

Crimes Against Latinos in North Carolina

the Latino population of North Carolina has grown dramatically over the past decade and all signs indicate that it will continue to grow. Latino immigrants are settling in all regions of our state from the Atlantic coast to the mountains, and in rural as well as urban communities. News reports and anecdotal information indicate that Latinos residing in North Carolina are often the victims of crime; however, a lack of statistical data, combined with linguistic and cultural barriers makes providing service to Latinos extremely challenging for law enforcement agencies. Differences in language and education make most available crime prevention materials inappropriate for Latino residents.

To address this problem, the North Carolina Governor's Crime Commission commissioned the Center to study crimes against Latinos and police interactions with Latino residents. The purpose of the study was to: (1) document the perceptions of both law enforcement officers and Latino residents of the types of crime experienced by Latinos; (2) document barriers to communication between law enforcement and Latinos; and (3) develop culturally and educationally appropriate materials that can be used by law enforcement agencies and community groups to educate Latinos about crime prevention.

To address these objectives, Dr. Thomas Arcury (formerly at CURS and now at Wake Forest University School of Medicine) and Rebecca Elmore (Center for Urban & Regional Studies) collected data in six North Carolina communities (Greene and Wilkes Counties, Durham, High Point, Fayetteville, and Charlotte). Data collection was carried out by

conducting forty-two individual interviews with law enforcement officers, social service providers, and Latino community leaders, and also twelve focus groups with Latino residents (51 men, 49 women) in these communities.

Robbery

According to study participants, the two most common crimes perpetrated against Latinos in the state are robbery and fraud. Nearly every interview respondent mentioned that robbery was the most common crime experienced by Latinos. Robbery was also mentioned as the most worried about crime and the type of crime most likely to increase in the future. Robbery was a primary concern

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FROM THE *Director*

"North Carolina has experienced a large influx of newly emigrated Latino residents. This increase has led to significant new challenges for police personnel in our state."



*t*his issue of Update presents short descriptions of recently completed Center projects on two very important topics: crime prevention among Latino residents and failure, downsizing and merger among community development corporations (CDCs). Like many other areas of the country, North Carolina has experienced a large influx of newly emigrated Latino residents. Recent Census figures show that the Hispanic population in the state increased from 1.2 percent in 1990 to 4.7 percent in 2000. This increase has led to significant new challenges for police personnel in our state. Among those challenges are language barriers and cultural differences that greatly hamper the dissemination of crime prevention information to this community, leaving it more vulnerable to victimization.

With the support of the N.C. Governor's Crime Commission, the Center took on the tasks of researching the types of crime experienced by the Latino community and identifying the barriers to communication between law enforcement officials and non-English speaking Latino residents. This vital information was then used to design culturally appropriate materials on community crime prevention including pamphlets, a photo-novella, public service announcements and a

video. This project is an excellent example of research directly informing practice.

The revitalization of urban neighborhoods is an important public objective and over the last 40 years CDCs have played a major role in this effort. Much of the research on CDCs, however, has focused on their growth and development, with little attention to their failure, decline or merger. Thus, the objective of this study was, first, to learn why some CDCs fail, downsize or merge with other organizations and, second, to understand the impacts of those events on the communities served.

In cooperation with Tufts University and with support from the Fannie Mae Foundation, over 100 CDCs that experienced one of these changes were identified. From those, six were selected for detailed study. This study is the first systematic analysis of the causes and consequences of failure and decline among CDCs and it has led to a series of recommendations as to how CDCs can avoid failure and decline and continue the important work of revitalizing their target neighborhoods.

A handwritten signature in cursive script that reads "Bill Rohe". The signature is written in black ink and is located to the right of the main text block.

Bill Rohe

because robbery and physical injury often go hand in hand. This fear seems to be well founded. From Latinos living in Durham, where the threat of violence has been well publicized since the mid-1990s, to farmworkers in rural Greene County, the threat of violence is very real. One interviewee commented:

“We hear a lot about robberies. Within the last two years we’ve had four families that we were working with that have been robbed, and two of them were killed... Two of them were shot or stabbed that didn’t die, but had severe injuries, just within the last two years.”
(*Social Service Provider, Greene County*)

Fraud

After robbery, fraud was the most commonly mentioned crime against Latinos. All of those interviewed could recount at least one incident of Latino residents being taken advantage of or being defrauded. Latinos are taken advantage of in many different ways. The types of scams most frequently mentioned concerned legal/immigration issues, employment, housing, and consumer sales. Most community leaders and service providers stated that they felt fraud was a growing problem within the Latino community, and was likely to become more of a problem in the future.

Why are Latinos being victimized?

The majority of interview respondents noted that Latinos are targets of crime because of their tendency to carry large amounts of cash and to keep cash in their homes. According to one interviewee, word has gotten out that most Latinos do not have bank accounts:

“I think that the local population, the people that are committing these crimes, are finding out that this is a population of people that usually carries their money with them (laughs) – well, more like all the time. And I mean, the word’s getting out, the robbers are finding out, hey, this is an easy target. More than likely if you rob this person, you’re going to get some serious money, you’re not just going to get \$20, \$25 dollars that you might get just from somebody walking on the street that lives in this area.” (*Anglo Service Provider, Greene County*)

Factors contributing to crime against Latinos

The study found that several factors contribute to crime against Latinos. Recent Latino immigrants frequently live in low-income areas, and in areas of high crime. As a result, they experience many of the same problems as other residents with regard to housing conditions and crime. Many Latinos live in poor quality housing, where property may be in a constant state of disrepair, and where doors and windows may be easily forced open.

In addition, those interviewed mentioned that many Latinos lack knowledge of crime prevention measures. Many Latinos come to the U.S. from towns where they may not have had to worry much about robbery or crime. They may not be accustomed to locking their doors and windows, to locking car doors, leaving valuables out of sight, or being cautious about opening doors to strangers.

Latinos were also said to be reluctant to report crimes due to the language barrier. Many Latino residents do not speak English, and few North Carolina police or sheriff’s departments have bilingual or bicultural employees.

An additional reason that some Latinos do not report crimes committed against them is that they fear contact with police will lead to deportation. Due to this fear, many Latinos will go to great lengths to avoid contact with law enforcement. Other reasons for Latino residents not reporting crimes to police are fear of police brutality (based on experience in country of origin), limited understanding of law enforcement’s role in the U.S., and the belief that police expect to be bribed.

What is being done?

Based on the study results and input from a project Advisory Committee, staff developed Spanish-language crime prevention materials to be used by law enforcement and community groups throughout the state. These materials consist of a home safety photo-novela (comic book), a series of brochures (topics include fraud prevention and how to call 911), radio and print public service announcements (PSAs), and a two-part video covering home safety. The first segment of the video will be used to teach

law enforcement officers about the Latino community, and train them in ways they can work more effectively with Latinos. The second segment will be used by community groups to educate Latino residents about home safety, teach them about the role of law enforcement in the U.S., and encourage them to contact police for help.

For more information on the study, please contact Dr. Thomas A. Arcury at 336-716-9438 or via email at tarcury@wfbmc.edu you may contact Rebecca Elmore at the Center at 919-962-3512 or via email at relmore@email.unc.edu.



“Don’t be a Victim! Basic Home Safety”

Project materials developed were designed to be easily reproduced and accessible to state law enforcement agencies and community groups. In partnership with the North Carolina Justice Academy, a training course utilizing the materials has been developed for law enforcement officers. The materials will be available for downloading from the Crime Prevention Unit webpage of the Governor’s Crime Commission (<http://www.gcc.state.nc.us/>), and the Ayúdate website (<http://www.ayudate.org>) of the N.C. Governor’s Office on Hispanic/Latino Affairs. Further recommendations for materials dissemination are included in the project’s final report, available through the Crime Prevention Unit of the Governor’s Crime Commission.

New Challenges for

Community development corporations (CDCs) have become increasingly important actors in many low- and moderate-income communities. In neighborhoods where the loss of private businesses has often been endemic and where private and even public investment may be extremely low, CDCs provide housing and create jobs and economic opportunities for residents.

Over the last 30 years, much attention has been paid to the growth in the number of CDCs. The widely cited NCCED surveys, for example, have shown an almost doubling of CDCs between 1988 and 1999. Recently, however, several large, well-respected CDCs have failed or been drastically downsized while some have merged with other organizations.

These incidents led Bill Rohe, Director of CURS, and Rachel Bratt, of Tufts University, to ask:

- 1 Are these failures, downsizings and mergers isolated incidents or are they part of a more general thinning out of CDCs across the country?
- 2 What are the causes of those changes? and,
- 3 What are the impacts of those changes on the communities served?

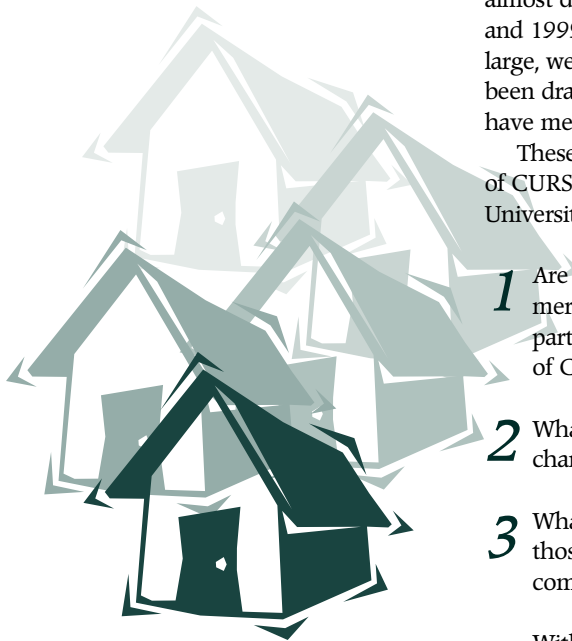
With support provided by the Fannie Mae Foundation, Rohe, Bratt and UNC-CH Ph.D. candidate Protip Biswas have recently completed a study that addressed these questions.

Given the nature of the research questions, qualitative research methods were employed. More specifically, the researchers chose a systematic case study approach. They began by identifying a large number of CDCs that experienced failure, downsizing or merger, classified

those CDCs based on several dimensions, and systematically selected six CDCs for careful study. The two failed organizations are CDC Wisconsin in Milwaukee (CDCW) and the Whittier Housing Corporation (WHC) in Minneapolis. The two downsized organizations are the Oak Cliff Development Corporation (OCDC) in Dallas and the Advocated Community Development Corporation (ACDC) in Philadelphia. Finally, the two organizations that resulted from mergers are Albina Community Development Corporation (Albina) in Portland and Slavic Village Development Corporation (SVDC) in Cleveland. To learn more about the factors contributing to CDC failure and downsizing, the researchers also selected comparison organizations for the two organizations that failed and the two that were downsized. By studying these comparison organizations, they sought to better understand the reasons underlying CDC failure and downsizing.

Three-day site visits were made to each city to conduct interviews with key informants, including the CDCs' current and or former executive directors and other staff, board members, city officials, representatives of local intermediary organizations and others. Relevant documentation such as letters, reports and the like were also collected during the site visits.

The results of the study suggest that CDC failure; downsizing and mergers are not isolated phenomena. Rather, they are prevalent occurrences across the country. Although the researchers were unable to do a complete census of organizations experiencing those changes, through a series of telephone calls, they were able to compile a list of over 100 organizations that had experienced one of these changes within the last three years. This suggests that failure, downsizing and mergers are having a significant impact on the CDC industry.



Evolving Challenges for CDCs: The Causes and Impacts of Failure, Downsizing and Merger

The final report on this project, which contains an overview of study findings plus six detailed case studies, will be available from the Fannie Mae Foundation at (202) 752-7124 or via e-mail: frfpubs@fanniemae.org

CDCs

The findings suggest that both contextual and organizational factors contribute to failure, downsizing and mergers. Five specific contextual factors were identified. First, changes in the local housing markets raised new challenges for several of the CDCs. Second, the growth in the number of CDCs played an important role in the organizational changes studied. Over time, this growth has led to increased competition for the limited public, foundation, and private resources available. Third, changes in local city policies were found to have profound, often unanticipated effects on all but one of the CDCs studied. Fourth, intermediaries and other local funders of CDCs were found to pressure CDCs to take certain actions. The two mergers, for example, came about largely because local funders joined with the city to put pressure on CDCs to merge. Fifth, in several cities the lack of local support groups—also known as trade organizations or associations—limited communication among CDC supporters and among CDC directors within those cities. Finally, with several CDCs the level of trust among key actors played an important role in the organizational changes we studied.

Five organizational factors were also identified as contributing to the changes studied. First, organizations with narrow missions with respect to the types of activities in which they were involved and the client characteristics and geographic area they serve were found to be more vulnerable to changes in both community needs and funding priorities. A second organizational factor was internal management problems. In particular, problems in project management and property management were evident. Third, a lack of staff and/or board capacity undermined the performance of and hence the support for several CDCs studied. Fourth, communication problems — including poor communication between executive

directors and their boards, funders and city officials and among CDC supporters played an important role in the organizational changes studied. Finally, lack of community support for various CDC activities was identified as an important factor in the failure or downsizing of several organizations studied.

The final question addressed by the researchers concerned the impacts of failure, downsizing and mergers on the communities served. The research results suggest that CDC failure and downsizing can have a variety of negative impacts on not only communities in general but also on individuals. The specific impacts, however, will vary depending on certain characteristics of both the context and nature of the organizations.

Those interviewed in our study identified five types of negative impacts. First, the experience in Dallas, Milwaukee, Philadelphia, and Portland indicates that failure and downsizing can undermine both public and private sector confidence in CDCs as effective providers of affordable housing and other services. CDC failure and downsizing was also found to negatively impact the production of affordable housing in their localities, resulting in more households having to live in substandard housing and/or pay very high proportions of their incomes for housing. The loss of existing affordable housing was also a frequently cited impact in selected cities. In one instance of CDC failure, approximately 100 units ended up being sold to investor/owners, some of whom were described as slum landlords. CDC failure and downsizing was also found to contribute to neighborhood instability as many properties were vacant and boarded up for extended periods of time. Finally, CDC failure and downsizing can lead to fear, confusion, and distress among the inhabitants of the properties involved.

Recommendations for CDCs and their supporters

Based on study findings the authors offer a number of recommendations for CDCs and their supporters, including local intermediaries, foundations, the business community and city officials. Some of these include:

- Citywide support and/or CDC "trade" associations should be created in cities where none exist.
- CDCs and their supporters should develop strategic plans and revise them periodically.
- City policymakers should assess the impacts of proposed policy changes on CDCs.
- Narrowly focused CDCs should consider diversifying the type of housing, geographic location and clientele of the housing developed.
- CDCs should cultivate diverse funding sources.
- CDCs need to work with local social service agencies to ensure that the tenants in their properties are receiving the support services needed.

FACULTY Fellows

Sixty-six UNC faculty members from twenty-three academic departments are currently affiliated with the Center as Faculty Fellows. The Center Fellows collectively have an active interest in conducting basic and applied research designed to better understand our cities and regions and conduct extensive research to improve them. The Center provides opportunities for collaboration and ongoing communication for this diverse and accomplished group.

The Center welcomes seven new faculty fellows:

Dr. Daniel P. Gitterman,

Dr. Carolyn J. Heinrich,

Dr. Beth Kivel,

Dr. Laura Linnan,

Dr. Andrea Meier,

Dr. Ted Mouw, and

Dr. Karolyn D. Tyson.



GITTERMAN

Dr. Daniel Gitterman,

Assistant Professor of Public Policy and Political Science, joined the faculty at UNC in July 2000. Dr. Gitterman taught for two years as a lecturer in Political Science and Public Policy at Stanford University. He received his MA and PhD in Political Science at Brown University and was an Exchange Scholar at the Kennedy School of Government and a National Institute of Mental Health postdoctoral fellow at the University of California at Berkeley.

Dr. Gitterman teaches in the area of American political institutions and public policy. His research interests include the political economy of regulation with a specific focus on labor markets and health. Currently, he is working on a project on globalization and labor markets as well as a book manuscript on the political economy of the minimum wage in the United States.



HEINRICH

Dr. Carolyn J. Heinrich,

Assistant Professor, Curriculum in Public Policy Analysis, joined the faculty of the University of North Carolina-Chapel Hill in July, 2000. She received a Doctor of Philosophy Degree in Public Policy Studies from the University of Chicago in 1995. Prior to coming to Chapel Hill, Dr. Heinrich held an academic research appointment at the University of Chicago and also served as the Associate Director of the Center for Social Program Evaluation at the Irving B. Harris Graduate School of Public Policy Studies. Heinrich was a lecturer at Northwestern University and the University of Chicago and continues as a research affiliate of the Northwestern University-University of Chicago Joint Center for Poverty Research.



KIVEL

Dr. Beth Kivel is an

Assistant Professor in the Department of Recreation and Leisure Studies. Prior to joining the UNC faculty in the fall of 1998, Dr. Kivel worked at the University of Northern Iowa.

Prior to pursuing a career in academia, Dr. Kivel co-founded and directed the non-profit organization, Lavender Youth Recreation and Information Center (LYRIC) in San Francisco, CA. LYRIC is a social/recreational program for lesbian, gay, bisexual, and transgender youth under the age of 23 in the San Francisco Bay area. Dr. Kivel's work with LYRIC has carried over into her research where she has focused on examining leisure as a context for identity formation among lesbian/gay youth. Her research interests are beginning to shift away from examin-

ing leisure as a social-psychological context for identity formation toward understanding leisure's role in the creation of ideological underpinnings of our individual and collective social identities (e.g., gender, race, sexuality, etc.).

She recently received a grant from the Triangle Community Foundation to pursue a research project that examines leisure's role in the creation and maintenance of masculinity. Dr. Kivel has received a Leverhulme Fellowship to pursue her research at Leeds Metropolitan University in Leeds, England for the academic year 2001-2002.



LINNAN

Dr. Laura Linnan,

Assistant Professor,
Department of Health
Education and Behavior,
UNC School of Public
Health. Dr. Linnan came to
UNC-Chapel Hill in

September 1999 after six years as a Research Associate at the Center for Behavioral and Preventive Medicine at Brown University. She has a joint appointment with the Lineberger Cancer Center. Dr. Linnan received a Doctor of Science Degree in Health and Social Behavior from Harvard University in 1999. She teaches the required masters course in planning in the Department of Health Education and Health Behavior, and guest lectures on worksite-based intervention research, political economy of health, and organizational change in support of health. Dr. Linnan's primary area of research expertise is the prevention and control of chronic diseases, especially cancer, with a concentration on applied, multi-level research efforts in worksites and other community-based settings. Her current research is to look at quality of life and worklife issues among cancer survivors, cancer prevention interventions in beauty salons, measure development work to address issues of social capital, social cohesion and collective efficacy within communities experiencing flood damage in eastern North Carolina, development of measures to address sustainability of successful community-based interventions, and the use of photovoice methods to create advocacy opportunities

for those who require assistance in the aftermath of Hurricane Floyd.



MEIER

Dr. Andrea Meier,

Clinical Assistant Professor
in the School of Social Work,
joined the faculty at UNC-
CH in January 2000. Dr.
Meier received her Ph.D.
from the UNC-CH School of

Social Work where her dissertation examined the feasibility and developmental processes of an internet-mediated job stress management support group for social workers. She earned her Masters Degree in Education from Harvard in Counseling and Consulting Psychology, and her Bachelors Degree in Psychology from the University of Michigan. Prior to returning to doctoral study, she was a counselor and consultant in private practice in Chapel Hill, and the director of a federally-funded, statewide, professional training program on substance abuse issues in Massachusetts. She is also an internationally certified addictions counselor.

Dr. Meier's current research focuses on the evaluation of social system reform initiatives, particularly in the use of self-evaluation methodologies for human services agencies and communities. Dr. Meier has written and presented on feasibility issues in internet-mediated support groups, and feasibility and ethical issues in internet-mediated intervention health behavior research, as well as innovative approaches to evaluation in the human services.



MOUW

Dr. Ted Mouw, Assistant

Professor in the Department
of Sociology, joined the
UNC-CH faculty in 1999.
He received a PhD in
Sociology and an MA in
Economics from the

University of Michigan in 1999. He is a social demographer who studies social stratification and labor markets. His current research includes a study of the link between racial residential segregation and in-school friendship segregation, a study of gender occupational segregation and the male-female wage gap, and a paper on statistical measures of opinion polariza-

tion. Before starting graduate school, Ted lived in Indonesia for two years, and he plans to go back there in the future to conduct research.



TYSON

Dr. Karolyn Tyson,

Assistant Professor,
Department of Sociology.
Dr. Tyson joined the faculty
of the UNC-CH in July
2001 after two years as a
Carolina Minority

Postdoctoral Fellow. Dr. Tyson received a doctorate in sociology from the University of California at Berkeley in 1999. Dr. Tyson is currently teaching courses on the sociology of education and qualitative methods in the Sociology Department. Dr. Tyson's research is centered on the study of the educational environments and outcomes of African American students, primarily at the elementary level. Her current research focuses on Black student identities and understanding how environments created within schools contribute to the production of particular student outcomes. She has recently been involved in a study for the North Carolina Department of Public Instruction examining the under-representation of minority students in advanced curricula courses and programs across the state.

FACULTY Fellows

THE RECENT ACCOMPLISHMENTS AND PUBLICATIONS OF A NUMBER OF FACULTY FELLOWS ARE SUMMARIZED BELOW.

Dr. William “Sandy” Darity, Jr., Professor of Economics and Sociology was appointed director of the University’s Institute of African American Research.

Dr. Edward J. Kaiser, Professor of City and Regional Planning, was inducted into the American Institute of Certified Planners and welcomed as a member of the Institute’s College of Fellows, based on his professional achievements with over 35 years of experience in planning and expertise on land use planning and strategies for hazard mitigation and environmental protection.

Dr. Judith Blau, Professor of Sociology, received a Spencer Foundation grant in 2001 for studying adolescent outcomes over time, and is a member of the Spencer Foundation’s North Carolina consortium for the study of youth. Her edited volume, *Blackwell Companion to Sociology* was published in 2001, and she has an article published in April 2001 in the *Sociology of Education* on social learning, and in the July 2001 issue of *Sociological Theory* on W. E. B. Du Bois and the Great Migration. She is the chair of the undergraduate minor, Social and Economic Justice, and project director of Researching Adolescent Pathways (RAP).

Dr. Altha Cravey, Associate Professor of Geography is first author on an article co-authored with Thomas Arcury and Sarah Quandt of Wake Forest University entitled “Mapping as a Means of Farmworker Education and Empowerment,” *Journal of Geography*, 99:229-237. December 2000. This article was awarded the Best Content Article for 2000 by the National Council for Geography Education’s *Journal of Geography* at the NCGE Annual Meeting, August 1-4, 2001, in Vancouver.

Dr. Catherine Marshall, Professor of Educational Leadership at the School of Education, was just elected to lead the American Educational Research Association’s Division L, Politics and Policy. She has recently published in *Educational Policy*, 14(3) p. 357-384, an article entitled, “Policy Mechanisms for

Gender Equity in Australia,” and in *Journal of Education Policy*, 5(2), p. 125-156, “Policy as Discourse: Negotiating Gender Equity.” Both were based on her 1995 research leave when she interviewed “femocrats” in Australia. In addition, a forthcoming article focuses on policy implementation challenges in special education. It is entitled, “Negotiating the Paradoxes of Policy and Practice: A Special Education Case Study” and will appear in the *Journal of Educational Leadership*. In June 2001, she presented a program on “Community Government Policy” to the Duke Executive Development Program for Senior Civil Servants for the Republic of China. Finally, she is Director of “Leadership for Social Justice,” a national movement to attune educational administration to equity issues, with funding from the Ford Foundation.

Dr. Raymond Burby, Department of City and Regional Planning, has published an article in the *Journal of Environmental Planning and Management* titled “Urban Containment Policy and Exposure to Natural Hazards: Is There a Connection,” which he co-authored with Arthur Nelson, Dennis Parker, and John Handmer. His contribution to the *International Encyclopedia of the Social & Behavioral Sciences*, titled “Reconstruction/Disaster Planning: United States,” will be published this fall by Elsevier. Dr. Burby has been appointed to the board of directors of the Blue Sky Foundation—a NC based foundation that works to promote hazard mitigation measures. He continues to serve on the board of the North Carolina Coastal Federation.

Dr. Daniel A. Rodríguez, Department of City and Regional Planning, authored the article titled “Proximate Commuting: Hype or Potential? Evaluating its Commuting Savings” which will appear in the *Transportation Research Record*. He also authored a chapter titled “Planeación de transporte y uso de suelo: Automovilidad o accesibilidad?” in the book *Presente y Futuro de la Movilidad Urbana en Bogotá:*



WILLIS

Dr. Rachel Willis, Associate Professor of American Studies and Adjunct Professor of Economics was one of several, who were bestowed with a 2001 Student Undergraduate Teaching Award on April 17, 2001 for excellence in undergraduate teaching. This award is the only teaching award directed and funded by students.

UPDATE

Retos y Realidades published by the City of Bogotá and the mayor's office. During the last year Dr. Rodríguez conducted presentations for the 42nd Annual Conference of the Association of Collegiate Schools of Planning in (Atlanta, November 2000), for the National Forum on "Advanced GIS Applications and Database Needs for Civil Infrastructure Systems" at New York University (November 2000), and for the 80th Annual Meeting of the Transportation Research Board (Washington DC January 2001). Dr. Rodríguez also co-authored an article with Dr. Jonathan Levine, Quang Hong, and Edward Hug titled "Impacts of an Advanced Public Transportation System Demonstration Project," published in the *Transportation Research Record* in November 2000.

Dr. Richard (Pete) Andrews, Professor of Environmental Policy at the Department of Environmental Sciences & Engineering and Curriculum in Public Policy Analysis, chaired a panel of the National Academy of Public Administration studying third-party auditing and registration practices under the ISO 14001 international voluntary standard for environmental management systems, at the request of the U.S. Environmental Protection Agency. The report of the panel, "Third Party Auditing of Environmental Management Systems: U.S. Registration Practices Under ISO 14001," was released May 29 and is available on the Academy's web site (www.napawash.org).

Dr. Andrews has been on research leave this year with UNC's Kenan

Institute and the Kenan Institute Asia, studying comparative environmental policy and management practices in Thailand and the United States; he also served as an outside expert at the Thai Environment Ministry conference on information disclosure as an instrument of environmental policy.

Dr. David R. Godschalk, Stephen Baxter Professor, Department of City and Regional Planning, co-authored (with Professor Linda Lacey) an article entitled "Learning at a Distance: Technology Impacts on Planning Education," in the *Journal of Planning Education and Research*, Summer 2001, Vol. 20, No. 4, pp. 476-489.

Dr. Godschalk also recently published a book review: "Planning Communities for the 21st Century", in the *Journal of the American Planning Association*, Summer 2001, Vol. 67, No. 3, pp. 346-347.

Dr. Koleman Strumpf was recently promoted to Associate Professor (with tenure) in the Economics Department. He has written the following forthcoming papers: "Endogenous Policy Decentralization Testing the Central Tenet of economic Federalism" (co-authored with Felix Oberholzer-Gee). Forthcoming: *Journal of Political Economy*. "Strategic Competition in Sequential Election Contests" Forthcoming: *Public Choice*. "Does Government Decentralization Increase Policy Innovation?" Forthcoming: *Journal of Public Economic Theory*.

These papers are available until publication at <http://www.unc.edu/~cigar> He has also written "Government

Credibility and Policy Choice: Evidence from the Pennsylvania Earned Income Tax" which was published this year in the *Journal of Public Economics*. 2001. 80:141-167.

Dr. Rachel A. Rosenfeld, Professor and Chair of the Department of Sociology, spent time this summer at the Max Planck Institute for Human Development in Berlin. She was working with Dr. Heike Trappe on their on-going project about gender inequality in the early work life in East and West Germany before and after reunification. Recent papers from this project include: "How do Children Matter? A Comparison of Gender Earnings Inequality for Young Adults in the Former East Germany and the Former West Germany." *Journal of Marriage and the Family* 62 (2000): 489-507; "Geschlechtsspezifische Segregation in der DDR und der BRD: Im Verlauf der Zeit und im Lebensverlauf" (Occupational Sex Segregation in the GDR and the FRG: Over Time and Across the Life Course). In Bettina Heintz (special issue editor.); *Geschlechtersoziologie, Sonderband der Kölner Zeitschrift für Soziologie und Sozialpsychologie*, Fall 2001; and "Occupational Sex Segregation and Family Formation: A Comparison of Pre-Unification East and West Germany," presentation at the annual meeting of the American Sociological Association, Anaheim, CA, August, 2001.

Professor Rosenfeld is currently President of the Southern Sociological Society and was recently elected to the American Sociological Association's Publication Committee.



Director, William Rohe, welcomes Faculty Fellows to a "Down East Feast" at the annual Faculty Fellows Luncheon on October 26, 2001.



Faculty Fellows enjoy lunch in an outdoor setting by Hickerson House.

NEWS FROM CURS

NEW! Working Papers on Citizen Participation

Five new working papers on citizen participation in comprehensive planning are available from the Center for Urban and Regional Studies. The papers were written by Samuel Brody, formerly a doctoral candidate at the University of North Carolina at Chapel Hill, who recently accepted an appointment as an Associate Professor at Texas A&M University, and Dave Robison, a doctoral candidate at the University of Washington.

The case studies detail the public participation aspects of city and county planning efforts in Florida and Washington and were completed as part of the National Science Foundation project: Public Involvement in Planning and Local Government Commitment to Hazard Mitigation. **Professor Ray Burby** is Principal Investigator, and Co-Investigators include Professors **David Godschalk** and **Philip Berke**, of the of the UNC Department of City and Regional Planning.

The working papers are:

"Public Participation in the City of Ft. Lauderdale Comprehensive Plan: A Constituency Model of Plan Making" Samuel Brody, Department of City and Regional Planning, University of North Carolina at Chapel Hill. 2001.

"Pinellas County: The Role of Focused Participation in the Comprehensive Planning Process." Samuel Brody, Department of City and Regional Planning, University of North Carolina at Chapel Hill. 2001.

"The City of Sarasota, Florida 1998 Comprehensive Plan: The Role of Communicative Culture and Informal Public Participation in Plan Making" Samuel Brody, Department of City and Regional Planning, University of North Carolina at Chapel Hill. 2001.

"Bottom-Up Comprehensive Planning: A Case Study of Pierce County, Washington." Dave Robison, Department of Urban Design & Planning, University of Washington. 2001.

"Citizen-Driven Visioning in Comprehensive Planning: A Case Study of Issaquah, Washington." Dave Robison, Department of Urban Design & Planning, University of Washington. 2001.

The working papers can be downloaded from the Center's website at www.unc.edu/depts/curs or are available in hard copy. To order copies please contact Carolyn Jones at 919/843-9708 or via email, carolyn_jones@unc.edu.



KHATTAK

Congratulations to Asad Khattak, Department of City and Regional Planning for winning the \$1,000.00 research support door prize at the October 26, 2001 Faculty Fellows luncheon.



The Center for Urban & Regional Studies extends its deepest sympathy to those who lost family members, friends, and co-workers in the tragic events in New York, Washington, D.C. and Pennsylvania on September 11, 2001. In spite of such tremendous loss, the humanity and courage shown during these difficult days and beyond will pull us all together as one community.

Staff News

William (Bill) Rohe (with co-authors Shannon Van Zandt and George McCarthy) is a co-winner of the "Opportunity, Deprivation and the Housing Nexus Paper Competition" sponsored by the journal *Housing Studies*. The winning paper, entitled "Homeownership and Access to Opportunity," will appear in a forthcoming issue of *Housing Studies*. Bill's article (with Lance Freeman) entitled "Assisted Housing and Residential Segregation: The Role of Race and Ethnicity in the Siting of Assisted Housing Developments" recently appeared in the *Journal of the American Planning*

Association (Vol. 67, No.3). Finally, Bill has co-authored (with George McCarthy and Shannon Van Zandt) "The Economic Benefits and Costs of Home Ownership: A Critical Assessment of the Research" working Paper 01-02 published by the Research Institute for Housing America, Arlington, Virginia (May 2001).

Mary Beth Powell is serving as the 2001-2002 President of the Association of Women Faculty and Professionals (AWFP) at UNC-CH. The Association promotes and facilitates communication among female faculty and staff in professional positions and serves as a voice for issues specific to these groups on cam-

pus. Powell is also President-Elect for the Health Behavior and Health Education Section of the School of Public Health Alumni Association.

James (Jim) Fraser had a paper accepted for publication entitled, "Neighborhood Revitalization and the Practice of Evaluation in the U.S.: Developing A Margin Research Perspective," which will appear in 2002 in *City and Community*, the American Sociological Society's new urban studies publication. This work was co-authored by Edward L. Kick and J. Patrick Williams.

Smart Growth and the New Economy Program off to a Good Start



in January 2001, CURS launched a new multidisciplinary program that is focusing on the links between two strategic areas of growing national and international importance: smart growth and the new economy (see description of the program in CURS Update, May 2001). Three recent grants will enable us to help track progress toward reducing sprawl and achieving the goals of smart growth in North Carolina and across the country.

Under our "Impacts of Sprawl" study, funded by the North Carolina Rural Economic Development Center, we are developing a set of quality of life benchmarks and a series of maps documenting land use change in the state since 1980. An advisory committee met in October to select 10-15 key benchmarks for analysis. We are also working with the Triangle Smart Growth Coalition, the N.C. Smart Growth Alliance and Leadership Triangle to develop a smart growth "report card" for the Triangle region (seven counties in the Raleigh, Durham, Cary and Chapel Hill

area) of North Carolina. The project is funded by the Z. Smith Reynolds Foundation.

Both projects will establish simple, quantifiable benchmarks of social, economic and environmental conditions in the state. These benchmarks can be used to track future progress toward improving our quality of life and can help citizens and decision-makers both in North Carolina and across the country examine the outcome of their actions, as our towns and cities continue to grow and change.

In addition, we are conducting a pilot study on the importance of quality of life in the location decisions of U.S. businesses in the New Economy. Traditionally, business location decisions have been driven by factors such as the cost of labor, cost of land and access to markets. Anecdotal evidence suggests, however, that location decisions are increasingly being driven by quality of life factors. Our study will help identify some of the key factors that determine where businesses in the New Economy locate.

Finally, we just received funding from the Z. Smith Reynolds Foundation to develop a smart growth training program that will provide local planners, elected officials, developers, realtors, lenders and conservationists with the knowledge, understanding and tools necessary to promote smart growth in their communities. The program will bring together leading experts in planning, outreach, and training from the University of North Carolina, North Carolina State University, the North Carolina Smart Growth Alliance and CURS as well as practitioners who will provide first hand experience in smart growth implementation.

All of these projects come at a time of heightened awareness and concern over the causes and consequences of unchecked, unplanned growth, i.e., sprawl. Public and private organizations alike are seeking to ensure that growth enhances, rather than detracts from, our quality of life. Our programs are aimed at providing the tools and the knowledge to make that happen.

CENTER Projects

New Research

ENVIRONMENTAL PROTECTION

Development of College Course: New Directions in Hazard Mitigation: Breaking the Disaster Cycle

DAVID GODSCHALK-PI. The goal of this two-year project is to prepare a 48-hour, three-credit graduate level college course entitled *New Directions in Hazard Mitigation: Breaking the Disaster Cycle* for use in universities that teach planning and public administration. The course is to be prepared under a Memorandum of Agreement with the North Carolina Department of Crime Control and Public Safety, Division of Emergency Management; Federal Emergency Management Agency; and University of North Carolina at Chapel Hill, Center for Urban and Regional Studies. The course will be developed within the philosophical context of “building disaster resilient communities,” which emphasizes disaster prevention, mitigation, and vulnerability reduction, and will seek balance between the “technocratic” and the “social vulnerability” approaches to emergency management.

HOUSING AND COMMUNITY DEVELOPMENT

Helping Families Build Assets: An Assessment of Individual Development Account Programs in NC

WILLIAM ROHE & ROBERTO QUERCIA-PIs. Funded by the Corporation for Enterprise Development, this project includes both a process and impact evaluation of the two Individual Development Account (IDA) programs in North Carolina. These programs help low-income persons or persons with bad credit to save money for down payments on new homes, college tuition, or improve their financial situations by requiring them to deposit a certain amount of money into a systematic savings account and then have those funds matched by the program with a set dollar amount. The project’s ultimate objective is to document

the impacts of these IDA programs and to provide information that will be useful to other organizations interested in developing IDA programs. It will document the characteristics of the local IDA programs in the state and identify the barriers to implementing IDA programs and means of overcoming those barriers. It will also identify technical assistance needs of the local IDA sponsors, document the full costs of the IDA programs to the sponsoring organizations and identify effective practices in implementing and managing these programs. Finally, the project will assess the perceived impacts of the IDA programs on their local communities. For further information, call or email Dr. Rohe at 919-962-3077, brohe@unc.edu or Dr. Quercia at 919-962-4766, quercia@email.unc.edu.

The Neighborhood Construction Company: Building Capacity- Building Community

MARY BETH POWELL-PI. This project addresses the demand in the City of Durham for building contractors specializing in residential and commercial renovation and remodeling. There are currently a number of both skilled and unskilled trades people in the SWCD area of the city who work on an ad hoc basis but have neither the necessary skills for steady employment nor the business background to start a business. Thus we are creating a Neighborhood Construction Company (NCC) with its base at the Center’s Community Outreach Partnership Center (COPC) in Southwest Central Durham. The project is funded by the City of Durham. The project will address both the need to renovate dilapidated properties and the need to employ and empower neighborhood residents. The goal of the NCC is to train and employ residents in Southwest Central Durham in the skills necessary to renovate blighted housing thus both increasing the economic status of those employed and improving the aesthetics and property values of the surrounding neighborhood. For more information, contact Mary Beth Powell at 919-962-3076 or via email mbeth_powell@unc.edu.

Neighborhood Empowerment Through Technology

MARY BETH POWELL-PI. Funded by the City of Durham, this study's purpose is to improve the skill level of neighborhood residents in Southwest Central Durham through a combination of computer training classes and basic literacy course offerings. The Community Outreach Partnership Center, (COPC) a program of the Center for Urban and Regional Studies, will conduct GED and Adult Basic Education (ABE) classes at its storefront office on West Chapel Hill Street through a partnership with the Durham Literacy Council.

For more information call or email Mary Beth Powell at 919-962-3076 or mbeth_powell@unc.edu.

Community Development Work Study Program

WILLIAM ROHE & ROBERTO QUERCIA-PIs. The U. S. Department of Housing and Urban Development (HUD) funded this program for the support of four (4) graduate planning students for two years as they pursue their professional Master's degrees. The students will work in public agencies and non-profit organizations in the community development field. Selected students must indicate a strong commitment to working in the community development field upon graduation. For further information call or email either Dr. Rohe, 919-962-3077, brohe@unc.edu or Dr. Quercia, 919-962-4766, quercia@email.unc.edu.

Relocation and Decision - Making Processes of Natural Disaster Victims

JAMES FRASER-PI, DAVID GODSCHALK and WILLIAM ROHE, Co-PIs and REBECCA ELMORE, Project Manager. This National Science Foundation project will examine the decision-making considerations of flood victims when deciding either to remain in or relocate outside of the floodplain by testing the two perspectives relevant to decision-making; rational choice theory and symbolic interactionism. Rational choice theory contends that individuals are largely driven toward economic ends, and that their decision-making

as well as behavior is a result of cost-benefit considerations (Coleman 1990). Symbolic interactionism frames decision-making as the result of the meanings individuals attach to differing lines of action, which are derived from the social interaction individuals have with their significant others (Cooley 1902; Mead 1934; Rosenberg 1979). In order to examine decision-making of natural disaster victims this study uses telephone interviews of a representative sample of buy-out participants and non-participants. The survey sections include questions on cost-benefit considerations, the social networks individuals have in the community, and demographics. Logistic regression will be employed to test the explanatory power of economic versus social determinants of programs participation in home buyout. For more information contact Dr. Fraser at 919-962-6835 or via email at fraser18@email.unc.edu.

SUSTAINABLE DEVELOPMENT

Evaluation of the Accessibility Effects and Noise-related Externalities of an Exclusive Busway

DANIEL RODRIGUEZ-PI. Transportation planners have begun to reconsider the usefulness of busways as effective instruments for providing urban mobility. Even though several busways have been implemented during the past decade (e.g. Le Mans (France), Liege (Belgium), Pittsburgh (USA), Leeds (UK)), there is a worldwide paucity of research on the effects of busways on land uses. Despite cases like Curitiba (Brazil), where a network of busways has formed the core of a successfully integrated land use and transport strategy, the limited research available suggests that the land use impacts of these facilities have been negligible. By estimating hedonic regression, this UNC University Research Council funded research will examine the accessibility and proximity-related effects of an exclusive transit busway. Structural, accessibility, neighborhood, and environmental attribute data from residential

properties along a 16-km busway in Bogota (Colombia) will be used to estimate the reduced form models. Local and region accessibility impacts of the busway will be measured as a function of walking access time to stations and travel time to the central business district. Noise impacts will be measured by day-night sound exposure levels. For more information, call Dr. Rodriguez at 919-962-4763 or email danrod@email.unc.edu.

Transportation and Equity: A Review and Future Research Directions

DANIEL RODRIGUEZ-PI. This study, funded by New York University, Institute for Civil Infrastructure Systems, will involve a review of the literature linking transportation and equity by integrating a broad range of perspectives around these two topics. It will critically appraise the state of the art in practice and relevant work in transportation and equity, highlighting underlying interdisciplinary linkages that exist. The project will determine future research opportunities, emphasizing a combined approach based on social sciences and engineering perspectives. Key players and the arenas where stakeholders meet to create linkages will be identified and needed research will be highlighted. For further information contact Dr. Rodriguez at 919-962-4763 or email at danrod@email.unc.edu.

Urban Containment Programs & The Vulnerability of Infrastructure to Hazards: Are Cities Being Engineered To Be Safe As Well As Smart?

RAYMOND BURBY-PI. This research project, funded by the National Science Foundation, will contribute to improved understanding of factors that affect the vulnerability of urban development and related civil infrastructure systems to natural hazards. The implications of the study findings for engineering urban growth will help to ensure that "smart growth" now being advocated widely is also "safe growth." The development of engineering standards for the built envi-

CENTER Projects

NEW RESEARCH CONTINUED

Environment and planning standards for contained urban growth will be explored through a workshop for representatives of federal agencies, industry trade associations, and engineering and planning professional associations. For more information contact Dr. Burby at 919-962-4774 or via email at burby@email.unc.edu.

The Impacts of Growth and Sprawl in North Carolina

MARY BETH POWELL-PI. Funded by the North Carolina Rural Economic Development Center, this project will conduct an assessment of land use change in North Carolina over the last two decades. to highlight, on a county-by-county basis, the impacts of rapid and uncontrolled growth in North Carolina during that period. The project will also select a list of benchmarks or indicators that can be used to measure changes in the quality of life of North Carolina and will recommend a monitoring system to be used to track further progress in managing growth in North Carolina. For more information, contact Mary Beth Powell at 919-

962-3076 or email mbeth_powell@unc.edu.

Building Capacity: The Next Step in North Carolina's Smart Growth Agenda

MARY BETH POWELL-PI. Funded by the Z. Smith Reynolds Foundation, Inc., the overarching purpose of this project is to demonstrate on a local level how research can be conducted and "repackaged" so that the average citizen can effectively utilize that information to increase their overall awareness of smart growth issues to affect change at both the community level and promote change in individual behaviors to foster a more sustainable society. A regional smart growth "report card" will be developed using secondary data that will be collected on 8-10 "quality of life" indicators and used to develop a benchmarking system which will help the Research Triangle Region of North Carolina measure the health or decline of the region over time. Contact Mary Beth Powell for more details at 919-962-3076 or email at mbeth_powell@unc.edu.

Impact of Truck Driver Compensation on Driver Safety and Turnover: A Case Study

DANIEL RODRIGUEZ-PI. This study funded by Wayne State University will examine the relationship between the truck driver compensation, driver quality, quitting and termination behavior, and safety outcomes. Using driver data from J. B. Hunt, one of the largest trucking companies in the U.S., duration models (survival analysis) will be estimated. The models will be used to test the following hypotheses:

- Higher wages are associated with drivers having observable characteristics associated with lower incident and turnover probabilities.
- Higher wages are expected to attract drivers with low incident and turnover probability due to unobserved driver effects.
- A positive change in a driver's wage is expected to have a motivational effect that reduces incident and turnover risk.

For further information contact Dr. Rodriguez at 919-962-4763 or danrod@email.unc.edu.



Completed Research

The following research projects have been completed and final reports are now available. These publications may be ordered from the Center for Urban and Regional Studies, Campus Box 3410, The University of North Carolina at Chapel Hill, Chapel Hill, NC 27599-3410. The cost of the publication includes postage and handling. Please make payment by check or money order to the "Center for Urban and Regional Studies." For orders to be mailed outside the United States, remittance must be in United States dollars payable on a United States bank. To order via phone or email, contact Carolyn Jones, 919-843-9708 or carolyn_jones@unc.edu.

SUSTAINABLE DEVELOPMENT



Implementing Smart Growth Practices in North Carolina: Putting Knowledge Into Action

DAVID GODSCHALK, P.I.

and CHARLES BOHL, Project manager. Funded by the Z. Smith Reynolds Foundation, this project was aimed at providing hands-on instruction on implementing smart growth practices that are grounded in the experiences of North Carolina communities. The growth challenge chosen was that of dealing with obsolescing shopping malls. The specific local context chosen was South Square Mall in Durham, whose anchor stores are relocating to a newer regional mall. During Fall 2000, UNC investigators collaborated with the Durham Area Designers to hold a three-day program, including a community design workshop and an Institute on Smart Growth and Community Design in a vacant storefront in the mall. Some 240 participants registered for the workshop. For more information, see the project report: *Implementing Smart Growth Practices in North Carolina: Putting Knowledge Into Action*, Center for Urban and Regional Studies, June 2001; the brochure: *Redefining the Mall: South Square Design Charrette 2000*; and the web site of the Durham Area Designers: www.durhamareadesigners.com. To order the project report contact Carolyn Jones by email or phone at Carolyn_Jones@unc.edu or 919/843-9708.

HOUSING AND COMMUNITY DEVELOPMENT

The Performance of Second Mortgage Loans

ROBERTO QUERCIA-PI. Funded by the Neighborhood Reinvestment Corporation, this study examined the performance of second mortgages originated and held by one local organization, Chattanooga Neighborhood Enterprise, Inc. (CNE) in Chattanooga, Tennessee. Quercia, with co-authors Shannon Van Zandt, and William Rohe, used a sample of loans originated by CNE between 1993 and 1998, to model the impacts of risk factors on a borrower's decision to stop mortgage payments. Stressing the exploratory nature of the study, the authors found a relatively low incidence of default among these loans, between 1.0 and 1.7 percent, depending on loan type. These rates compared favorably with published default rates for affordable loans in the City of Chattanooga. With regard to individual risk factors, the authors found a borrower's credit score to be the strongest predictor of default. The researchers also found that the layering of other risk factors (low downpayments and high debt to income burdens) does not appear to significantly increase risks. For more information or to order the final report contact Dr. Quercia by phone at 919-962-4766 or via email at quercia@email.unc.edu.

Community Outreach Partnership Center (COPC)

WILLIAM ROHE - PI. Funded by the U.S. Department of Housing and Urban Development in 1997 and in partnership with the City of Durham, Duke and UNC-CH, this project established Community Outreach Partnership Center (COPC) in Durham, North Carolina which served nearly 4,000 residents in six Durham neighborhoods. Conducted in conjunction with Duke University's Office of

Community Affairs, the project involved twenty faculty and staff members and more than 100 students from the two universities. Nine separate projects ranging from crime prevention to housing to job skills/job training were conducted. With the help of Duke University's Office of Information Technology, a computer lab was established and regular computer training courses were offered to neighborhood residents. The facility also hosted GED, ABE (Adult Basic Education) and English as a Second Language (ESL) classes and served as home to several youth programs, including a writing/photography/oral history project entitled, "Community Stories" that received an award for its innovativeness. Corporate support for a community newsletter called *Neighborhood Connections* was supplied by the News and Observer (N & O) and six issues were published. The N & O also provided valuable assistance by donating desktop publishing software to the Center and training community residents in newsletter production skills.

Although the HUD grant was completed in July 2001, the COPC is still operating with support from the City of Durham. Current initiatives include computer training and adult literacy classes at the COPC storefront and the development of a neighborhood construction company. For more information contact Dr. Rohe at 919-962-3077 or via email at brohe@unc.edu.

POVERTY AND EQUITYPVERTY AND EQUITY

Crime Prevention for North Carolina Latino Communities

TOM ARCURY (Wake Forest University) and WILLIAM ROHE (UNC-CH) -CO-PIs, Rebecca Elmore-Project manager. This project was funded by the NC Governor's Crime Commission. See main article on page 1.

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The Center for Urban and Regional Studies ("the Center") in the College of Arts and Sciences at UNC-Chapel Hill, is a research center focusing on issues and problems faced by our nation's cities and regions. Created in 1957, it is one of the oldest university-based urban research centers in the country. The Center supports research activity across campus

through its "Faculty Fellow" program, supporting and drawing on 66 faculty members from 23 departments. The Center's mission is to promote and support high-quality basic and applied research on planning and policy issues. It is uniquely situated to support the interdisciplinary research required to tackle the complex challenges faced in urban, regional and rural settings alike.

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