12-17-1979

The Daily Egyptian, December 17, 1979

Daily Egyptian Staff

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Volume 64, Issue 75

Recommended Citation

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Off-campus housing has been a controversial issue for SIUC students for years. Three-quarters of the 22,000 students enrolled at SIUC this year live off campus. The importance of this has led students to pressure the Board of Trustees of Southern Illinois University to hire a full-time Off-Campus Affairs Officer to write a series of articles for the Daily Egyptian. These articles focus on tenant-landlord rights and responsibilities and other issues that arise...
City plans 2 housing projects

By Mary Ann McNulty
Staff Writer

Homes areifarther not only to students. Where people live and the condition in which they live have a large influence on the community, the city administration has said. The City Council have been tackling for years.

From the 1961 Comprehensive Community Plan for Carbondale, the Comprehensive Community Plan for Carbondale, 1972, 1978, and 1983, the council has tried to address the need for adequate housing as well as student and low-income housing in its master plans for the city.

The city has gotten help in this area from Urban Development Block Grants, Community Development Block Grants, and other federally funded or state-funded programs.

The Model Cities program tried to remedy inadequate housing, health care and other problems in the Northeast section of Carbondale.

Fifty-four new homes and 46 new public housing units constructed under the program, according to the Model Cities Evaluation Report.

During the program, which ran from 1969 to 1978, 541 homes were destroyed by code enforcement or local programs. Other methods than were replaced by new homes.

In the late 1960s, the Model Cities plan, which was partially funded by the Model Cities program, residents planned for the full implementation of the Carbondale plan as they saw it in 1978.

The goal was to "provide a permanent replacement to some housing need of all residents project neighborhood."

By 1972, some 496 homes were funded by the federal Model Cities, including tenants and off-campus student housing.

The plan's success encouraged new higher-rent housing in the Northeast section of Carbondale.

Although the City Council approved the issuance of $25 million in revenue bonding for these mortgages, Carbondale cannot institute this plan until Congress passes legislation allowing the city to proceed.

The council's leadership in housing for the future, the council has come up with the Housing Assistance Plan and applied for grants from the Commmunity Development Block Grant program and other federal programs.

The 1978 HAP was designed to help rehabilitate or destroy the dilapidated houses and encourage future housing growth. Students were included in all five of the HAP studies that have been done in the city over the last few years.

Carbondale's large transient student population makes it difficult to determine where problems occur or exist, according to a community profile prepared by the community development office for the Department of Housing and Urban Development in 1975.

The Ad Hoc Task Force on Changing Population was also created to look into the needs of all residents project neighborhood. The Task Force has set certain housing goals for those students who wish to live off-campus.

Students who are under 21 or who have earned fewer than 36 semester hours must live in University approved housing. Students who are married or who have dependents or pets are exempt from this requirement.

Some students who are living in University-approved housing do not have enough strength to live in off-campus housing. There are four plans approved off-campus dormitories: Catholic Student Center, Inc., the Kike Hall, and the Freshman. Off-campus students have approved off-campus housing as well.

People who live in free-time approved housing, off-campus dormitories, or their friends approved off-campus dormitories may seek a student housing, or "city housing."

The city has set certain goals for those with roommates or friends approved off-campus dormitories. As a student, they must have all of the requirements of a student housing. There are also rules that must be followed.

At the University, students must be living in a dormitory and have all of the requirements of a student housing.

At the Kike Hall, students must have all of the requirements of a student housing. At the Freshman, students must have all of the requirements of a student housing.

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Survey: Rent, landlords equitable

Students may gripe loudly that they pay too much for their off-campus housing and that their landlords are shysters. Nevertheless, most SIU-C students seem to be satisfied with both their rent and landlords.

In a recent sample survey of students who live off-campus, 60 percent of the respondents said their rent is justified, and 69 percent of the students said they were satisfied with their landlords.

There are just two of the many findings gleaned from a survey of 321 SIU-C students who live off-campus. The survey results were drawn from an off-campus housing questionnaire conducted by students in Journalism 411, "Public Affairs Reporting."

The 26-question questionnaire was designed by the class to determine where people live, how much they pay and, generally, how happy they are with their housing. The questionnaire was administered early November.

Results were analyzed at the SIU-C computer center with the help of Bonnie Peng and other graduate students in journalism.

Although a proportionate sample was not chosen in a random, scientific manner. Therefore, the results cannot be interpreted to represent the opinions of all students who live off-campus. And another result: three out of every five respondents rated their housing as very good or good — one out of every six students rated their housing as poor or very poor.

Three-fourths of the survey respondents live in either a house or an apartment. The majority of the others live in trailers with 5 percent living in off-campus dormitories.

The majority of students interviewed (80 percent) pay less than $115 per month in rent. Twenty percent indicated that they pay more than $140 per month for rent and only 7 percent pay less than $95 per month.

Survey results confirmed that the best rental units are the first to be rented. Fifty-seven percent of the respondents who rated their housing as good or very good obtained their accommodations two to five months before the school term began.

Of the students who said they were unhappy with their housing, slightly over half (53 percent) also indicated that the cost of their rent was unjustified.

Of all 321 students interviewed, almost 36 percent (110 persons) said they had called their landlord about a repair and never had the problem fixed. Some 209 renters, 67 percent, said their landlords had taken care of the problem within one week. Additionally, 17 percent, 53 persons, said their problems were taken care of within two weeks. Sixteen percent said it took their landlords three weeks or longer to make the repairs.

Of the 70 percent who said landlords are required to respond to complaints, only 2 percent called the city's code enforcement office about the condition of their abodes.

Interestingly, among the students who had contacted code enforcement, the greatest single percentage (42 percent) rated their living accommodations as good, while very few respondents (3 percent) who rated their dwellings as poor had contacted code enforcement.

Nearly one in every 10 students interviewed said they were required to give their landlord post-dated checks in a rent-collection system where tenants are required to write out all rent payments at the beginning of the year. Of the 25 persons in the sample who were required to write post-dated checks, 78 percent said the landlord responded to complaints or requests within two weeks.

Overall, it seems most of the students are satisfied with their present residences.
Editorials

Lack of response is too typical

Carbondale Mayor Hans Fisher and the Carbondale Liquor Dealers Association both hold blame in good faith concerning a proposed city ordinance that would prohibit those under the age of 21 from entering Carbondale bars after Jan. 1, 1980.

Fischer, at a meeting of the Student Senate, and the bar owners, in an ad in the Daily Egyptian, exhorted students to show their interest in and opinion on the proposed ordinance. Fischer apparently realized that days after the 18- and 19-year-olds cut this off the bars where they can dance and socialize would simply be a way to prevent underage liquor consumption to the dorms, the fields and the streets. The liquor dealers, likewise, came to a rational conclusion: They will lose a significant portion of their trade if the ordinance is adopted by the City Council.

But it's not the mayor or the bar owners who ought to be rallying student support around an issue that directly affects students.

Student President Peter Alexander made great political capital earlier in the year when he summoned Evan Karas as student liaison to the City Council. Karas had, in fact, kept his attention focused on the problems to be faced when the state's new drinking age law went into effect.

But where was Karas when the Liquor Control Commission—which is wholly composed of City Council members—noted there was to support a proposal that, in Fischer's words, "essentially excludes all undergraduates from entering discos or whatever"?

Where was President Alexander's defense of student interests when he was told Karas wouldn't attend the meeting?

Where was the Student Senate after Fischer sought its input?

They were, it seems, in the same place those students under the age of 21 will be Jan. 1.

Housing complaints idle chatter?

JUST LISTEN TO STUDENTS talk about the quality of their living accommodations, and they'll come up with all kinds of complaints. Ask them what they think of their landlord, and you're likely to get an earful of X-rated language.

What, one wonders, is the basis of the surveys of the student body by Public Affairs Reporting Club are so often publicized? It appears that much of the bitching that students do is just idle chatter. Survey results show that 40 percent of the students surveyed thought the maintenance they pay is justified, and 48 percent said they were satisfied with their dwellings.

It is true that the size of the sample in the survey, 321 students, may not give a true indication of the attitudes of everyone living off campus. But even if there were no scientific method used to select respondents may detract from the survey's value even more, because of the subjective nature of the attitudes commonly expressed by many students.

OTHER FINDINGS WERE ALSO UNanticipated,such as the fact that three out of five respondents said their housing was good or very good. More than twice as many students said they would live in the same place again, as compared to those who said they wouldn't.

On the basis of the survey, it seems that students really don't think they're being all that horrible. Further, those with problems probably aren't any more likely than those that aren't. Only 19 percent, or six percent of those surveyed, had ever contacted the city's code enforcement department to file an official complaint about their landlord. And those that think their dwelling has a code violation have only to make one call to the code enforcement office, and there the complaint is often summarily dismissed. The service is absolutely free.

The fact that so few seek official help in solving housing problems is one of the most disturbing in light of the finding that 40 percent of the respondents said it took their landlords two weeks or longer to fix up the equipment, even though only 3 percent of those people ever contacted code enforcement.

THUS, IT SEEMS THAT MOST PEOPLE really are satisfied with their dwellings, despite the general evil reputation of both housing conditions and landlords in Carbondale. Maybe the people who chronically complain about housing conditions think nothing can be done, but maybe they just like to hear themselves bitch.

Letters

'The 104' remainber: on 6th anniversary

December 1979 marks the sixth anniversary of the summary dismissal of all SIUC faculty. Since some 104 people were involved, the affair has become known by that number. "The hundred and four," four people say. Less well understood, even among those who make up the rest of the country, is the contradiction of the attitudes commonly expressed by many students.

"The 104's like Cold War refugees." The form of the survey, it seems that students really don't think they're being all that horrible. Further, those with problems probably aren't any more likely than those that aren't. Only 19 percent, or six percent of those surveyed, had ever contacted the city's code enforcement department to file an official complaint about their landlord. And those that think their dwelling has a code violation have only to make one call to the code enforcement office, and there the complaint is often summarily dismissed. The service is absolutely free.

The fact that so few seek official help in solving housing problems is one of the most disturbing in light of the finding that 40 percent of the respondents said it took their landlords two weeks or longer to fix up the equipment, even though only 3 percent of those people ever contacted code enforcement.

Thus, it seems that most people really are satisfied with their dwellings, despite the general evil reputation of both housing conditions and landlords in Carbondale. Maybe the people who chronically complain about housing conditions think nothing can be done, but maybe they just like to hear themselves bitch.

Old departments, thank you, at rather higher rates of pay than the average. Plus c'est la change, c'est la chose.

Herbert H. Snyder
Professor of Mathematics

Editorial on USO not very surprising

As in regard to your editorial on Dec. 12 concerning the USO, I am amazed that you forgot to mention at the slant of your opinion that the USO, your editorial food nothing to do with the People of the USO, that the People of the USO are good

Editor's Note: Evans is a junior West Side student senator.

Wrong phones used

Under the Campus Briefs column in the DE of Dec. 11, the Carbondale Courier students' office phone number was listed as that of Southern Illinois Cigars for Kennedy.

This was certainly regrettable. First, it is probably liable to be operating a partisan political campaign for a public facility. Second, there is the ethical question of using the Department of Communications lines should be open to receive calls concerning Department-related business. On more than one occasion the phones have been busy when students have been trying to reach Teaching Assistants for information and help.

In addition, Graduate Students who answer the phone and find Kennedy supporters on the line are forced to be badminton secretaries for the Kennedy campaign. Third, it's a waste of time for Graduate Students in History, especially when Kennedy is not so far away. While a couple of students have been good sports, there are others who prefer not to be involved.

I would like to suggest that the Carbondale Daily Student, for Pat. Faunou, a couple of Monarchists, et al.

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Opinion & Commentary

LETTERS POLICY letters to the editor may be submitted by mail or directly at the editorial page of the Carbondale Daily Student. Communication, letters should be typewritten, double-spaced, and should not exceed 250 words. All letters are acknowledged, but due to space considerations, letters which the editor considers pertinent and in poor taste will be printed. Letters cannot be guaranteed to be printed. Identification by name and position is encouraged, but not necessary. Letters must include the author's address and telephone number. All published letters will have verification of authorship cannot be published.

EDITORIAL POLICY The general policy of the Daily Egyptian is to promote an open forum on the issues people face. To this end, letters, expository, and opinion articles are accepted. All letters and articles are metered and published according to space, necessity, and the interest of the author. Letters or papers which do not reflect the above policy will not be published.

LETTER'S LIKE, likewise. came to a rational conclusion: They will lose a significant portion of their trade if the ordinance is adopted by the City Council.

It's like the 104's like Cold War refugees.

"The hundred and four," four people say. Less well understood, even among those who make up the rest of the country, is the contradiction of the attitudes commonly expressed by many students.

"The 104's like Cold War refugees."
Decline in Broken Housing Contracts

By Bruce Simmons

On-campus housing contracts are being broken less this semester than a year ago due, at least partially, to additional fees for those who break such contracts, according to Sam Rinella, director of housing.

About 256 contracts were broken last fall semester compared to 138 this semester.

Last year, a student could break his contract for $75, whereas this year the fee is $279. This sum consists of the $75 break contract fee plus an additional $204 which is half of the following semester's rent.

"When it was $75 most people would just pay it and forget it," Rinella said. "Seventy-five dollars is a lot of money to me, but to some kids it's not."

The housing office has implemented the policy to be sure the on-campus dorms are all full each semester. "Also, you find that those people who sign a contract for a full year, then break it, are mostly second-semester sophomores. They know we can't stop them," Rinella said.

University rules state that all freshmen and sophomores must live on-campus or in approved housing, unless they are 21 or older.

If a student wishes to break his contract he must file an intent to vacate form. If he feels he has an exception excuse for breaking his contract, such as illness, death in the family, change of financial status or mandatory withdrawal by the University, he may file a petition to see if he may pay only a portion of the fees assessed for breaking the contract.

Tree Stealing Dims Europe's Yuletide Spirit

By Richard Bhutto

Associated Press Writer
LONDON (AP) - Authorities are cracking down so tightly on Christmas tree rustling that Santa Clause carries a fir in his sleigh when he swoops through Europe, he had better have a permit for it.

From Robin Hood's Sherwood Forest in central England to the sparsely forested mountains outside Athens, authorities are on the lookout and in several countries are spot-checking cars and trucks.

Anyone carrying a fir tree in a vehicle in Yugoslavia needs a certificate of origin. In Austria, the certificate is a lead seal; in Czechoslovakia it is a bill of sale.

Holiday evergreens are big business these days and forest pirates brave arrest to reap bundles on the black market. In some cities even public parks are plundered of trees by night.

In Sweden, where cutting your own Christmas tree is to be a holiday tradition, a hapless bandit hijacked his truck off the road and was pursued by 260 stolen evergreens that he might have sold to the city-bound for $15 each.

New Pupils Sought

The Carbondale New School, on Pleasant Road, is now accepting applications for spring. Parents who are interested in creative non-traditional education for their children four through eighth grade, should call 401-4709 for additional information.
Housing grew to meet students' needs

By Shelley Davis

If the post-war baby boom affected Brookside in any way, it was through the baby boom—a swelling of students at SIUC that led to expansion of housing to accommodate these students.

The student population at the University more than doubled in the 1960s. In ten years the student enrollment jumped from 10,000 to almost 20,000. Beginning in the 1970s, enrollment started to level off and was fixed at certain levels. In 1976, for example, former President Warren Brandt said that a shortage of housing was one of the reasons for not letting enrollment exceed 22,118.

This rapid influx of students created problems both for the University and for the community. Some communities could house only 2,000 students, less than one-fourth of the enrollment. This left only one: average open to students—off-campus housing and surrounding areas.

Many students said they were not really going to go in the housing business. A 1960 housing survey found that 15 percent of Brookside's off-campus community were considered homeless. Approximately 3,500 were rated "deteriorating" and another 500 were "dangerous." Approximately 2600 households had no hot water and nearly 10 had no water piped into the house at all.

Urban renewal money represented a chance to remedy these situations. First, however, Brookside had to devise a housing code ordinance that would permit homeowners to improve their property. In 1963, despite landlord protests, the City Council passed a housing code making Brookside eligible for Federal Home Administration loans.

While the code was a positive improvement for city residents, it did not prevent problems for students by reducing the number of housing accommodations available to them. This in turn resulted in the proliferation of trailer courts, which were exempt from the code. The University also began to focus on the off-campus dormitories and by the end of the decade had the ability to house almost 12,000 students.

Although off-campus housing complexes were being built, there was a significant gap in the housing market. Although the new policy intended to expand housing, the city's policies were not in step with the University's needs. Although the new policy intended to expand housing, the city's policies were not in step with the University's needs.

Council 'tackles' housing

(Continued from Page 2)

council to help solve some of the conflicts over the proposed housing development. The council also addressed the subsidizing of housing and the growth of student housing. On the latter, the council announced the formation of a task force to study the impact of off-campus housing on the community. The task force was given the responsibility of reviewing the code and making recommendations to the council. The task force was given the responsibility of reviewing the code and making recommendations to the council.

Other recommendations from the task force included:

— that there be cooperation between the city and SIUC to seek housing programs developed specifically to meet student housing needs;

— that there be an active program to deal with the development of dilapidated buildings;

— that there be a system of economic incentives designed to bring rental units up to standard;

— that City Manager Carroll J. Fry make an effort to "form a council of government to discuss local housing issues that arise."

"Shortly after the first of the year," Fry reported to the council, "the city did send a questionnaire to other groups to see if they are interested."

In a memorandum commenting on the task force's recommendations, Fry said the city has a continuing demolition program and is trying to set up a long-range effort in the area in the next year. The Council adopted the third recommendation—to check rental units before occupants move in—as feasible. Another Comprehensive Plan was adopted in 1968, and 2002 was proposed for completion. The City Council accepted the council Oct. 3.

This master plan for the city includes a city report on the slow rate of development in that of single-family housing in Brookside. The plan suggests that if Brookside in the future is to be an improved residential community, it will have to be a community that is more livable, more attractive, and more urbanized. The city has been working to attract urban businesses to the area, and the City Council has been trying to improve the image of the city.

Local developers and investors are hesitant to build multi-family units in numbers sufficient to relieve the problem. According to the city's urban planner, the hesitancy stems from the uncertainty of enrollment. Although the new policy intended to expand housing, the city's policies were not in step with the University's needs. Although the new policy intended to expand housing, the city's policies were not in step with the University's needs.
Citizen recalls neighborhood before students ‘remodeled’ it

By Lisa Galnes

A. P. Weinacht has lived in the same house on College Street for more than 20 years, and the majority of his neighbors have too.

His neighborhood has changed from houses with facilities to houses with students—and he has felt the effects.

“It used to be one of the quieter neighborhoods in Carbondale,” he said. Beds of flowers and carefully clipped shrubs adorned the artfully painted houses. But, that’s been changed.

The presence of students now flavors the neighborhood. Overstuffed chairs and sofas are parked on front porches. An assessment of staged bicycles are chained to railings, steps and trees. And sheets of plastic are used over windows for added insulation.

“I don’t care about anything as long as the roof don’t leak. They don’t even knock as long as don’t leak over their beds,” he complained.

“We used to have 40 to 50 rose bushes in the yard. Old man Miller lived there for years and years,” Weinacht said, pointing to a nearby house. “He said he could sit in his kitchen in the evenings and see the roses. Students don’t care about that. They don’t have the time.”

Weinacht, a retired railroad employee, said he and his daughter Susan have given up trying to keep a lot of plants alive. “You can’t pick them anyway. And we can’t have potting plants sitting out because they take too much time.”

In the late 1960s and early 1970s, the student boom began and housing was in demand. “We (Carbondale), didn’t have any place for them,” Weinacht said. “Students would rent any old garage or storage shed.” Many landlords rushed in on the shortage of off-campus housing and quickly began converting the neighborhood houses into apartments for rent.

Closets were converted into bathrooms, rooms were subdivided for additional bedrooms, bunk beds were built (so floor space would meet housing codes) and outside stairways were built to secondary entrances.

“It was for financial gain. They (the landlords) didn’t care how it looked. If it wasn’t for the inspectors, I don’t know what it would look like. But, even the inspectors don’t keep up inspecting like they should.”

The make-shift apartment housing for students ruined the look of all the properties Weinacht said. For example, the house next door is painted pink on one side and white on the other. It has green steps.

“Some of my friends from Marion say, ‘I couldn’t live around those people like you do.’ But, I’m too old to worry about it now.”

One of the few remaining elderly ladies in the neighborhood is bothered by loud music, parties and Weinacht.

Said, “Students don’t respect each other. They keep odd hours. But, I’m hard of hearing. When I go to bed, I don’t hear anything. It never bothers me.”

The noise may be tolerated by Weinacht, but not the trash. “They’re reckless with their trash. And why in the world do they have to keep break bottles?” he savd. Practically every Saturday and Sunday morning, Weinacht said, he has to rake up beer bottles from his front yard. “If it don’t, it’s dangerous if I run over broken bottles with power mower. It’s like a bomb.”

Weinacht said he and his daughter have considered moving several times. They have received unsolicited offers for their homes, not from potential home-owners, but from landlords wishing to acquire more real estate. “But the other property we looked at, and halfway liked, was too high-priced,” he said.

Despite the age difference between Weinacht and his the hands of the clock that may be tolerated.

Weinacht said, “if I moved from here, I’d probably miss it all.”

Mayor hosts free dinner

WEST RUSHVILLE, Ohio (AP) – Mayor C. Ford Schaeffer has invited every one of the 227 residents of this small farming community southeast of Columbus to dinner at the local Lion’s Club hall.

“I go personally door to door to invite them,” he said. “It’s only for good will. I don’t have any money to give to them to grind,” Schaeffer said. “I hope it brings us closer together and possibly won’t get any further than the town.”

SPC FILMS

Finals Free Film Festival
Monday, Dec. 17 8 pm
Student Film Nite
Films From C & P Dept of SIU
Films to be announced

Tues. Dec. 18
7 & 9 pm FREE
“Gentlemen Prefer Blondes”
Director: Howard Hock
Stars: Marilyn Monroe
Jane Russell

Wed. Dec. 19
“Deathrace 2000”
Stars: Sylvester Stallone
David Carradine

STILES

Finals Sale

We’re giving 25% off on Crescent Mat Board

1/2 Price on Discontinued Zipatone with Purchase of Regular Styles.

Sale lasts through Dec. 22

10% Student discount does not apply to sale items.
Students don't like their landlords, and landlords think they get a bad rap from students. Students complain about the conditions of their living areas, and landlords say they do their best to keep their properties in good shape.

Students say landlords are out to rip them off, and landlords say their practices are fair. There were some of the general opinions expressed by student tenants and by several Carbondale landlords during a series of recent interviews.

Henry Fisher, one of the better-known landlords among the renting clientele because of the large amount of rental property he owns in Carbondale, says the landlord is "the center of everything," taking heat from both the city and the students.

"The landlord is automatically three points down when dealing with the city and students. Everyone deals negatively with the landlord. If something is wrong, it's the landlord's fault no matter what."

Fisher declined to reveal how much property he owns or how many students he rents to. "By far," he contends, "he doesn't own more rental property that anyone else in the area.

He said that most of his property is rented "similarly to students," and consists of houses all over town, many of which are close to campus. Fisher, who has been in the rental business for about 12 years, said he has no standard or average rental price for his dwellings because of their diverse conditions and locations. Restrictions on tenants also vary according to the property, he said.

"A place that is fixed up with respect to getting would get turned by a pet, so I don't allow them in such a house. Those living in an older, cheaper place can have pets if they want,"

Fisher said he gives "house repair" priority to those things causing the most problems, such as plumbing problems or a lack of adequate heat in winter. However, a delay in making necessary repairs was one complaint heard from all students interviewed who are Fisher's tenants.

One current resident of a Fisher house said that her house is "full of mice, which have been there all semester. Fisher knows the mice are there but has done nothing."

Another complaint aboard concerning Fisher's repair methods was that "for maintenance he can't seem to get here three weeks after you call."

Fisher said he has three full-time maintenance men and several student helpers who work for him part time. He suggested that students, or any renters, look carefully at what they are considering renting.

"Ask questions about the place before deciding to take it," he emphasized.

"Better, uncommon stipulation, but a required one if you rent from Fisher, is posted rent checks for the entire rental period. When the student signs the lease, Fisher requires him to write out individual checks for each month's rent payment. Students interviewed complained that such a system was inconvenient for them, but Fisher has an explanation."

Students are busy with their school work, and if I didn't have posted checks, I'd have to make many unnecessary trips to collect rents, at times when students might be busy or not home. My system allows me to collect rent without going after everyone."

While Fisher is interested mainly in renting to students, other landlords invest primarily in trailers, which are common living quarters for many students. John Ham, owner of University Heights Trailer Court and other smaller houses, says he rents to about 280 students.

Ham, who has been in the rental business since 1970, sees a communication problem between students and their landlords.

"Students have a negative view of landlords and they feel like they're getting ripped off," he said.

Ham said his tenants must pay for repairs done without his prior approval. He explained that he and two full-time maintenance men handle repairs. Storm windows are repaired before trailers are rented, and he cuts the grass and does other handwork for tenants.

One tenant of Ham's, who lives at University Heights, said that some maintenance problems leave a little to be desired."

"He's good on things that need repair which are directly connected with the trailer, but for personal things, he is slow to respond."

Ham collects rent by the month, allows no pets, and will "evict anyone caught housing 'homosexuals,' those not listed on the lease."

"If I find out someone is housing a person who doesn't belong, I'll evict everyone, and they will have to pay all the rent that they signed up for," he emphasized.

Another landlord who takes a hard stand on trailers is Veena Halstead, owner of Roxanne Trailer Court. She says she allows "no third person" in her two-bedroom trailers and prefers "the quiet student." She rents to many married people and upperclassmen.

Halstead's other renting rules include "no pets, no drinking in trailers, and no loud music or screaming." She emphasized her statement that privacy is a major concern of students, saying she will, and has, thrown people out because they broke those rules.

Halstead said she was the first in Carbondale to buy and lease custom-modified trailers with the "two-bedroom opposed end of the trailer." She lives in the room in between."

"I did it to ensure privacy for each student," she said.

Trailers rented from Halstead range from $70 per person for the smallest trailer to $100 per person for a standard two-bedroom mobile home. She requires a damage deposit of $60 per person and requires monthly rent payment. Repairs are done by three maintenance men and a woman is employed to make custom-made frames for the windows.

One current resident of Roxanne Trailer Court said that maintenance is generally slow and sloppy.

"This is Halstead's big minus," he claimed, citing as an example the use of plastic sheets and duct tape to cover two windows instead of installing storm windows. He added that "they go through maintenance men like a revolving door."

Halstead also claimed that Halstead tries to keep damage deposits in a maintenance fund to help when repairs are needed. The "apartment landlrd" in Carbonale is Glenn Williams, who said he rents 100 apartments to students, including the Egyptian Arms and Polynesian Towers. He said that he allows no pets, no loud music, and no loud parties.

The average rent for his apartments is about $155, which includes everything but electricity, he said. He rents a combination of efficiencies and one- and two-bedroom apartments.

Williams' maintenance crew consists of two people to do repairs, and does the major work himself because he is a "construction man." He explained that his buildings (the oldest of which is 15 years) need little major repair work."

"If you get many complaints, and have one of the better records around because you're a professional construction man," Williams said.

A tenant renting from Williams had a different view toward his landlord's repair methods, however.

"You must keep on the guy to get things done," he said.

The tenant claimed that Williams was apathetic about the place and said he wouldn't live in the same dwelling next year. "The place needs more maintenance," he concluded.

Though the above landlords interviewed talked openly about their businesses, one landlord, Clyde Swanson, took a different view.

When asked to answer briefly the same questions the other landlords were asked, Swanson replied, "I'm going to answer the questions. I expect some retribution, either money or a break in apartment rates."

When told that such a deal could not be made, Swanson refused to answer the question.

Even though students list plenty of complaints, and are very vocal about them, they apparently do little in the way of making official complaints with either Carbondale's code enforcement office or by taking legal action in small claims court.

John Yow, director of code enforcement, said only 126 complaints were submitted to his office in fiscal year 1978, form May 1 to October 1 of this year. 43 complaints have been submitted, according to Yow.

He emphasized that the totals report complaints from all residents of the city, and not
Every year, even dwellings, looking place makes the neighborhood on rental property in the year. Other common gripes are according problems pressed puzzlement planning, inadequate relatively small area such you said. cheek leave Ir there, complaint, 20 just students.

The typical complaint to ascend of renters, who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascend of landlords who are taking time to ascen

By Kelly Hartling

The issue of landlord-tenant rights and responsibilities never dies—whether it’s a landlord complaining about his student tenants who damage his property and then return to their hometowns, or a student complaining about uncomfortable living conditions and the landlord he or she never sees.

Many are misinformed about where the responsibility falls. Basically, the terms of a lease must comply with city ordinances and statutes. A lease in violation of either of the two is considered invalid.

But it is also a tenant’s responsibility to comply with city ordinances such as keeping the inside of the home clean and neat, whether or not it is written in the contract.

The following are questions students seem to be most concerned with. The answers for the questions were obtained from Carbondale’s City Ordinances and Tenants’ Rights, 1978.

A lease states that the landlord will pay a utility bill and he doesn’t. Can the tenant pay the bill and deduct the cost from the rent? Yes, when a landlord fails to pay a utility bill which he is obligated to pay and a service cut-off is threatened.

Can a landlord refuse to lease to a male because he thinks women are neater tenants? No, sex discrimination, based on race, color, religion, national origin or sex is prohibited by federal law and the Illinois Constitution.

If a tenant has a written lease for a fixed term and the tenant moves out in the middle of the term, but finds a suitable tenant to sublease, is the landlord obligated to accept the new tenant? Yes, and if he doesn’t, cannot collect rent for the period after the sub-tenant would have begun paying rent. Although the landlord may reject a sub-tenant who is deemed “irresponsible financially,” he cannot arbitrarily reject a sub-tenant.

Can a landlord use for rent for the remainder of a lease term after the tenant has moved out in the middle of the term and the landlord had agreed previously that the tenant may do so? No, unless he signs writing and submits that to the city. If the landlord agrees, he must alter the lease contract to agree to the new tenant.

Can a landlord demand a late charge if the rent is paid late? Some landlords tack a charge of 5% on rent if it is paid after the fifth of the month and the rent is due on the first. Without such a provision in the contract, however, a late charge cannot be demanded.

Can a landlord forfeit a tenant’s lease if the tenant pays the rent late after it has been accepted late throughout the previous months? If the landlord habitually allows late payment without forfeiting the lease, he must give reasonable notice of his intention to return to the strict terms of the lease before the lease can be terminated for failure to pay on the due date.

Can a landlord continue to hold a security deposit after the tenant vacates the premises? A landlord of a complex containing 10 or more units may not withhold all or part of a deposit to compensate for property damage unless he has, within 30 days after the tenant has vacated the premises, furnished the tenant with an itemized statement of the damage alleged to be caused by the tenant.

The code book says that every exterior wall should be free of holes, breaks, loose or rotting boards and timbers, and any other conditions which might admit rats, rain or dampness to the interior portions of the walls, or to the interior spaces of the dwelling; every interior wall should be free of holes and large cracks, lumps of plaster and other structural material.

Every window, exterior door, and basement hatchway should be reasonably water-tight, and rodent-proof and should be kept in good working condition and good repair.

Also every porch and inside or outside stair should be safe to use and capable of supporting normal loads. A landlord should be provided if there are more than five steps.

The code book states that every kitchen should be equipped with a kitchen sink, cabinets or shelves, a counter or table, a stove and a refrigerator.

Every dwelling unit should have adequate garbage disposal facilities or garbage storage containers and the type and location must conform to code requirements.

There should also be locks on every exterior door of a housing facility.

Windows should be present in every habitable room, except rooms connected to another room and rooms that are only part of a room or a hallway. The size of the window should be equal to at least 10 percent of the floor area of the room in which it is located.

Basements and cellar spaces are considered rooms below grade and should not be used as habitable rooms unless the floor and walls do not allow leakage of water or dampness and the windows meet the above requirements.

Duties of landlord examined

On the cover
Four students pose outside of the "Brown House," at East Hospital Drive. The tenants, from left to right, are Bob Tuck, Terry Madden, junior in pre-law, Kent Williams, junior in art, Dan Schrock, sophomore in electronics, and Bob Tuck, junior in aviation technology, rent the house from Henry Fischer.
Zoning limits students’ housing

By Mary Ann McNulty

Joi, Mark and Paul are typical college students who live in a three-bedroom house in Carbondale’s newest residential area.

The students had no problems with their family-oriented neighbors and thought their house was a steal for just $125 each.

However, midway through the semester the three encountered one major problem with their house: the Carbondale code enforcement office.

John, Mark and Paul were not informed of the zoning regulations. If their parties hadn’t gotten so loud that the neighbors complained, the three probably never would have learned of the regulations.

“John, Mark and Paul were not familiar with the building code, but it is not far from reality,” Yow, director of the city’s code enforcement office, said.

John’s office gets a great deal of complaints on violations each year.

Yow said that it was “very, very difficult to pin down and prove” housing violations exist. Only the inspectors that are related or just visiting. It is up to the code enforcement office to prove otherwise.

In some cases the authority to issue citations and evict the tenants in violation is, if proof is found, Yow said.

Another way inspectors can find violations is through the city’s “systematic housing inspection program,” Yow said.

Death ruled accidental

By Bill Crowe

An SLUC student accidentally choked to death at the Agriculture Building last September, a coroner’s jury ruled during an inquest Wednesday night.

Dennis J. Hinden, a graduate student in plant and soil sciences, was ruled to have died of gastric contents by a six-person jury, said Assistant Coroner John Ragsdale.

Death by aspiration of gastric contents was described by Rockman as a person choking and drowning in their own vomit.

Ragsdale said Hinden had experienced respiratory problems several days before his death. He added that there was no indication that Hinden had been consuming any

In a three-year period, inspectors check every house in the city for zoning violations, according to the director.

Yow said, “It’s hard for us to know if such conditions exist unless we receive a complaint, though.”

Sometimes landlords aren’t even aware of the zoning ordnances, Yow continued.

The code enforcement office is trying to rectify the problem through an education program, though.

If tenants are found to be in violation of the ordinance, code enforcement gives them “ample” time to comply with the code, according to Yow.

Yow explained that in a recent case, a landlord was given a 60-day extension to come into compliance with the code. If the problem is not solved, though, the code enforcement office can issue citations of not less than $25 and not more than $50 for each day the person is in violation.

James W. Rayfield, director of city planning in Carbondale, said the ordinance was enacted in 1974, “not to discriminate against lifestyles, but to diminish disturbances.”

Rayfield said the anywhere you mix two groups of people living together, the behaviors are likely.

Don Mosty, director of the city’s community development, said that when the ordinance was passed, the council discussed the problems the ordinance presented.

Mosty said he thought the council members felt that for a residential neighborhood to remain stable, it must not have potential areas of “communal living” in it.

He said he looked at the council’s move more as an “action to protect family neighborhoods rather than discrimination against students.”

However, Barrett Rockman, a Carbondale landlord and businesswoman, said the zoning regulations caused further problems in Carbondale.

Rockman said the ordinance forces students to live in only 34 percent of the city. The regulations also put an “artificial monopoly” on the housing situation, according to Rockman.

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New public housing under way

By Richard Kern
Student Writer

Two public housing projects being planned and two under construction will be available to single, elderly, or handicapped persons.

Unfortunately, the majority of SIU-C students will be unable to rent in the projects because federal and state regulations bar single people who are not elderly or handicapped, according to Donald Monty, assistant city manager for city development.

Federal Section 8 is a multifaceted system of assistance administered by the Department of Housing and Urban Development. Housing projects built under Section 8 automatically allow 10 percent of the project's occupants to be single persons, Monty said.

Three of the projects. The Fields and the Mill Street Project, including Carbondale Apartments and Mill Street, are being built under Section 8. The Mill Street Project will provide 26 apartments and townhouses for single elderly and 28 units for the disabled. The Fields, a project planned for construction on Lower Lane next to Geor­ge­town Apartments, will provide 16 single units for low-income families.

Even the 10 percent who are not elderly or handicapped must fit in with the project's population. For example, a 50-year-old woman whose children have left home must fit the quality for the subsidized housing for the elderly. Accepting the elderly, Monty said, the project's management is unlikely to "mix elderly with younger families."

"The elderly person or handicapped individual must qualify for housing under the Section 8 guidelines. This is a student, but being a student is of secondary interest," said Monty.

The Carbondale Division of Renewal and Housing of Jackson County Housing Association has planned a fourth project but must be unable to find a site on which to build. This project is not to be built under Section 8, but under other agreements with HUD, small projects that are not federal financial. 26 units will be open only for the elderly and 72 units will be available only to families.

In the JCHA-HUD agreement, the other developments must exclude single persons because of government-funded construction. In order to construct the Carbondale Apartments, the City Council issued over seven million dollars in municipal, tax-exempt bonds.

The bonds were issued on agreement that the development be rented to elderly and handicapped individuals only. The Illinois Housing Development Authority is financing construction of the

This maze of wood and steel will soon become a 321-unit apartment complex for the elderly and handicapped. However, the federally funded project's contractors are building the complex, being built by UMIC, Inc. of McLean, Texas, will not be open to students.

Fields. Renting to other than low-income families is "not part of JCHA's objective," Hughes said.

In order to comply with HUD regulations, Carbondale must qualify for over 400 units designed for low-income families and individuals. Earlier this year, HUD suggested that a "reasonable goal" for Carbondale would be to provide housing for 15 percent of the city's low-income individuals and families within the next three years.

Failure of the city to comply may result in loss of HUD-funded Community Develop­ment Block Grants, a source of funds for several city social services, Monty said.

A parking variance also bars the use of Carbondale Apartments by single people or groups of singles. Carbondale City Council granted the project's contractors a variance, allowing the con­struction of one and half parking spaces per dwelling instead of two. The variance was granted, in part, because the project is intended for an elderly and handicapped population, Monty said. If the project's contractors are building the complex, being built by UMIC, Inc. of McLean, Texas, will not be open to students.
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RIDER WANTED

FORT WORTH, Texas (AP) - The Shah of Iran's health is deteriorating and a senior physician will examine the cancer sufferer next week, a monarch this weekend to determine if more surgery is needed, according to reports. Two former Shah papers filed here Friday.

During the past two days, I have been advised by physicians attending the patient at Lackland Air Force Base that his condition has deteriorated. Dr. Benjamin Good, director of the New York Hospital said in an af­ fordable press conference at the Fort (District Judge Albert White. Kean and Dr. Hibbard F. Williams, chief of medicine at Lackland Air Force Base in San Antonio, where the former Iman has been staying for almost two weeks, said Kean and Williams operated on the Shah in New York, removing his gallbladder.

It was cancer of the lymph glands, diagnosed six years ago. Kean and Williams had to register to Lackland to continue his treatment on this continent. Anti-communists in his homeland are holding 36 Americans prisoners, officials say. They have been held for nearly a year.

Lawyers for the shah are fighting to have him held in the U.S., for a death sentence. They offer to have the shah's death sentence, no trial.

Caterpillar strike continues, negotiators report progress

The United Steelworkers of America Local 1256, which represents Caterpillar Tractor Co., the world's largest maker of heavy equipment, reported that talks had broken down last weekend. But Cliff Hathaway, Caterpillar's vice president of labor relations, said the talks had failed when that of failure of both sides to compromise on tewfew remaining issues... that both the talks and assure con­ tinuation of all on-duty work. The longest strike ever against the firm. "We are so very, very close to settlement and at the same time are very, very close to breaking off these negotiations again," he said.

Caterpillar already has contracts in place that effectively continue in place of contract talks Friday.

Hathaway said the company and union leaders had continued to make progress in the negotiations with only a few remaining issues.

He noted that the negotiations had been based on job assignments, a key remaining stumbling block in the way of a settlement. The union leader had been among the bargaining table Friday when Caterpillar met the UAW's demands.

Both sides were scheduled to resume talks Saturday.
Mobile homes fast burning, report says

(Continued from Page 16)

report, in many cases chipwood flooring (wood flakes and chips glued together into a board) is substituted for standard plywood flooring, and one-by-one wood framing supports are used which have no fire retardant. Fire Chief Robert Riggs, "Once that glue ignites it really burns fast, especially in a closed-in area."

Since a federal building code was not established for mobile homes until 1974, those built before that time are more apt to be of inferior quality and therefore more susceptible to fire, Yow said.

The following is a list of safety precautions based on recommendations from Yow and from the Consumer Protection Division in Michigan:

1. Install a smoke detector and keep a fire extinguisher handy, preferably close to the sleeping area. The smoke detector precaution is also required by the federal mobile home code.

2. Since older mobile homes are not equipped with sufficient electrical current for modern appliances, use extension cords sparingly to avoid overloading a circuit. Cords more than six feet long should not be used.

3. A high thermostat setting (90 to 95 degrees) to keep drafty mobile homes warm forces a furnace to run continuously and increases the chance for overheating.

4. Bedroom windows should be large enough to crawl through in case of fire, and there should be two operable exterior doors.

Activities

Tai Chi Association, meeting, 7 p.m., Pulliam 211.
Victor & Margaret Tugby Art Exhibit, 10 a.m. to 3 p.m., North Gallery, University Museum.
Undergraduate Student Organization, 7 p.m., Activity Room 8 and Marcellus Hall.
Science Fiction Club, meeting, 7 p.m., Activity Room 5.
Campus Crusade for Christ, meeting, 7 a.m., Sangamon Room.
Student Development, meeting, 11 a.m., Sangamon Room.
Dr. Geo Karl, meeting, 3 p.m., Victorian Room.
Fellowship of Christian Athletes, meeting, 3 p.m., Ohio Room.
Christian Science Organization, meeting, 7 p.m., Sangamon Room.
WDC Radio, meeting, 8 p.m., Ohio Room.

Monday’s Puzzle

ACROSS

1. A Mustache
    8. school
    9. Sharp
    10. Corn
    11. Berber
    12. Brain cell
    13. Yellow
    15. Glasses
    19. Peaceful
    20. Green

DOWN

2. Time of day
    3. Car parts
    4. English river
    5. Scarecrow
    6. Orange
    7. Whaler
    8. Fungus
    16. Wars
    21. Fire

FRIDAY’S ANSWER

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Monday’s Puzzle

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1 coupon/customer

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<th>Month</th>
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![Graph](https://via.placeholder.com/150)

**Dwelling Conditions**

**Average: 22.4%**

**Fair: 12.1%**

**Below 3.7%**

**Very Good: 19.9%**

**Good: 40.8%**

**Precautions a must for trailer living**

By Joownload Soni

They may be cheap, but a conclusion to close-to-campus location may be a recipe for disaster. But those are gator boxes on wheels, aren't they? All you have to do is park your mobile home to many SIU-C students and you'll have fire prevention measures that do other modes of housing.

Mobile homes are the fastest-growing form of housing in the nation and the National Commission on Fire Prevention and Control, a federal administrative body, recommends a fire-safe community. Many mobile homes are built in isolated, rural areas, and the high combustibility of building materials is a major concern.

The average financial loss in a mobile home blaze is about four times as high as that of a fire in a conventional house, and the chances of death more than triple in three times as great, according to Consumer Research magazine.

Cardoborough firefighter Gary Hean said and fire chief mobile home owners account for about 33 of the total fires in the township fire station, which serves the 450 mobile homes that are limited just outside city limits.

Most of the fires start near a furnace, Hean said, and are most often caused by improper maintenance.

When wood is allowed to build up in a furnace, it gets hot enough to catch a chimney brick, explained, "Many of the fuel oil systems in older mobile homes do not have a metering system that would allow those people to put the heat up.

The 550 mobile homes within the city limits also face the fire code violations about once a year, three times as often as conventional houses, said.

Inferior building materials also contribute to the frequency of mobile home fires. According to a Progressive magazine.

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