

COUNTERPARTS

A bi-weekly supplement to the State News

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THE HOUSING MAZE:
 apartments
 houses
 co-ops...

Apartment living: Is it a slice of the good life?



By PETE DALY

MSU's apartment-dwelling students are, for the most part, still shelling out those slippery dollars in great quantities in return for a slice of the good life promised by apartment living.

An informal survey of 10 of the larger apartment complexes catering largely to students from MSU reveals what they want and what they actually get.

Criteria in selection of a student apartment centers on dollars, distance and privacy, with optimal privacy meaning one person per bedroom.

Tom shares a three-bedroom apartment with two other men at Meadowbrook Trace. Their unfurnished apartment costs them \$237 a month.

"I like it here because it's cheap and big. I would have stayed in the dorm another year if I could have gotten a single room, even though they are expensive," he said.

However, Tom said he plans to get a room in a house close to campus next year.

"We're 4½ miles from the campus. It's OK going to class if you have a car, but we never get any company out here. If

we want to socialize, we have to drive in to East Lansing to see our friends."

On the other end of the scale are the students living in the maze of apartments near Bogue Street and Grand River Ave. People living there pay high rents for crowded apartments, sardine can parking arrangements and the weekend's ceaseless din of reveling students.

In that area even the pleasure of gawking and shouting out windows at pedestrians can ring the landlord's till. Dave and Roger live in Cedar Village with two other students. The four pay \$300 a month for their two-bedroom, furnished apartment.

"But the people on the other side of the hall pay \$312 a month, because their windows face Bogue Street," Dave said.

Most of the students interviewed said their maintenance was adequate, but some said their appliance repair was slow and others complained of walls in need of fresh paint.

Rick and Keith, residents of Chalet apartments, groaned the loudest. They said their stove and toilet were broken and the rug needed repair.

"People here just give up

complaining," Rick said. "We don't blame the manager because he tries to do his job, but the owner would like to sell these apartments, so he's not going to put any more money into them."

About one-fourth of the apartments surveyed reported bugs — not the Watergate kind.

One former resident of Meadowbrook Trace, now living in Collingwood apartments, said Meadowbrook "was full of cockroaches." Dave, a student living there, said he had not seen any bugs.

"And we've got some food that's been sitting out for ages, with no bugs in it yet," he said.

Pet problems rated low on the gripe list of the apartment dwellers and managers interviewed. Most places flatly prohibited pets except for goldfish.

In spite of such contractual stipulations, some apartment complexes do have residents keeping dogs and cats, and those managers often look the other way.

Pat and Jane, living at Capitol Villa, said they were occasionally serenaded by courting cats and "there are a dog and cat piles scattered

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Joe Quimby, left, and Mark Slaughter, 313 Cedar Village, bring home an afternoon's shopping (above). Left, is a view of Water's Edge Drive showing River's Edge and Cedar Village apartments.

Photos by John W. Dickson

Apartments: What you want may not be what you get

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around outside." Burglary rears its ugly head occasionally in student apartments, but it is usually due to tenants not locking doors.

One such case at 731 apartments on Burcham Street involved a burglar.

"The burglar slipped in through our balcony door during the night," said Linda, who lives there with two other girls. "He took \$20, a few drinks of our booze, a skirt, bra and nylons that my roommate had left in the living room.

"We called the police, who couldn't solve the crime. But they managed to knock over our marijuana plant while they were here," she said.

Living arrangements at student apartments often include communal meals and joint purchasing of food, but some students interviewed said such a policy was inconvenient for them.

"We tried it for a week, but somebody would always be out at a bar when the rest of the guys ate. Then when they got home, all the hamburger would

be eaten up. "Besides, it takes a lot of discipline," he said.

Other students have well organized schedules and menus. Tom, Bob H. and Bob T. are graduate students living in Twyckingham apartments. Their rent, food and utility bills are paid from one communal fund. Bob said their current expenses of food and utilities cost each man \$1.55 per day.

It seems most of the apartment landlords and managers go out of their way to keep their residents content. Many contracts stipulate a fine for overdue rent, but in keeping with their low profile, most managers do not enforce that clause.

Almost every eviction of students reported by managers concerned students who simply refused to pay their rent. Capitol Villa, with students living in 70 per cent of their 172 apartments, had only two evictions this year, both for nonpayment of rent.

Students planning on apartment living next year should look for a place now.

Most of those surveyed who complained the loudest also admitted that they took their apartments late in the summer or fall, long after the best

apartments had been filled.

Though prices at most apartments in the East Lansing area are rising from \$5 to \$10 per person a month, the

outlook for next fall will be 'no vacancy' as usual, once the students with their fists full of dollars return from summer vacation.



Alfreda Binion and Joyce Lamar, Cedar Village residents, leave their apartment for classes (above). Barbara McCann and Anthony Savicke play with a pet bird in a Water's Edge apartment.

Photos by John W. Dickson

Landlords, tenants must pay for new housing law

By MARY ANN FLOOD

Let them eat cake, but they will have to pay for it.

Many people expected the East Lansing Housing ordinance, implemented by a well-meaning housing commission, to raise rents and decrease the supply of low-cost housing.

Rents will rise next fall — even landlords whose houses have not yet been inspected will be adding \$10 or more to the monthly rents — in apartments as well as houses, some landlords are passing on additional costs by turning utility bills over to tenants.

Landlords who have had to do as much as \$500 worth of electrical work in rental units say these costs will definitely pass on to renters.

But several student renters plan to overlook the safety protections offered them in the ordinance and to join with their landlords in deceiving housing inspectors regarding the uses of uninhabitable spaces, such as attic and basement rooms. Some students have already tried to conceal illegal use of such

rooms from inspectors. Others plan to lock the rooms and say they do not have a key.

Whether or not the inspector finds sleeping quarters, such areas are declared uninhabitable. If it is later found that they are used as bedrooms, the city can take legal action.

One student, who pays \$60 a month to live in a basement already declared uninhabitable by the city, had to sign a lease stating that attic or basement rooms declared uninhabitable by the city are not to be used as sleeping areas.

It is to be seen who will be held responsible for violations of this provision.

Byron Brown, chairman of the East Lansing Housing Commission, said the commission is not trying to evict anyone from their homes and that when an appeal is denied, unless it is a case of immediate danger to the health and safety of the tenant, the commission allows correction of the violation at the end of the lease.

"But if landlords are now intentionally renting spaces in violation of the code, they

should not wait until the end of the new lease to correct the violation," Brown said.

The duties of the housing commission include monitoring enforcement of the housing ordinance. The ordinance, passed last June, was designed to solve East Lansing housing problems as enumerated in a 1971 study. It found that increasing numbers of single-family houses were being rented by students whose landlords allowed the homes to fall below safe and adequate standards.

This was due in part to MSU's inability to provide low-cost housing to students. Now, as the housing market tightens and MSU seeks to offer more housing options, such as coed housing, more students may look toward campus housing.

The tenant looking at an unlicensed house or apartment should be aware of possible pitfalls, and should know the legal number of people allowed to live in the rental unit.

Most student houses are in

zones that allow five unrelated adults to live in a single-family house. The housing ordinance allows six people for the same house. The conflict will soon be resolved.

Both codes allow a family and four unrelated adults to occupy a unit, but in the zoning code a "family" is one adult and in the housing code it can be two unrelated adults.

The zoning code limit of five occupants is now enforced.

Another limiting factor is the availability of parking. According to the housing code, there should be a space for every two people in a spot where another car does not have to be moved to get out of the driveway.

The Housing Commission has been granting variances in many parking-related appeals. It hopes to change the parking restrictions in the code, otherwise it may be necessary for some landlords to pave or gravel backyards to meet the requirement.

Basement, cellar and attic rooms are other sources of violations to be aware of.

If a basement room — with more than half the room above the grade — has adequate light,

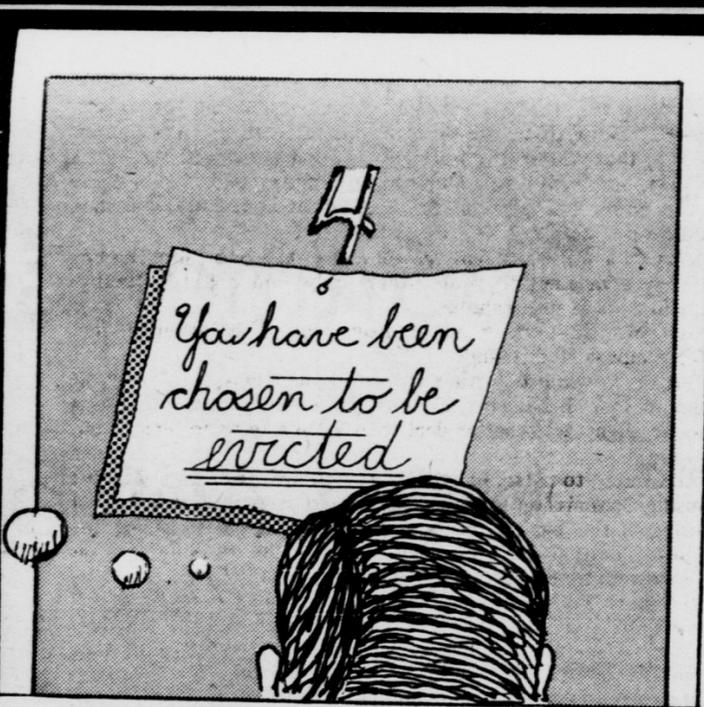
that the housing commission may be granting so many variances during the appeals procedure that it may be voiding parts of the code.

Meanwhile, the commission is working on changes to the code that it has found desirable through practical experience with appeals. The changes under study include changes in parking requirements, cellars, definition of family, ceiling height and room space. On the whole commission members are very pleased with the upgrading of housing initiated by the ordinance.

Landlords who are unhappy with the ordinance are planning to make themselves heard. Some think the ordinance is just soaking the apartment owners for license fees; others find it overly restrictive or fear they will not be able to absorb improvement costs.

A group of landlords plans to join together to work against the ordinance with student support.

But nearly one-third of the rental units in East Lansing are now licensed, and some landlords are happy with the code.



Under the new East Lansing housing code, conditions such as these must either pass building code regulations or tenants, regardless of their lease, must move for their own safety.

Photo by John Harrington

It may not be
all it's cut out to be

ventilation and means for escape by two different exits, it may be granted a variance by the commission upon appeal.

A basement room with more than half of the wall space below grade is seldom considered habitable.

But rooms with virtually no light or ventilation, especially those with a furnace in them or with no exit other than walking by the furnace, are violations.

City Manager John Patriarche announced at the April 2 city council meeting

Some tenants who have seen improvements, like new electrical outlets, guard rails and paint jobs may see the ordinance in the light and intent of its design to upgrade housing for the tenant.

But the many students who search for places close to campus at the cheapest possible rates are oblivious to the safety factor. To them the ordinance seems confining.

As Byron Brown has repeatedly said in reference to the ordinance, "There is no such thing as a free lunch."

By MARY ANN FLOOD

Shopping for houses is somewhat like registering for classes: there is too much to choose from but there are so many others choosing that you have to hurry or you may get closed out.

Rents, landlords, accomodation, proximity to campus and size of the house are some of the important considerations when selecting a house.

Once in a while a tenant can get a deal on a \$45 a month one-room spot in Lansing while others only find a \$110 a month room in a house near campus.

Generally, the further you go from campus the lower the rent is for comparable dwellings.

But, as you move further from campus, transportation costs begin to soar. Buses cost 25 cents yet cover a lot of ground. A student might get a better deal with a Lansing house near a bus route.

According to Mary Luttrell, a landlord and East Lansing Housing Commission member, the biggest student ripoff in East Lansing is the big old house in the student ghetto where the landlord crams five, six or seven people in the dwelling, gets fat off their rent money and never improves the premises.

To many student house hunters, esthetic beauty is a low priority, so close student ghetto housing is ideal and very much in demand. A ghetto-house with five or six people may cost each tenant \$65 to \$80 monthly not including utilities.

Many students looking for houses estimate they are willing to pay \$80 a month maximum. If they search for beauty, however, they may easily end up with only \$90 a month spots to choose from.

Landlords differ on which utilities they will pay. The tenant always pays for the phone installation, security deposit and monthly bills. Other utilities tenants may be required to pay are gas, electricity, heating and water bills. Utility costs vary with the house.

In the winter, heating costs can run quite high and add \$10 or more to each tenant's monthly costs.

Most landlords lower their rents for the summer, allowing a \$65 a month house to go as low as \$55.

One of the most common misconceptions about living in houses, and about off-campus housing in general, is that it is far less expensive than on-campus living.

"A student might learn from experience how to save money living off-campus but after paying rent, utilities, food bills, and giving up valuable time to shop and clean, many students have to be careful not to spend more than they did on campus," Jeff Frumkin, director of the Off-Campus Housing Office, said.

Frumkin feels that another grave misconception about house living is that landlords and tenants are trying to ripoff each other. The situation will differ with landlords but many of them are kindly elderly people looking for some supplemental income.

Others are young ghetto landlords who hope to make a killing in the real estate market.

People move into houses primarily for the privacy of having their own rooms.

One house hunter said she wanted to move into a student ghetto house so she could taste the culture of the area, meaning late parties, hearing rock music next door, playing frisbee in the street and smelling marijuana as a person walks down the block. Or she may mean getting the garbage out on Tuesday morning, hitching to Meijer's for some Hi-Pro-burger, cleaning the bathroom and carrying laundry across town to wash it.

Some house dwellers buy and cook food together and some eat separately. Some places divide household chores and others just leave them to whomever does them.

The atmosphere and workings of every house is as different as the people who live there.

Student ghetto housing: Street frisbee, late parties and crowded quarters



Many students in East Lansing's student ghetto live in homes such as these (above), some well kept and others plagued by overcrowding. Left, two students relax in their casually furnished room.

Photos by Dale Atkins

The joy of residence halls: A gourmet guide for the campus dweller



The lights down this hall seem symbolic of the modernized, uniform style of many of MSU's newer residence halls.

Photo by John W. Dickson

By BOB OURLIAN

If you've decided that off-campus living is not for you, the following gourmet guide to MSU residence halls may help in locating one suitable to your tastes, however demanding, varied or perverse.

While all residence halls have much in common, they do have differences.

East Complex is known for its concrete and asphalt characteristics and lack of trees. There is, however, the

sizable Sanford natural area behind McDonel and Holmes halls which provides much greenery and even borders on the primeval.

Akers is known as a party hall. Hallwide kegers are held usually twice per term with 10 to 15 kegs at each. In addition to these, the predominantly freshman and sophomore population usually holds two or three floor parties each weekend. Rooms at Akers are apartment-style, with two bedrooms, a lounge room and bathroom. Akers houses an

active Black Caucus which provides breakfast regularly for underprivileged children in Lansing.

Fee: Half of the hall is occupied by Dept. of Osteopathic Medicine, leaving residents only in West Fee. Half of West Fee is suites and the other is apartments qua Cedar Village. The apartments—furnished, carpeted and air conditioned—house largely upperclassmen who also prepare their own food. Of the suites, half have meal contracts, like other halls, and the other half are equipped with hot plates where residents can prepare their own food. While hallwide parties are infrequent, they are comprehensive and have live bands. Fee's Black Student Assn. is one of the stronger on campus

and is directed by Art Webb, who is also an officer of the Office of Black Affairs. Four of Fee's six floors are for men, and the top two are women's.

Holmes is one of three MSU halls that will entertain the new coed option of alternating suites. One house will be devoted to the plan, though which one is undetermined. Lyman Briggs College is located in Holmes and approximately half of the residents are Briggs students.

Currently, East Holmes is for men and the west wing is for women. Due to a slightly higher number of men, one house on the women's wing is occupied by men.

McDonel is another hall attempting the alternating coed option. The McDonel hall government is one of the more active at MSU, heading the drive for the side-by-side coed option.

Hubbard is MSU's skyscraper, its 12 stories making it the highest building on campus. The hospital-like appearance is one in which its residents take pride, especially those that live on the top floors. Structural characteristics of the hall affect toilet water, which laps back and forth in strong winds.

Holmes, McDonel and Hubbard halls all have the suite system: two rooms divided by a shared bathroom.

Brody carries with it connotations of freshmen and rancid immaturity, though many people, including Brody residents, disagree with that view. Housing the largest nonmilitary cafeteria in the world, Brody serves possibly the freshest dessert of any residence hall since most baked goods are produced there and distributed around campus.

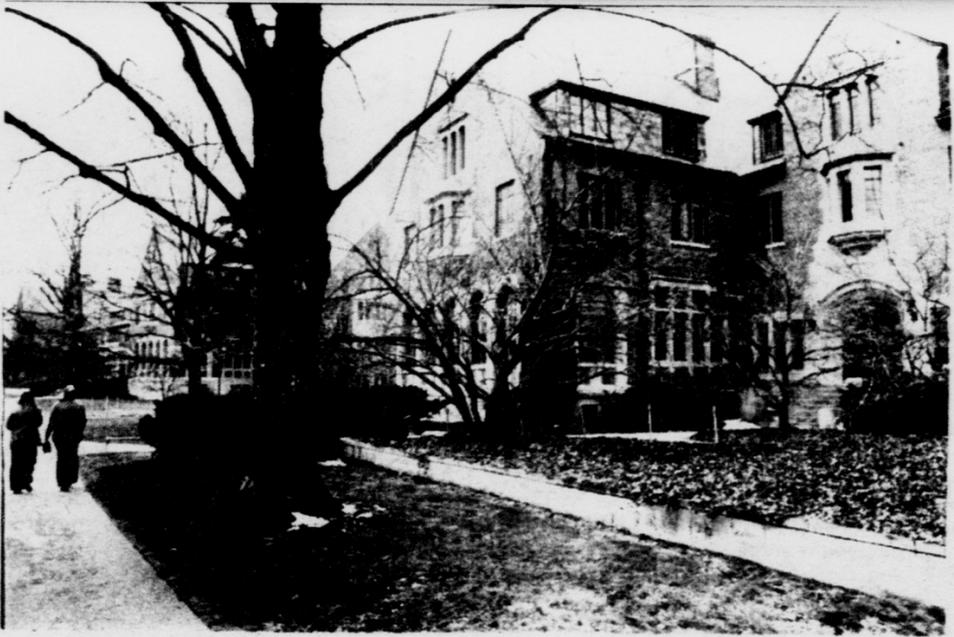
Brody rooms are the roomiest on campus, which is one of its more important attractions. But it has communal bathrooms, not suites. Brody also has more pinball machines than any complex and all University College requirements can be taken in Brody classrooms.

"Spacious Brody" has an active minority program and minority counseling to complement it. Each of the group's six halls has a black culture room, a black aid and Chicano aid.

Brody residents have expressed increasing sentiment for more coed options after conversion of Bailey and Butterfield halls to coed by wing. Rather remains the only all-women's hall in Brody while Armstrong and Bryan remain all-men.

South Complex is characterized by its preoccupation with sports and intramural activities. It is fairly accurate to apply the term "jock" to the lifestyle of many residents, however, it is not as intense and all-consuming

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as some say. Case Hall, for example, has a reputation for study. James Madison College is on Case's third floor and its classrooms provide ample room for quiet study. Roughly 40 per cent of its residents are Madison students.

Wonders will be the third hall to carry the alternating suite coed option this fall. Currently, its predominantly freshman population contains more men than women and one house on the women's wing is occupied by men. An appreciably active residence hall council arranges four to five hallwide parties each year, usually with live music and hard liquor. There also is a concern for intramural sports at Wonders.

Holden has a distinctly socialite atmosphere about it. Coed by wing, men and women often dress up for dinner.

Like its complex siblings, Holden places an emphasis on sports and social events.

West Circle is the stronghold of a dying breed. Four all-women halls in the group have brought the characterization of the "virgin islands." Williams and Mayo halls, both coed, are the more progressive in the group and have tried to dissociate themselves from the image of the group.

Mayo houses men on the first and second floors with women on the third. Williams has men on third and women on second, while first and the basement are split.

Mayo was among the first halls to go coed, but its at first "bold experiment" has fizzled into normalcy. The University's smallest residence hall, Mayo entertains a potentially intimate atmosphere and has occasional

coffeehouses and hallwide parties.

Williams is set up as small apartments in which residents must scrounge for their own meals. The rooms come equipped with carpeting, drapes and a refrigerator. Events with live music, such as coffeehouses, are usually held three to four times each quarter.

Last fall Yakeley-Gilchrist residents voted down a motion to terminate the escort policy in that hall. Quiet and pampered by University maintenance, the hall is said to cultivate the classical idea of femininity.

All West Circle halls have homey fireplaces in the lounges and communal bathrooms.

Low ceilings and small rooms characterize Shaw hall that is the most centrally located hall on campus—near the major classroom halls and in the center of bus service. Predominantly upperclassmen, Shaw residents have the benefit of the Shaw council which provides free films and social events. Shaw has communal bathrooms and is coed by floor.

Van Hoosen is the smallest of on-campus University housing. It is occupied entirely by women in apartment units furnished and carpeted. Rooms are equipped with kitchen facilities.

Most residence halls, except Akers and Fee apartments, charge \$407.50 per term for a double room and \$50 extra for a single.

Prices for Akers and Fee apartments range from \$203.50 per term for a four-man apartment to \$404.50 per term for a single unit.

Van Hoosen Hall charges range from \$381.50 for two persons to \$137.50 for a six-man unit.

Residence halls
offer something
for everyone . . .

. . . well, almost



A Holden Hall resident makes a few repairs on his bicycle (right) while a student walks in front of MSU's tallest residence hall, Hubbard Hall (directly above). A couple walks past Landon Hall, one of the West Circle residence halls serving only women (top). Photos by John W. Dickson



Greek life: An example of good living at a small cost

By JANE SEABERRY

Where were you in '62? If you were like most college students then, you probably yearned to be Greek and live the life of the well dressed, popular, campus socialite stereotype.

Times have changed and so have sororities and fraternities, that several years ago, were faced with possible extinction because they were not "relevant."

However, many well-established fraternities and sororities still occupy houses at MSU at prices close to residence hall fees. Costs differ from house but fees usually range from \$380 to \$480, including initiation, national fees and social charges.

Most Greeks live in old, established houses while others like Alpha Tau Omega and Phi Kappa Tau found it more profitable to move into smaller apartment complexes.

Most houses hire a cook and many of the fraternities maintain the houses themselves while the sororities usually hire maids.

Pi Beta Phi sorority has 13 rooms, housing two to four members in each room. The women sleep, however, in a large cool room called a dormer, so some can sleep while others study, type or listen to music in their rooms.

Patty Sayer, a member of Zeta Tau Alpha sorority likes the atmosphere of a house.

"There's always activity," she said. "There's always somebody there. It's a basic family-type situation."

Costs at the house, located

at MAC Avenue and Burcham Drive, are between \$30 and \$40 more per term than residence halls, Sayer said. There are 18 rooms and two girls share a room, which is slightly larger than a residence hall room, she said.

Neither house is filled to capacity, partly because of University stipulations. Sorority houses must have supervisors and just conform to University regulations.

"The University is part of the problem," Mark Rost, vice president of Alpha Gamma Rho, said. "Freshmen can't move in and upper classmen can't break residence hall contracts, so you have vacancies that are hard to fill."

In addition, many seniors move away from the house into apartments, he said.

Costs at SigmaChi fraternity house, one of the largest at MSU, are \$465 per term. There are 20 rooms, with a capacity for 51 members, however, only 42 live there now, Mike Blust, president said. The members clean their own house and engage pledges in work details. They also have a maid.

All agree that the food is much better than that served in residence halls. Rost said that steak is served four or five times a term and though they do not have the variety of residence hall food it's "good and nutritious."

Most houses have three meals a day with a self-service style breakfast. Lunch is soup and sandwiches and dinner is a sit-down affair.

Most Greeks still have parties and TGs with live bands each term, formals, exchange

dinners, serenades and service programs, which are usually held at no extra cost.

"The biggest advantage is that you can live with other people and be friends and have friends after you graduate," Betty Strobl, Pi Beta Phi member, said. "In an apartment you're more stifled. Here, you get to have a close group of friends," she said.

However, that closeness is one of the reasons why many black fraternities do not have houses, Otis Wallace, president of Omega Psi Phi fraternity, said. But, money is still the

major factor. None of the four black fraternities or four black sororities at MSU own a house.

"We have a small fraternity and we like privacy to a certain degree," Wallace said. "We're not fraternity house dwellers. We have our brotherhood, but it's not necessary for you to live with your brother to have brotherhood."

He added that his brothers are more serious about school and work and can not associate with the "playground type of fraternity thing," of other fraternities.

Terry Young, past president

of the fraternity, said that many of the older members would rather live off-campus because of the privacy.

"In the past we haven't been financially able to have a house," Harriet Shaw, president of Delta Sigma Theta, a black sorority, said. She added that many black students are plagued with financial problems and do not register every term.

"We'd have to have some very stable individuals. A lot of white sororities and fraternities have lost their houses too because they haven't kept up the costs," she said.



Breakfasts in most sorority houses at MSU are self-service (left) though other meals are prepared by a cook. Above, a fraternity member sits leisurely in one of the many decorated rooms of the house.

Photos by Charlie Kidd

Cooperative housing: It could be the way to make ends meet



By GARY KORRECK

For a student who has resorted to everything except standing on street corners to make ends meet, cooperative housing may be the answer.

Per - term costs at the 11 East Lansing co - ops range from \$235 to \$250 with all expenses, except long - distance telephone calls, included. In addition, co - op residents are responsible for an average of three to five hours per week of house duties.

House membership ranges in size from a total of 10 at Knight House, 420 Evergreen Ave., to 50 at Montie House, 548 MAC Ave. With the exception of Montie House, Beal Co - op and Ulrey House, the East Lansing cooperatives are co-educational. Ulrey House, 505 MAC Ave., is the only women's cooperative.

Tim Wernette, a graduate assistant representative for the Intercooperative Council, (ICC), estimates that half the rooms in co - ops are doubles. Rooms are delegated on a seniority basis and Wernette said a newcomer would probably spend his first year in a co - op sharing a room. Hedrick House, 140 - 146 Collingwood Drive, is the only house that determines both lodging and work duties on a seniority basis.

Despite the possibility of having to share a room, or sometimes a triple, co - op residents contend that the situation is eased because co - op rooms are bigger than residence hall rooms.

John Guerrero, a resident of Nexus, 437 - 445 Abbott Road, said the idea of cooperative living is a misnomer because a few residents ignore the work requirement but, in general, the living conditions are much better than in residence halls.

"We eat better and the situation is less structural; we do have officers, but people are free to do what they want to do," he said.

Six of the houses operate under a "supervised housing" designation which means that separate rooms are provided according to sex, a requirement that allows sophomores to live in co - ops according to University regulations.

During spring term, a proposal to make separate bathrooms the only co - op requirement (similar to the recent residence halls co - ed proposal) will be presented to the board of trustees.

Wernette said the ICC, an umbrella organization including all area co - ops, is working to present the overall advantages of cooperative living to students.

"There is a sense of communal need that needs to be met and

co - ops can meet the need, he said.

ICC President Vicki Graham, a resident of Howland House, added that co - ops extend a greater degree of personal trust to individual members than other organizations can. Members who refuse to work can be fined - a practice in some houses - but no one can be summarily dismissed. Both Graham and Wernette agreed that financial problems of individual members are usually worked out.

"One important thing most people don't realize is that there are no landlords involved in a co - op," Wernette said.

Jim Carter, social chairman for Montie House, said members there operate under a constitution ("which is amended often") and that house meetings are held twice a term.

Montie House is one of the three independent houses in East Lansing (Howland and Beal are the other two). The other eight are part of a unique holding company, the Student Housing Cooperative (SHC). Jim Jones, an SHC representative, said the holding company came about as "a sheer miracle" in 1971.

"To the best of my knowledge, we operate the only cooperative holding company in the nation," Jones said.

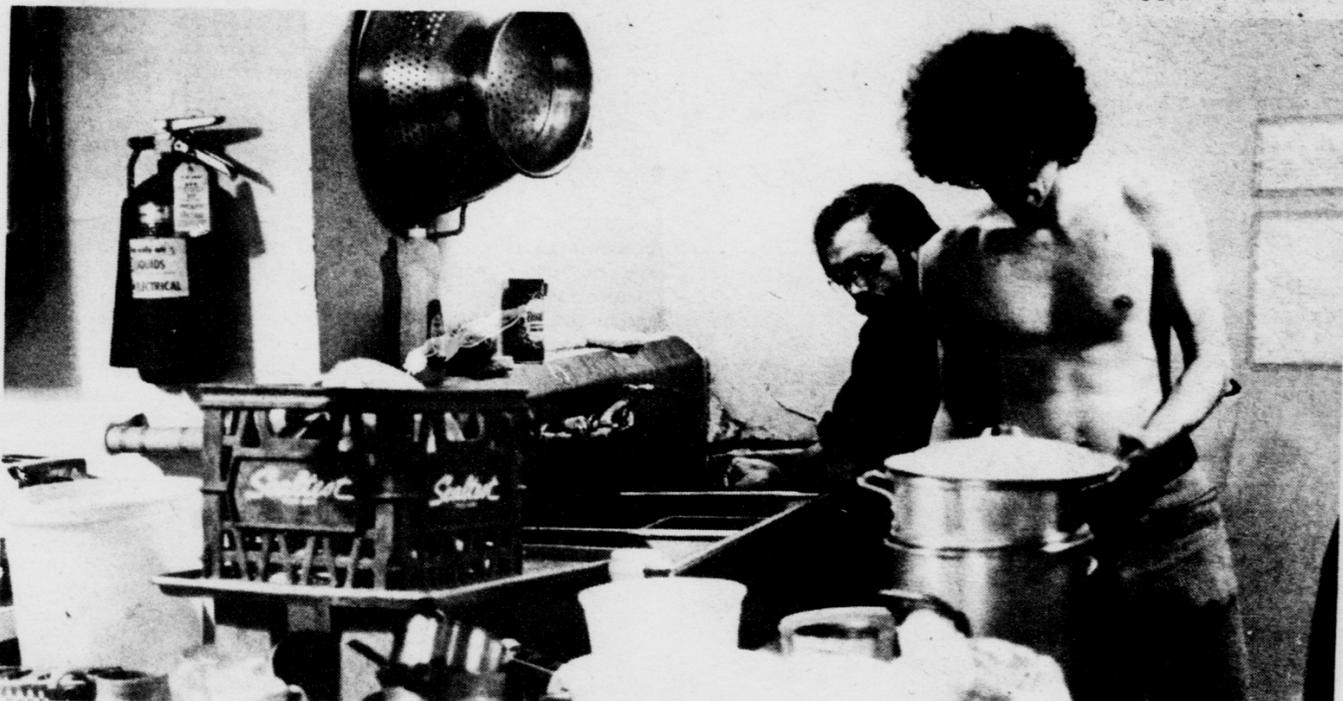
Prior to 1971, all East Lansing co - ops were independent. Beginning with Hedrick and Howland in the late '30s, they served as low - income housing alternatives usually to agricultural students.

Co - ops declined somewhat until the middle '60s when students, saying they were fed up with residence hall living and more anxious to exhibit personal freedom, sought alternative living arrangements. In 1971, a group of five organized SHC, a corporation now worth half a million dollars, according to Jones.

Jones describes SHC's role as less detailed than ICC, dealing mostly with individual house problems. He is reluctant to predict the future of the holding company, which is concerned with "one more present acquisition and the improvement of existing facilities."

Through an ICC maintenance fund, repairs are made on existing houses.

SHC also publishes a quarterly magazine, Pinecone, and Jones said its main purpose is "to show people they can function individually in a communal framework. The amazing aspect of the 1971 formation of SHC is that people saw above the smaller interests to a need for continuity over a long period," Jones said.



Above, Sarah Braff bakes bread and Brian Dodge, right, helps prepare a meal at the New Community co-op. Kurt Niemeyer takes charge of the dishwashing detail.

Photos by Dale Atkins

There's freedom in mobile homes

'You can
even have
a dog'



This trailer in Mobile Home Manor shows what a little ingenuity can do to your portable home—add a second story.

Photo by John L. Russell

By JOE KIRBY

Mobile home living offers an inexpensive lifestyle that many MSU students are using to their advantage.

There are two mobile home parks less than a mile from campus: Mobile Homes Manor, 2756 E. Grand River Ave., and Trailer Haven, 2780 E. Grand River Ave.

Floyd Hewitt, manager of Mobile Homes Manor, said about 65 per cent of the 158 residents are students.

Students can either rent a mobile home, costing from \$125 to \$200 per month, or buy their own home and pay the monthly lot rental of \$58 to \$80.

"A student can buy an inexpensive used unit and then sell it a few years later for almost the same price," Hewitt said.

Warren Huntsinger, a junior living in Mobile Homes Manor, bought his own home and said he enjoys mobile home living.

"I like the fact that no one tells you what to do — you can even have a dog if you want," Huntsinger said.

But Tom Stimmell, a senior, and his roommates were moving out of Trailer Haven this past week because "they're really bad

for people to live in, there's no room," he said.

One of his roommates, Mike McClain, a junior, said: "They're not so hot for throwing parties, they're too small and the neighbors complain about the noise."

Other reasons they cited for moving out was the difficulty they had meeting people in the park and they said students were considered undesirable by many of the other residents.

Mark Monte, a senior who has been living in a mobile home for two years, said he prefers it to living in a residence hall.

"It's harder to get to campus and you have increased responsibility, but I like the freedom," Monte said.

Recently there has been considerable talk about fire hazards in mobile homes. Currently, there are 11 bills before the Michigan Legislature concerning mobile homes.

State Rep. Bobby Crim, D - Davison, sponsor of a bill to create a commission regulating all aspects of mobile homes, said there previously had been no one responsible for mobile homes.

"Construction has gotten to the point where the flash point of materials is such that many homes will go up in two or three minutes," Crim said.



Mrs. Carol Neihsel finds her University Village apartment small and cramped, especially when preparing meals with her two children, Gary and Vicki, around.

Photo by Dave Schmier

Students see married housing as cheaper of two evils

By JUNE E.K. DELANO

MSU married housing is the cheaper of two evils, and that, say most married housing residents, is the reason they live there.

Though they complain that married housing is crowded and noisy, residents usually concede that conditions are the same, if not worse, in off-campus apartments where the rent is much higher.

John J. Roetman, manager of married housing, agrees that the MSU apartments have the same problems as any large apartment complex.

"But we're cheaper," he said. "Our one-bedroom apartments rent for \$117 per month and our two-bedrooms go for \$123. That includes all utilities."

The rent also includes partial furnishings — a sofa, chairs, tables, bed, chest and desk. The lease says, however, the furniture can not be removed from the apartment, so students with their own furniture must store it.

There is no damage deposit per se, but a \$25 fee must accompany the housing application, and it is held until the apartment is vacated.

The lease is renewed on a month-to-month basis, and 30 day's notice is required before moving out.

The married housing office maintains a strict no-pet policy and violators are unconditionally evicted, Roetman said.

The married housing units are divided between three complexes, all in the southwest part of campus.

Cherry Lane is a 28-building complex on Harrison Road between Shaw Lane and Stadium Road. It contains 88 one-bedroom and 204 two-bedroom apartments.

University Village is a 42-building complex on Kalamazoo Street west of Harrison Road. It has 316 one-bedroom and 142 two-bedroom apartments.

Spartan Village is a 138-building complex on Harrison Road north of Mt. Hope Road. It has 756 one-bedroom and 780 two-bedroom apartments.

No special apartments are designated for students with or without children.

"Because there are no zoning restrictions," Roetman said, "there is no limit to the size of a family that can live in a two-bedroom apartment."

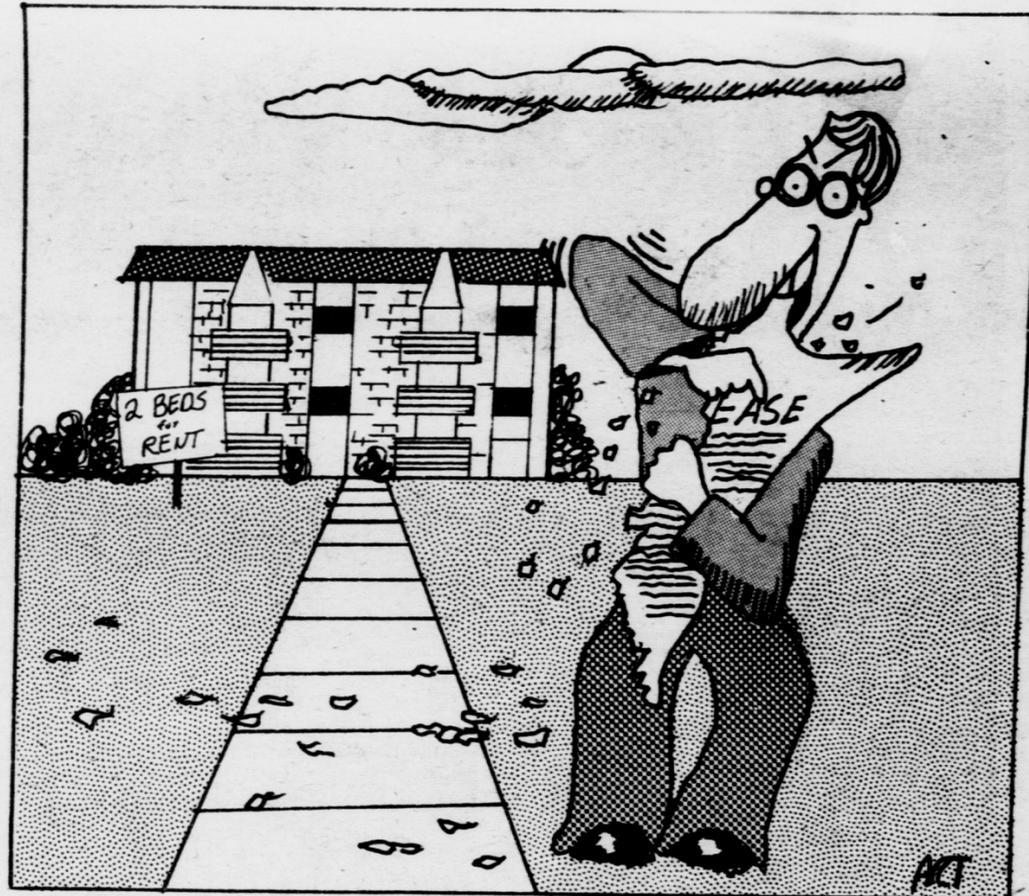
There is no waiting list for this term, he said, but the list for fall term has about 300 families on it. However, he explains, there is a 50-55 per cent yearly turnover, and all those on the list will get housing.

"Only those who get on the list in July or August have trouble getting an apartment," Roetman said. "And they'll have one by the end of fall term."

So the 2,284 apartments stay filled and the popularity is explained simply.

"The apartments are definitely too crowded and noisy," said Gerald L. Rains, 1112C University Village. "But they're also cheap and close to campus. They're the best of any housing available in East Lansing."

Leases: Do you know what you're signing?



By MARY ANN FLOOD

Within the next few weeks thousands of MSU students will be signing leases for their fall housing. Very few of them will know what they are signing.

A lease is a binding contract and should be taken very seriously.

Most students have signed at least one lease-type agreement — a residence hall contract.

In the residence halls, you sign a card that holds you to the terms of the room and board contract for the remainder of the school year.

Once a student signs an on-campus housing contract he is not free to sublease. To be released automatically from a housing contract a student must either get married, drop out of school, graduate or die. Suspensions are granted for student teaching, field work and part-time student status. Financial, medical, family or other circumstances may prompt a decision-making committee to grant release from the contract.

The most important feature of a lease is that it is written. Verbal agreements are often misunderstood or misleading.

The East Lansing Housing Commission has drawn up lease guidelines.

In principle it is the tenant's right to negotiate for the lease, but that seldom happens in practice. Usually the landlord presents a mimeographed lease all ready for the tenant's approval. It specifies the period of time under the lease, dates and amounts for rent payments.

If a security deposit is made, either in the lease or by separate notice within 14 days, the landlord must tell the tenant where the security deposit is being held. The landlord must also give the tenants his address at this time.

A security deposit cannot be

more than 1½ times one month's rent. In residence halls you must pay a \$25 security deposit.

The lease should assign responsibility for paying utilities to either the landlord or tenant and should contain a statement on subleasing your space to another individual.

A tenant has a basic right to privacy just as a landlord has a right to inspect and repair the dwelling. A landlord may enter without permission in an emergency, but he should ask permission in advance for other inspections. The lease may contain a clause stating the landlord can enter at "reasonable" times. What "reasonable" means in practicality may depend solely on how the tenant and landlord get along.

"A lease is only as good as the relationship between tenant and landlord," said Mary Luttrell, a landlord and member of the East Lansing Housing Commission who has done extensive lease studies.

Under the housing code it is the landlord's responsibility to maintain the exterior of the premises. A lease may, however, include provisions covering responsibilities such as lawn mowing, leaf raking and snow shoveling.

A landlord must maintain the interior, too, but the tenant is also responsible for maintaining a clean and sanitary situation. A tenant can

be required by the housing inspector to clean the premises if he violates a housekeeping code.

The lease may also contain specifications about repair responsibilities, painting provisions (done by whom, when and who supplies the paint) and other specifics like contact paper or water beds.

There may be a lease provision granting the landlord the right to raise the rent following a tax increase which the tenant may want to limit.

The landlord has the right to evict, especially when the tenant has not paid his rent. Other grounds for eviction are willful or negligent continuation of a health hazard on the part of the tenant, termination of a lease or squatting.

The tenant has a responsibility to pay his rent

on time, and to alert his landlord to any emergency financial situation that may hinder that responsibility.

The lease may include penalties for late rent and may include monetary penalties for other specifics such as pets kept without the landlord's consent. Pet provisions vary in leases.

The lease should include a statement about parking facilities. It is illegal to park on the lawn.

Many leases include a statement to the effect that except for normal expected wear and tear, the premises should be surrendered at the end of a lease in the same condition as when the tenants began occupancy.

The tenant must complete an inventory checklist of the premises and return it to the landlord within seven days of the day of occupancy.

It is important that the tenant retain copies of all documents including the checklist, rent receipts, cancelled checks, contracts, bills and any communication with the landlord. Both the tenant and the landlord have the right to legal recourse and, should the need arise, the documents are vital.

At the termination of the lease, the landlord must complete an inventory checklist that a future tenant has a right to see. The tenant must notify the landlord of a forwarding address within four days.

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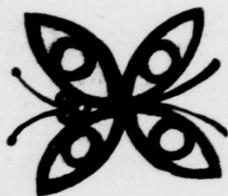
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