



Photo by Sean Poston

Apartment complexes like this one under construction at 15th and Olive may put an end to student housing scarcity.

HOUSING

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dents that can afford it. Those student who move away from the campus area are opening up older housing near the University for other students," Chupa said.

The apartment building boom is also expected to slow down the rising rental rates in the campus area. Rent has increased 42.84 percent since January 1987, and 8.21 percent from September 1989 to September 1990, according to a study done by Duncan, Morgan and Brown, Real Estate Appraisers.

The ongoing study focuses on 711 units in the campus area in 38 different projects.

"When the new apartments are completed, it will almost put a cap on what people will be willing to spend. The question is, will someone pay about \$550 for a two bedroom older apartment near campus when they can pay the same amount for a new apartment with a little less accessibility to the school," said Tom Morgan, of Duncan, Morgan and Brown.

"I think they (apartment owners) are realizing this and are becoming more hesitant to make significant increases in rents because it could go beyond the affordability range," said Morgan.

The survey showed that average rental rates for the campus area are: \$275-\$325 for a studio

apartment; \$350-400 for a one-bedroom apartment; \$525-\$560 for a two-bedroom; and \$700-750 for a three bedroom.

"In the long run, I can see the rent stabilizing, but it won't go down. I think it will stay in the 4-6 percent increase range, which is just a bit higher than inflation. It is going to be a lot more indicative of a stable market," said Morgan.

As for more apartments in the campus area, "There are just no other available properties for independent companies to build on," said Morgan. "The only other option I see is for the University to materialize a plan to build more housing on-campus."

Students fill dorms

By Tammy Batey
Emerald Reporter

Residence hall move-ins went "remarkably smooth," said Marjory Ramey, University Housing director.

As of Friday, 3,028 students had moved into residence halls with 35 more expected to arrive later through the High School Equivalency Program.

Ramey estimates the official tuition count, which will be in by the fourth week and will account for students leaving the dorms for various reasons, will be about 3,010, an average figure.

The no-show rate has improved from 10 percent in past years to about five percent, Ramey said, attributing this improvement to the \$200 pre-payment fee juniors and seniors are required to pay to reserve a room in a residence hall.

Priority for dorm housing is given to freshmen, although freshmen are not required to reside in the dorms, Ramey said.

The department usually has no problem placing students in special interest dorms. Occasionally students are placed in academic pursuit dorms when they don't want to be, while other students who requested these dorms are not placed there. Ramey hopes this problem can be alleviated in years to come.

"This problem occurs because of no shows. Many students use reserving a room as a hedge if they can't find other housing. We'll try in years ahead to fix that so we can assure all students of a room," Ramey said.

Students waiting for dorm rooms are currently living in temporary housing including unused staff rooms, Ramey said. These students will be placed in dorm housing as it opens during the first few weeks of school. Housing becomes available as students drop out of the University or find off-campus housing.

The alcohol policy in the dorms remains the same, however, the policy will be more strictly enforced this year. Parties involving alcohol are not allowed in residence halls, Ramey said, adding that in the case of a party, the tenants will be held responsible and will be reprimanded without warning.

The department has also taken steps toward the recycling effort.

"We removed the paper cups from food service and replaced them with plastic mugs to allow them to take out a beverage if they want one," Ramey said.

As well, the department set up covered barrels in the basements of residence halls so students can recycle paper, Ramey said. The three barrels, for white bond, colored bond and computer paper, represent the department's effort to encourage recycling. The barrels were approved by the fire marshal and are "set up and ready," she said, adding that she believes the department had to take action first to prompt students to follow their lead.

Family housing has no vacancies and a waiting list has been compiled.



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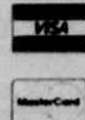
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