

Housing heads plan reorganization

By CAROLYN BEAVER
Of the Emerald

The new co-directors of the Off-Campus Housing (OCH) office plan to organize it as a cooperative effort between all OCH members.

"We like to see things get done," says Sharon Hill, who will run the office with Maria Meza. Both think letting workers follow their own interests will make the office more productive than by "just delegating orders."

Hill and Meza, with OCH since last June, take over for Walt Pavlich, who graduates this term. The two are planning an extensive legislative program for next year's session, and also to strengthen their office and help organize offices at schools around the state

to gain more influence with the legislature.

"The bills presented to the 1977 Legislature were good, but until tenants come en mass," not enough changes can be made," says Hill.

Several amendments to the Landlord/Tenant Act were rejected last year because legislators didn't think there was enough general support, Hill says. OCH members plan to make sure that support is evident next year.

Hill and Meza say the Eugene/Springfield area "is ripe" for a tenant's union, and say if one is formed, they plan to keep it strong to exert as much pressure as possible on the Legislature.

Some of the legislation planned now includes prohibiting non-

refundable deposits and introducing some form of "rent control," or demanding just cause be given for rent increase and eviction, say Meza and Hill.

The OCH office has several areas of continuing research, as well as plans for new research. Hill started a project last fall to look into renter's insurance.

Hill says many times insurance companies won't issue renter's insurance to students who live with one or more roommates because in the case of fire or theft it's too difficult to determine what belonged to who and if it was covered or not.

Hill says that "doesn't seem logical" because students know what their possessions are. Another deterrent is that companies make

renter's insurance "contingent on another policy with the company," says Hill.

Other continuing projects include landlord-tenant workshops, and housing discrimination research, done in conjunction with OSPIRG.

Looking into "the role of housing in city planning," may be a new research area says Hill. They may investigate a "city-University housing contract" or "a housing grant through Housing and Urban Development."

Meza says the office continually gets complaints from tenants, "I've had six calls just in two hours." One main area of complaint is "essential services: plumbing, lighting or heating problems."

Meza says most people don't have any trouble with their landlords, but it often depends on the way they are treated.

"You don't want to antagonize a landlord, you want a respectful situation," she says. "In most cases they're pretty responsive."

It's tax time once again Beta Alpha Psi offers help for the bewildered

Tax time is upon us, and to help students through the worries and frustrations, Beta Alpha Psi, a campus accounting society, will have a tax assistance table set up in the EMU lobby from 10:30 to 1:30 p.m. beginning today.

The table will be available Monday through Friday until April 15. The table is designed for "The student who can't afford to get tax help for small things," says Dave Zechnich, Beta Alpha Psi member. However there will be members with expertise in self-employment and other areas.

Zechnich says the accounting students "will look over the return and make sure they've put the

numbers in the right places, but they can't do any actual writing down themselves. It's against the law."

Zechnich stresses they have to "limit their liability. After all, we're not H & R Block."

Although they're not a professional tax service, Zechnich says most of the members helping are seniors and are very knowledgeable in tax matters.

Several changes in the tax laws last year may make the service a necessary one, says Zechnich. He says more than 800 students used the service last year.

Divestment

(Continued from page 1)

divestment because the managers of the stock would be ordered to use the proper discretion to ensure higher education's endowment funds would not be jeopardized. This means the stock would be sold piece-by-piece and in situations that would ensure no loss to the endowment fund.

According to a state board docket, approximately \$6 million worth of stock in 27 companies would have to be sold if the attorney general rules in favor of divestment.

The attorney general's office could not reveal its interpretations of the pro-divestment legal arguments pending Redden's official opinion. However, the attorney general's opinion is legally binding.

Freeman Holmer, vice-chancellor of the State System of

Higher Education, says if Redden decides the OIC has the legal authority over the stock, the board will probably call an Emergency Board meeting to recommend that the OIC carry out the divestment

procedures.

"We're not going to be the ones holding up the action," Holmer says of the board. "We made the decision and we would like to see its implementation."

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