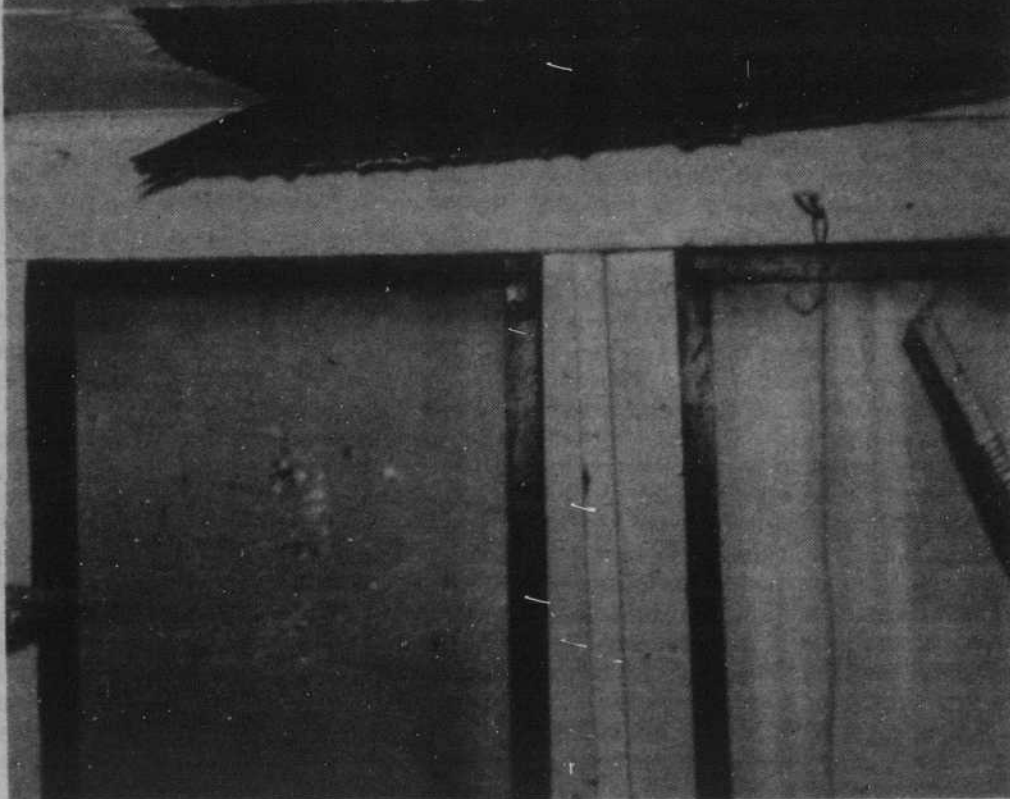


Run down?



When the landlord looks the other way, city housing inspectors can often aid renters whose happy homes need repair. The city department of housing and community conservation usually gets action when rentals violate the city code.

Photo courtesy of City of Eugene

City statutes spell relief if landlords duck repairs

By JACK CONDLIFFE
Of the Emerald

Ever wondered what to do about an early-morning mouse or the dryer the landlord said point-blank he wouldn't fix.

When landlords refuse to make repairs, a call to the Eugene Department of Housing and Community Conservation will usually get some action in situations that violate the city's housing code.

The department responds to calls from tenants or from neighboring property owners.

If an inspector decides from a call that a situation may be a violation, an appointment will be set up for inspection.

Inspection covers the entire dwelling, not just the particular problem for which the inspector was called.

An inspection report is then completed and submitted to the owner.

Inspectors only react to actual housing code violations and do not get involved in rental disputes between tenants and landlords, however.

The amount of time given owners to

correct problems varies says Ray Willard, code inspection supervisor for the city.

"If it's a very serious problem, such as leaking sewage somewhere, we would most likely give a landlord three days to do it," he says.

For less immediate problems, longer periods of time are allowed. Willard notes that many landlords don't have the resources available to make immediate repairs.

"Our technique is to ask people, 'What do you think you can do?'" Willard says. "If it is reasonable, we usually accept it."

Tenants often expect action too quickly, he adds.

"We had a whole bunch of calls about frozen pipes. Plumbers are busy as hell and they just can't get to them all."

Tenants are not alone in giving Willard and the three other inspectors difficulties. He says landlords fail to make repairs, and that there are always a number of cases pending in municipal court.

The city's housing inspection offices are located at the city hall, 777 Pearl St. or call 687-5448.

Tuition (Continued from Page 1)

affect something else. These realistic constraints have allowed him to accept the increase.

"I'm not going to make a big issue of it," Lieuallen says. "If we drop that, then who are we going to raise? I don't want to see increases for resident graduates and undergraduates, and non-resident undergrads are already paying 100 percent of their instruction."

University Pres. William Boyd sees the increase from a less political vantage point than one of bargaining. He's quick to point out the peculiarities and advantages of research-oriented institutions.

"Many areas of advanced study are so esoteric," he says, "that they must draw from the national market to get the proper sized groups of professors and students to achieve a critical mass."

"Additionally, Universities in Oregon bring in \$60 million a year in federally-funded research contracts. The state gains in dollars and quality and students are better served."

But Boyd is willing to accept the increase. "I'm not ready to cry catastrophe," he says. "Any criticisms I have might not be founded. Gov. Atiyeh has gone out of his way to support education

both in word and in deed."

In drawing up his budget, Atiyeh also heard recommendations from the Educational Coordinating Commission. Commission Director T.K. Olson says the governor listened, but chose to ignore the recommendations.

"We recommended a hike to 40 percent for 1979 and 42 percent for 1980," he says. "The governor's plan goes whole hog all the way up to 50 percent of cost of instruction for non-resident graduate students. He didn't buy our advice."

The impact on the group that will bear the increase is not known. Regardless of the tuition increase, graduate teaching assistants will continue to have their tuition costs absorbed. But the exact number of non-residents not on fellowships is not currently available.

That figure was also unavailable to the governor when drafting the budget proposal.

Some educators fear that tuition may become the main consideration is selection of a graduate program if it goes too high. The governor, however, wants to put an end to subsidizing non-residents.

This isn't a year for boat rocking

and no move is yet on for a march through the streets. Though philosophical disputes remain, both sides appear to be accepting the premise that, in the age of the great tax cut, you pay your own way.

Relaxing class open to public

"Learning to Relax," will begin Thursday, February 1 at McKenzie-Willamette Hospital in Springfield.

The instructor for this four-session series of classes is Nancy Hawkins, a licensed psychologist. The fee for the entire series is \$35. Interested persons may get more information by calling the Behavior Change Center at 726-5563.

\$1.4 million addition funds given Education College

Construction of a \$1.4 million addition to the College of Education will begin within two weeks, according to John Hunderup, vice chancellor of a facility planning.

"We're pretty tickled to get some space," says Robert Gilberts, dean of the education college. "We just don't have enough."

Access for the handicapped and electrical rewiring of present education buildings are also included in the contract, awarded to John T. Mooty Construction Tuesday night for their bid of \$1,430,357.

The two-story addition will consist of two large labs and office space totaling 16,873 square feet, says Hunderup.

After years of overcrowding, Gilberts says he is glad the college will receive more space.

The college lacks approximately 35,000 square feet, says Gilberts. The upcoming construction is only one phase of three planned for the college, he added.

"Over the years the College of Education has been in 15 or 16 different locations on and off campus," he says. "We'd like to get the college consolidated in one location."

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