, Forest Hills Park
2:30 - 6 p.m.
- 13

2nd Friday ArtWalk: Aktoberfest, Ackland Art Museum
6 - 9 p.m.
- 14

Chapelboro Book Crawl, Peel Gallery
10 a.m. - 8 p.m.
- 15

The Zine Machine Printed Matter Festival, The Fruit
11 a.m. - 5 p.m.
- 18

UNC Music Departmental Student Recital, Moeser Auditorium in Hill Hall
3:30 - 4:30 p.m.
- 28

Sleepy Fest, Down Yonder Farm
Doors open at 11 a.m.
- 29

School of Rock Halloween Spooktacular, Cat’s Cradle
12 - 7 p.m.
- 29

Food Truck Rodeo, Durham Central Park
12 - 4 p.m.

Check organizer websites for more information before attending.

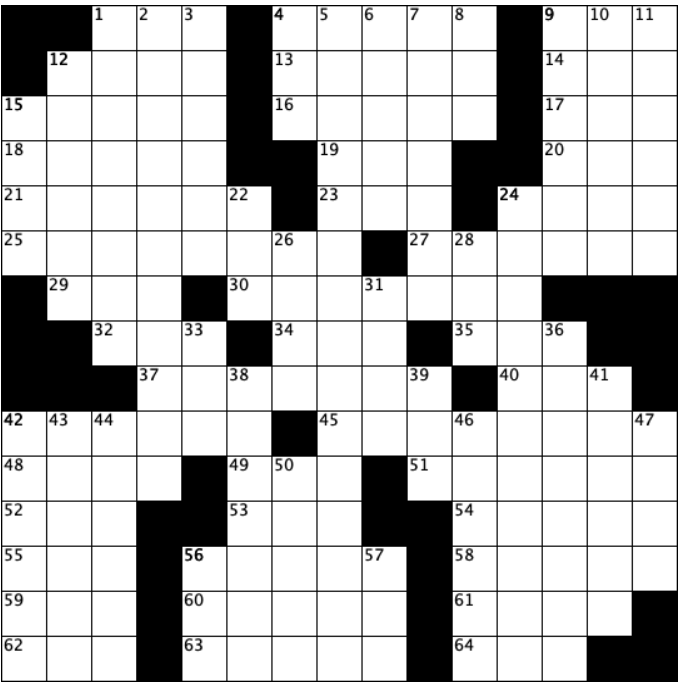
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This week’s crossword was created by Liam Furlong. Liam is a UNC junior majoring in comparative literature and education. He is from Wilmington, Delaware.

Across

- 1) Global nav. app
- 4) Loud lip noise
- 9) Reason for sin.?
- 12) New Guinean currency
- 13) Deep cooking pot
- 14) Frustrated feeling
- 15) Country west of Ethiopia
- 16) Not qualified
- 17) Giant Japanese electronic co.
- 18) Poke at, prong
- 19) Intl. clock standard
- 20) Sense of self-importance
- 21) Take apart, like towel art
- 23) Chant at the Olympics
- 24) Detroit Lions’s _____-Ra St. Brown
- 25) Noisy and disorderly behavior
- 27) "Survivor" venue
- 29) Dissenting vote
- 30) Carrot relative
- 32) Letter between pi and sigma
- 34) Parking payment
- 35) Tombstone acronym
- 37) Takes into custody
- 40) Engine encl.
- 42) "Rising Sun" actor Snipes
- 45) Iconic "Animal Crossing" dog
- 48) 0-shaped
- 49) Infant learning disorder, abbr.
- 51) Served at Sutton’s, say
- 52) Flo Rida song about "Shawty"
- 53) Word after 'worker' and 'honey'
- 54) This word is on the ceiling, right next to 'gullible'
- 55) Pants' zipper area
- 56) Kaley Cuoco’s "The Big Bang Theory" character
- 58) "One more time"
- 59) Former tenant of 47-down
- 60) Three times
- 61) Team boasting Ben Simmons this season
- 62) UNC Sarah Graham Kenan Distinguished pharmacology

Down

- 63) 2021 Hayley McFarland horror film
- 64) Linda’s bar beverage
- 1) Ares, in Greek mythos
- 2) UNC School of Education location
- 3) In the proper state of mind
- 4) Word before 'lift' and 'lodge'
- 5) Ruffin and Grimes neighbor
- 6) Levine and Goldberg, collectively
- 7) Picard or Kirk
- 8) Tool collection for Mr. Harrington?
- 9) Discipline once known as 'filmology'
- 10) "_____ Trail" (classic Nintendo game)
- 11) 2 out of 60, in a minute
- 12) Arouse
- 15) Arouse
- 22) Dramatic tango move
- 24) On-campus home of the Good Morning Camper
- 26) Not out, in softball
- 28) Elton John’s title
- 31) Stage scenery
- 33) Mine find
- 36) Treat without curing
- 38) Spectroscopy scientist behind the constant for heavy atoms
- 39) Used the stool, say
- 41) U-shaped fastener
- 42) Devoured
- 43) Mature, like an ape or Pokémon
- 44) Finn’s friend in the Mark Twain universe
- 46) Gwen Stefani’s favorite fruit?
- 47) First garden in walled enclosure
- 50) Leader of the Bolsheviks
- 56) Middle school org.
- 57) Answer to "Did you enjoy this puzzle?"

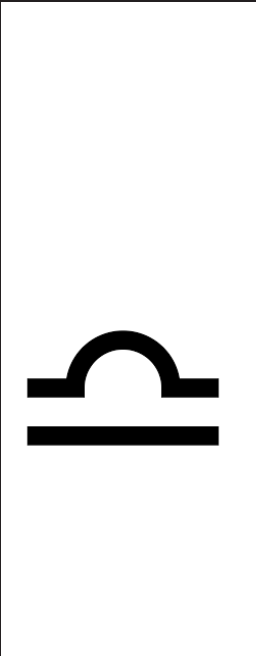


Help Wanted

BABYSITTER WANTED Babysitter needed for 18 month old near Southpoint area. 2-3 days a week 12:30-4 (M,T,F). Must be ok with dogs and have reliable transportation. Leslie.r.bryan@gmail.com

HOROSCOPES

If September 27th is Your Birthday...



Today’s Birthday (09/27/23). Gather resources together this year. Dedicated physical practices strengthen your work, health and fitness. Grab a lucky break this autumn, before resolving winter financial puzzles with your partner. Make a personal change next spring, before summer flowers into romantic fun. You’re a powerful team.

To get the advantage, check the day’s rating: 10 is the easiest day, 0 the most challenging.

ARIES (MARCH 21-APRIL 19)

Today is a 7 — Consider things from a higher perspective. Envision perfection and plot the simplest path. Carefully prepare and schedule communications and actions to avoid misunderstandings.

LEO (JULY 23-AUG. 22)

Today is an 8 — Imagine and create lucrative projects to reduce debt and build wealth together. Luck follows efforts motivated by love. Profit beyond individual potential through collaboration.

SAGITTARIUS (NOV. 22-DEC.21)

Today is a 6 — Beautify your home and surroundings. Clear space by giving away what you no longer need. Open space for new possibilities. Get creative. Beautify your surroundings.

TAURUS (APRIL 20-MAY 20)

Today is a 7 — Support team efforts without engaging in gossip or controversy. Together you can move mountains. Reach out to include friends and neighbors. Find creative solutions.

VIRGO (AUG. 23-SEPT. 22)

Today is an 8 — Stay receptive with your partner. You’re on the same wavelength, despite interference. Focus on the positive. Clarify misunderstandings right away. Support each other to blossom.

CAPRICORN (DEC. 22-JAN. 19)

Today is a 7 — Access your creative brain. Articulate your vision, writing and sketching your ideas. Keep communications simple and clear. Patiently clarify.

GEMINI (MAY 21-JUNE 20)

Today is a 7 — Forge ahead with professional priorities. Misunderstandings abound. Don’t take anything for granted. Strengthen the integrity of your project. Visualize and strategize for success.

LIBRA (SEPT. 23-OCT. 22)

Today is a 9 — The workload increases. Keep your blood pumping. Exercise energizes your productivity and focus. Balance work with relaxation and time in nature. Pamper yourself.

AQUARIUS (JAN. 20 - FEB. 18)

Today is a 9 — Conditions are perfect for expansion. Bring in profits with determined action. There’s no time for silly arguments or distractions. Make bold promises.

CANCER (JUNE 21-JULY 22)

Today is an 8 — Investigate options and potential. Plan your itinerary to grab a lucky break. Organization and preparation allow you to travel light.

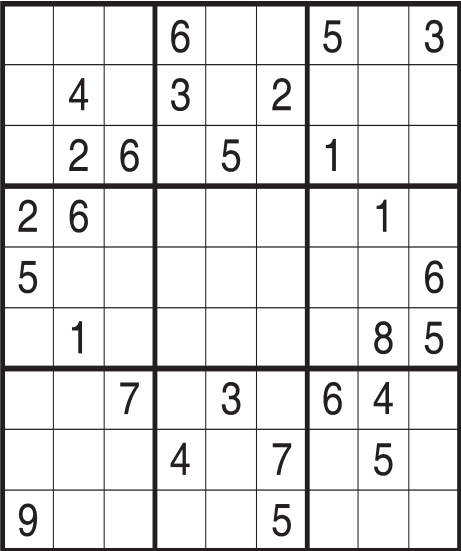
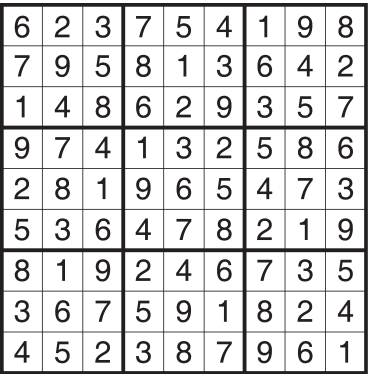
SCORPIO (OCT. 23-NOV. 21)

Today is a 7 — Find and follow a passionate connection. Romance and fun have your attention. Express your feelings through your reliable actions. Your greatest strength is love.

PISCES (FEB. 19-MARCH 20)

Today is a 9 — Your personal passion, combined with discipline and luck, propels your successes. Don’t steamroll anyone with your enthusiasm, on the way. Listen for possibilities.

SUDOKU



EDITORIAL

UNC Facilities Services workers should be able to afford Chapel Hill

Almost 80 percent of UNC Facilities Services employees are burdened by Orange County housing costs, according to The Daily Tar Heel's analysis of Facilities Services salary data compared to the average housing costs in the county.

About 37 percent of these employees make less than a living wage in the Durham-Chapel Hill area, which is \$17.32 an hour for one adult with no children. Hundreds of Facilities Services workers are priced out of living in Chapel Hill — not to mention others who may earn more than a living wage but choose to live outside Chapel Hill in favor of lower-cost areas.

In this horrible irony, a large fraction of the University's essential workers are excluded from partaking in the benefits of the very community that relies so heavily on their contributions.

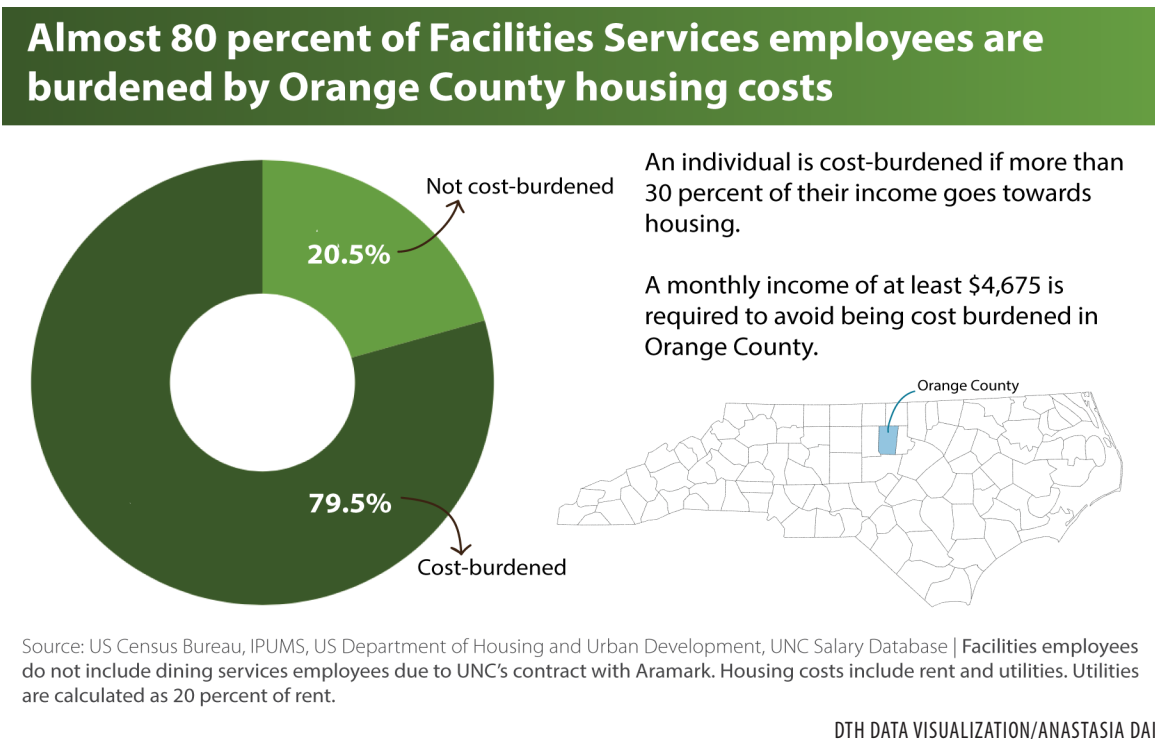
This spatial mismatch, the gap between where jobs are located and where people live, threatens the livelihood of our Facilities Services employees, as it can result in high unemployment and extended joblessness.

Many workers also commute and pay for parking daily, making the journey from home to work costly.

A daytime parking pass for workers making less than \$32,000 annually costs between \$453 and \$596 per year, which is another financial burden. The spatial mismatch is largely due to a lack of affordable housing in Chapel Hill, which has led workers such as housekeepers to call for higher pay as they cannot afford local rent.

Without affordable housing, the burden faced by our essential workers is only exacerbated. Despite Chapel Hill's efforts to address racial and economic barriers to adequate housing, Facility Services workers still struggle to support themselves, with miserly pay raises being nothing more than "minor jokes" that provide little relief to struggling employees.

In the past, UNC has increased housekeeping wages, but the most recent increase in December 2022 only amounted to a 90-cent raise and came about after extensive advocacy by groups such as The Workers Union at UNC and the Campus Y. Miniscule wage raises will not improve things. Anything short of a large wage increase — in terms of thousands to tens of thousands of dollars more a year — would be a drop in the bucket for employees to



afford housing in the area.

But even wage increases are solutions aimed at addressing the symptoms instead of the root cause — which is an affordable housing crisis. Chapel Hill needs more affordable housing options to offset the aforementioned spatial mismatch.

The Chapel Hill Town Council approved a comprehensive affordable housing plan at a meeting this month that requests \$10 million annually from the Town for the next five years to support the goal of developing 900 new homes and preserving 400 homes. Adding enough affordable housing is easier

said than done, as exemplified by the uproar surrounding a June rezoning ordinance aimed at allowing more affordable housing.

UNC could do its part by increasing the affordable housing supply by renovating the abandoned Odum Village, instead of moving forward with demolition efforts.

Given that the apartments' namesake, Howard W. Odum, studied the effects of racism and poverty on income in the South, it would seem more fitting in Odum's legacy to repurpose the area for adequate housing options and even free parking for workers.

Chapel Hill should welcome

efforts to increase affordable housing in the area. While this town's history is unique, it is far more important that our essential workers are able to live in it.

Facilities Services employees are so valuable to our community. The work they put into keeping UNC is vital. But the care our workers have for UNC should not be a prerequisite for living here and rather, a reason there needs to be a serious change.

Considering the housing crisis and the current need to fill Facilities Services staff vacancies, this change needs to happen soon.

X: @dthopinion

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COLUMN

Target's dynamic pricing feeds the food desert fire

By Katelin Harmon
Columnist

UNC students know the Franklin Street Target all too well. The storefront is hard to avoid, being the only grocery store in the walkable vicinity.

Here, you can find a small section of produce and shelf-stable foods. The fresh fruit and vegetables are often sparse depending on what day of the week you go.

Not only is Target's produce section not well-stocked, but it often feels like you're spending twice as much for a couple of apples than you would at another store.

This is because of Target's "dynamic pricing," where retailers adjust prices due to a store's location, time of day or an item's projected profit over time.

For example, a Honeycrisp apple at the Franklin Street location is \$2.39 compared to the \$1.99 price tag seven miles down the road in Durham. The same Colgate tube is \$7.69 on Franklin and \$5.99 in Durham.

Products popular to students may be priced higher than a store just 15 minutes down the road. There is nearly nowhere else to get these essentials within walking distance, especially with the CVS closing in 2022.

Stores like Target do this to maximize revenue, but dynamic pricing is predatory in almost every sense. Marking up essential items takes advantage of communities that do not have time to price match or commute to a discount grocery store.

There is another layer of disdain when you consider the implications of this in a college town, where many do not have the transportation, time or ability to commute.

The Target's location is also inconvenient to those who live on South Campus — over a fifth of our undergraduate population. A first-year living in Hinton James would have to walk for about 30 minutes to cover the 1.4-mile distance between their dorm and the grocery store.

The only other option that those living on South Campus have is Rams Market, which offers snacks but little fresh food. Additionally, campus convenience stores like Rams Market and The Pit Stop do not offer many options that accommodate dietary restrictions and preferences.

The lack of healthy food available on and near UNC's campus makes it evident that we have a food desert. Food deserts can contribute to lack of variety in diets, and when you're surrounded by restaurants, it can break the bank.

Of course, UNC dining halls offer an array of foods daily. But you will struggle to find something healthy, vegan, vegetarian or gluten-free.

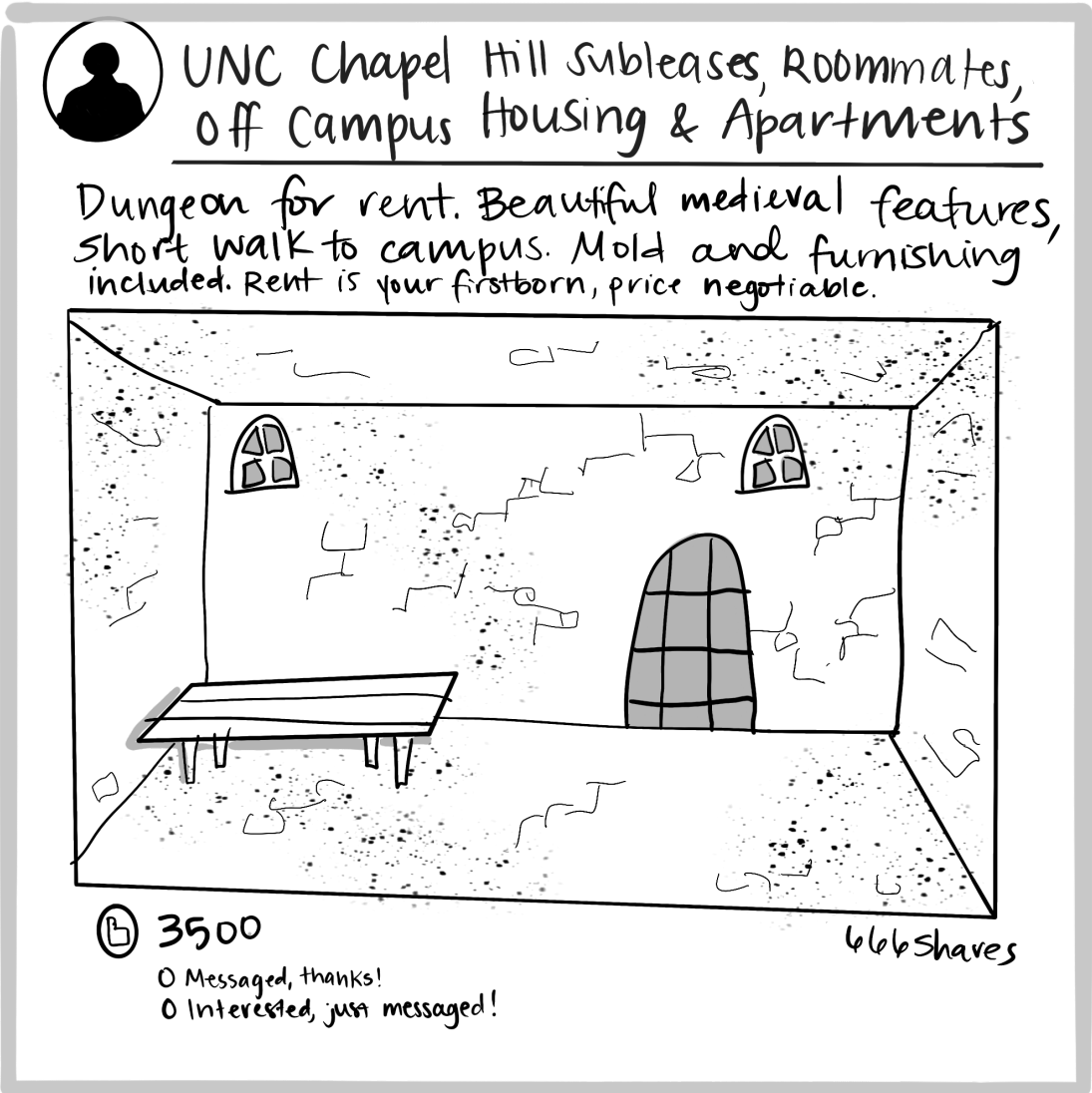
Meal plans can also be expensive — the cheapest is \$1,690 and the unlimited sets you back \$2,825.

There are some ways we can make the most of what we have.

Benefit more from meal plans by using a to-go container when heading to dining halls. You can also carpool to grocery stores.

Even though Franklin Target prices are high, these stores all price match. This means that you can get a partial refund if you prove that the same item is listed at a lower price at another store (from the list of retailers they price match with). If you come to the register ready to negotiate better prices, they can't turn you away.

X: @katelinlee



DTH CARTOON/EMMA JOHNSON

FOOTBALL

Tar Heels start 4-0 for first time in 26 years

Drake Maye led UNC to 41-24 victory against Pitt

By Daniel Wei
Assistant Sports Editor
sports@dailytarheel.com

PITTSBURGH — Ask anyone on the North Carolina football team if Drake Maye’s left-handed touchdown pass should make SportsCenter’s Top Ten, and they’ll probably say yes.

Well, everyone except Maye. He disagrees and isn’t even planning on checking later. The sophomore quarterback confirmed his opinion with an emphatic “nahhh” following UNC’s 41-24 win at Pitt on Saturday night.

To those who didn’t tune in, don’t follow any relevant sports social media platforms or somehow just haven’t seen the play yet, it happened like this: midway through UNC’s conference opener, Maye scrambled left toward two Panther defenders after faking a handoff. As he raised his right hand to stiff-arm a tackler, Maye saw sophomore

wide receiver Kobe Paysour wide open, braced for impact and tossed a left-handed touchdown.

Shortly after, head coach Mack Brown told his quarterback that if UNC won, Maye’s ad-lib pass would be SportsCenter’s No. 1 play.

“I think [the pass] would’ve been number one either way,” Brown said. “But I was shocked. I’d never seen him even do that. He just acts like he does it all the time.”

By the end of the night, the play headlined one of Maye’s best games so far this season, with 296 passing yards, no interceptions and two additional touchdowns from the ground.

The season-wide implications of Maye’s all-around performance are notable. The reigning ACC Player of the Year seems to have finally found his rhythm after a sluggish start, averaging 355 passing yards in his last two performances.

Brown continued to praise his quarterback after the game, saying that Maye’s lefty improvisation was “maybe the best play [he’d] ever seen in college football.” At this



Sophomore quarterback Drake Maye (10) ran for a rushing touchdown against the Pitt Panthers on Saturday at Acrisure Stadium in Pittsburgh.

point, you can probably guess Maye’s reaction.

“I don’t know about that,” he said with a laugh.

Junior wide receiver J.J. Jones acknowledged the touchdown pass was worth a top-ten appearance. But Jones — who recorded a career-high 117 receiving

yards on just six catches — also said that his quarterback makes plays like that “all the time in practice.”

“For some people, it looks crazy,” Jones said. “But for us, that’s just who he is.”

Maye and the team are entering unfamiliar territory as North Carolina is 4-0 for the

first time in 26 years. But, they recognize there’s still plenty of football left to be played.

“It’s something to build on,” Maye said. “4-0, we got some big ACC games coming, we got the chance to do them at home. That’s a big deal.”

For a program that has recently performed better

at opponents’ stadiums — UNC’s seven-game road win streak is the country’s second-longest active stretch behind No. 1 Georgia — the upcoming three consecutive home games will be a significant test. The Tar Heels will face Syracuse and then No. 18 Miami — both of whom are undefeated.

In the meantime, though, one of the Tar Heels’ priorities will be getting healthy, particularly in the offensive line. Throughout the first three games, Maye was sacked only four times. But on Saturday alone, the Panthers racked up five sacks.

While UNC’s depleted offensive line has put pressure on Maye, the quarterback now appears to be more or less back to last year’s Heisman-candidate form. And when the Tar Heels inevitably find themselves in tight situations as ACC play ramps up, Brown has made it clear that he trusts Maye to lead the way — lefty passes and all.

“We’re just so blessed,” Brown said. “We’re watching one of the best to ever do it.”

X: @danielhwei

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RIVALRY GAME

Men’s soccer team upsets No. 11 Duke at home

Fifteen yellow cards, two red cards were assessed in the chippy contest

By **Brendan Lunga**
Senior Writer
sports@dailytarheel.com

When asked about the officiating in Sunday’s game against No. 11 Duke, a clearly disgruntled Carlos Somoano answered without really giving an answer.

“You’re not allowed to comment about these things in the ACC,” the UNC men’s soccer head coach said. “So no comment.”

The Tar Heels earned a hard-fought 2-1 victory against their rival on Sunday — UNC’s first home win against the Blue Devils since 2020. In 90 minutes of highly physical play, 36 fouls, 15 yellow cards and two red cards were assessed. Most notably, the chippiness resulted in the loss of North Carolina graduate midfielder Quenzi Huerman, whose absence was felt by the Tar Heels in the second half as they attempted to hold on to their narrow lead.

In the 32nd minute, Huerman scored his sixth goal of the year, a go-ahead shot to the top-right corner of the net to put the Tar

Heels up 2-1.

Nearly midway through the second half, a hard tackle by Huerman on Duke midfielder Wayne Frederick notched Huerman’s second yellow of the game — resulting in a red card.

This left the Tar Heels, who scored two goals in the first half after an early 1-0 deficit, down a man for the last 24 minutes.

“When we go down a guy like [Huerman], it’s hard to just continue pressing them,” junior midfielder Andrew Czech said. “At that point, it’s we need to get every guy behind the ball, don’t let them get any good chances and see if we can maybe get one on the counter.”

Playing 11-on-10, the Tar Heels defended against a strong Blue Devil surge, in which Duke recorded seven shots in the last nine minutes of action.

With two minutes left, the Blue Devils came within inches of a tying goal. Redshirt sophomore goalie Andrew Cordes, who was starting in his first game of the season, slapped away a shot on goal from Frederick, who collected the rebound and sent a second shot off the crossbar.

Czech, who scored UNC’s first goal of the contest in the 16th minute,



DTH/LARA CROCHIK
UNC senior midfielder Jameson Charles (8) hugged his teammate after the game against Duke on Sunday. The Tar Heels won 2-1.

said the Tar Heels used the intensity of the game to their advantage during those final moments.

“I’m just proud of the guys. Those last few minutes — [they] really just hunkered down, [got] the ball out,” Czech said. “You can’t really prepare for stuff like that, and everyone handled it well.”

The red card has another consequence for UNC outside the scope of Sunday’s game —

Huerman will be suspended for the upcoming bout against Pittsburgh. The midfielder, who leads the team in goals, will leave a gaping hole in UNC’s attacking unit in Friday’s contest.

“I was thinking about going to church tomorrow, and the next day, and the next day,” Somoano said when asked about how the team would compensate for Huerman’s absence, later adding, “We got

other players that we’re just going to lean on and put our trust in.”

Somoano said he’s going to have to figure out who’s left to play against Pitt after Sunday’s slugfest. Nonetheless, the Tar Heels will leave Chapel Hill with a seven-game unbeaten streak to start the year and a ranked rivalry win under their belts.

X: @brendan_lunga18

WOMEN’S SOCCER

Last-second goal leaves No. 1 UNC and No. 3 FSU tied



DTH/LARA CROCHIK
UNC sophomore midfielder Ally Sentnor (21) dribbled the ball during the game against Florida State at Dorrance Field on Sunday. The Tar Heels tied 3-3.

FSU scored a set-piece goal to end the game at 3-3

By **Noah Monroe**
Senior Writer
sports@dailytarheel.com

Ten more seconds and the Tar Heels would have been home free.

But it only took five seconds for Seminole midfielder Taylor Huff to line up a corner kick. Two more seconds of airtime for the ball to land on UNC goalkeeper Emmie Allen’s fist. Half a second later, Florida State midfielder Mimi Van Zanten drilled the loose ball into the back of the net to force a 3-3 draw with the top-ranked North Carolina women’s soccer team.

The Tar Heels’ failure to run out the clock at the end of Sunday’s top-3 matchup illustrated a continuation of late-game mismanagement leaking over from last season.

“I was certainly disappointed in our

endgame,” head coach Anson Dorrance said. “We had opportunities to salt the game.”

The Seminoles’ last-second goal off a corner kick had striking similarities to the closing seconds of regulation in last year’s NCAA Women’s College Cup championship game, where the Tar Heels fell to UCLA 3-2.

Despite the flashbacks, Dorrance was unfazed by the resemblance in crucial late-game meltdowns.

“It takes a lot to basically trigger me,” Dorrance said. “So would a soccer game trigger me? Hell no. This is what I do recreationally, and I’m paid for it.”

For most of this season, North Carolina’s strong point has been in its defense, allowing just four goals in its first 10 games. Heading into the match, the Tar Heels had not allowed more than 11 shots from any of their opponents.

It was also the first time this year that the Tar Heels gave up a set-piece goal.

“I’m pretty sure we’re going to be working on [corner kicks] a lot,” redshirt sophomore forward Ally Sentnor said. “In the attack, we’ve just gotta be a little more gritty on our corners, but those are something we’re always going to work on and definitely focus on in the next couple of weeks. Defensively as well, we’ve gotta lock in on those corners and just figure out a way to defend them properly.”

Seminole forward Jordynn Dudley scored in the 63rd minute to put FSU up 2-1, marking the first time UNC had allowed multiple goals this season. In response, the Tar Heels turned to their offense to make something happen.

With 13 minutes left to play, North Carolina bounced back with two goals from sophomore forwards Maddie Dahlien and Kate Faasse.

Dahlien said UNC mustered its comeback by “just staying calm when the other team has momentum and trying to get that momentum back.”

“I think the biggest thing in those moments when it is chaotic is gaining possession of the ball and just playing our game,” she said.

But ultimately, despite the offense’s efforts, it was those final 10 seconds that let a win slip through the Tar Heels’ fingers.

“I’m really proud of the way that we stayed with our belief and we came back, and just the strength and belief in our team was awesome,” Sentnor said. “But we’ve really gotta close out those last seconds.”

X: @thenoahmonroe

OFFENSIVE STRATEGY

Scoring runs lead No. 2 UNC field hockey to two wins over weekend

Matson said the team puts a premium on the two minutes following a goal

By **Caroline Wills**
Senior Writer
sports@dailytarheel.com

Every time the No. 2 North Carolina field hockey team puts the ball in the back of the cage, head coach Erin Matson said it’s a tradition to put up two fingers.

Two fingers signify the two minutes following a goal, which Matson said are the most dangerous moments in any game.

Those two minutes can go one of two ways: In the first scenario, the Tar Heels get complacent. The team is swept up by the excitement of scoring, and opponents take advantage.

In the second scenario — the preferred one — UNC capitalizes off of offensive momentum to put away another goal.

In UNC’s 3-0 shut-out victory over No. 17 Wake Forest on Friday, as well as the team’s dominant 6-1 win against Appalachian State on Sunday, the Tar Heels chose the second scenario — repeatedly taking advantage of those two precious minutes to seal both games in their favor.

“We’ve been focusing a lot on scoring goals. So it’s good for our confidence that it finally paid off,” forward Sanne Hak said of UNC’s six-goal first half against the Mountaineers.

Hak scored the team’s first goal of the day off a penalty stroke, marking the first-year’s first-ever goal in a North Carolina uniform.

This initiated the Tar Heels’ offensive momentum and started the ticking of Matson’s imaginary two-minute timer.

In the following two minutes, UNC’s offense refused to let the ball out of App State territory, scoring two more goals in the eighth and ninth minutes, thanks to Ryleigh Heck and Kiersten Thomassey. This domination occurred over the entire course of the game, as UNC took 28 total shots while holding its in-state foe to just two shots.

Against the Demon Deacons on Friday, the two-minute scheme allowed North Carolina to close out the game. The Tar Heels didn’t even use the full two minutes — scoring their final two goals just 19 seconds apart.



DTH/GRACE RICHARDS
UNC senior forward Paityn Wirth (10) controlled a possession in the UNC field hockey game on Sunday, during the game against App State. UNC won 6-1.

With less than two minutes to play, UNC junior midfielder Jasmina Smolenaars scored off a penalty corner to give the Tar Heels a 2-0 lead. Then, the North Carolina offense quickly charged back into Wake Forest territory. Hak hit a pass into the air behind her back, allowing graduate midfielder Pleun Lammers to tap the ball over the goalie and put North Carolina up, 3-0.

Following the third Tar Heel goal, the imaginary two-minute timer reset. But this time, scenario one played out, and the Demon Deacons surged forward.

Weaving past several UNC defenders, Wake Forest’s Grace Delmotte recorded an immediate shot on goal. However, graduate goalkeeper Maddie Kahn — who Matson calls the “rock” in the backfield — was ready. The goalkeeper shot out her leg to kick the shot away, and from there, Wake Forest didn’t get into the circle for the remaining time in regulation.

“The energy is always so high right after you score a goal, so it’s really easy to get caught on your heels if you’re not careful,” senior forward Paityn Wirth said. “We always do the two minutes just to emphasize, ‘Let’s focus and make sure we’re not just blowing it off.’”

As the team approaches a four-game stretch against top-15 opponents, North Carolina will need to hold on to its offensive momentum to continue to win games and prevent opponents from closing deficits.

All it takes is two minutes.

X: @carolinewills03