

# Oregon Daily Emerald



Shaquala Williams returns to UO Page 7

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## Housing code step gets OK from council

The City Council unanimously agrees Monday to draft a housing ordinance proposal, which will be presented in a session before summer

By Parker Howell  
News Reporter

The Eugene City Council unanimously approved a motion Monday night to draft a housing ordinance similar to one used in Corvallis, moving Eugene residents closer to a new housing code.

The motion called for city staff to create an ordinance that would provide for local enforcement of housing standards. Housing regulations are currently provided by the Oregon Residential Landlord and Tenant Act; however, the city lacks ways to enforce these rules, and renters seeking recourse against their landlords must use the city court. Under the suggested ordinance, negligent landlords could face fines.

Ward 3 City Councilor David Kelly, who represents the University area, said staff will present an ordinance proposal to the council at a work session before the council recesses for the summer. He said final action on an ordinance probably will not occur until the fall when students return to campus.

If approved, the code would go into effect in two phases. First, multi-family units would be incorporated as early as January 2005. The second phase would expand the program to include single-family units and duplexes, effective as early as July 2005.

The city currently has about 30,000 renter-occupied housing units, according to city documents.

The Corvallis code covers four habitability standards, mandating that landlords must maintain structural integrity, plumbing, heating and weatherproofing of their buildings.

Under the Corvallis program, a tenant must show documentation that he or she has informed the landlord about a situation and has allowed the landlord 10 days to correct the problem before filing the complaint. Complaints are handled

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## Buy-back scams strike bookstores

The University and Smith Family bookstores have had an increase of stolen books sold back

By Lisa Catto  
News Reporter

University students who sell back textbooks for strangers could unknowingly be committing a felony.

Eugene Police Department Officer Randy Ellis has been investigating about a dozen instances of stolen books sold back to the University Bookstore and Smith Family Bookstore over the past month. Ellis said the books are stolen from various bookstores or from students, adding that most of the suspects who have been apprehended are addicts who sell the stolen books to buy drugs.

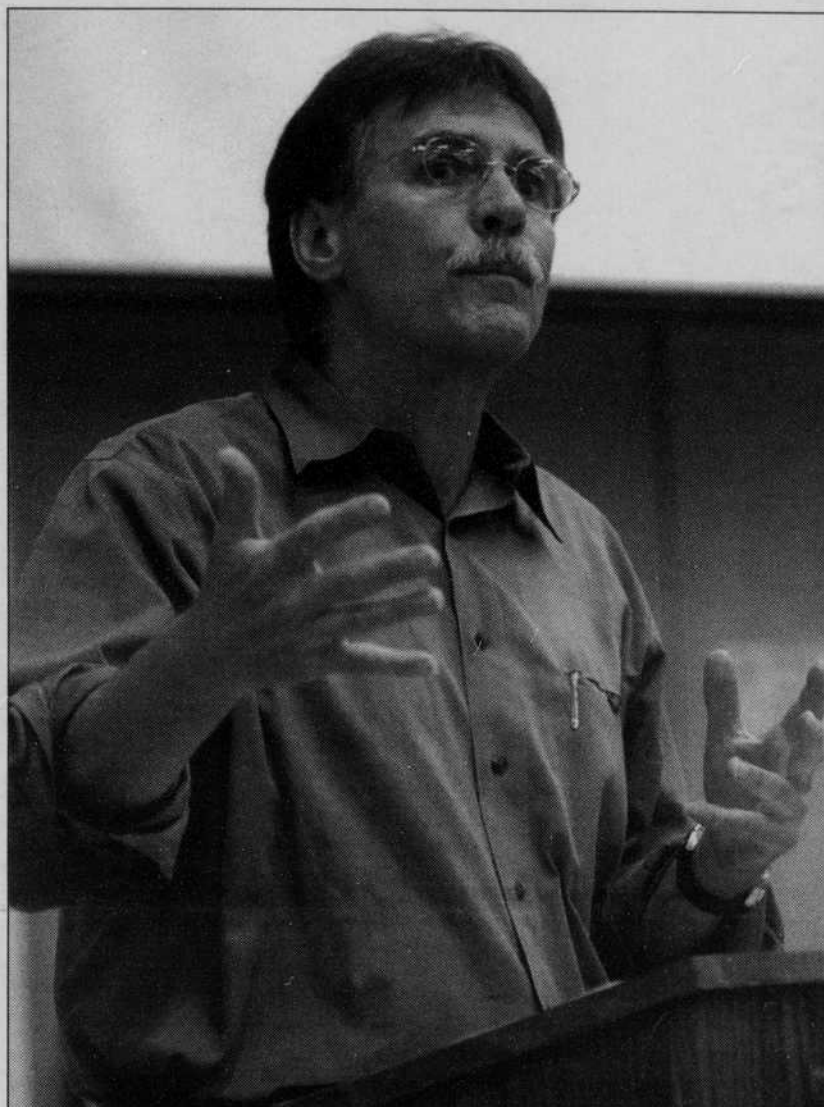
He said that in most cases, someone asks a student to sell books to the University Bookstore using his or her student identification card. The perpetrator promises shared profits in exchange for the favor.

"A student will get his or herself in trouble by thinking they're helping someone and earning some extra cash," Ellis said.

University Bookstore General Manager Jim Williams said

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## CALLS FOR CHANGE



Erik R. Bishoff Photographer

University Committee on the Status of Nontenure-Track Instructional Faculty co-chairman Greg McLaughlin opens the town hall meeting Thursday night in Columbia Hall.

## Finding equal ground

The University's nontenure-track faculty committee recommends policy changes that address issues such as job security and faculty awareness

By Chelsea Duncan  
Senior News Reporter

Nontenure-track instructional faculty — who make up about 45 percent of the University's teaching faculty — are calling for improved salary, compensation, hiring practices and working conditions.

Members of the University Committee on the Status of Nontenure-Track Instructional Faculty presented their draft of recommendations to an audience of about 60 people at a town hall meeting Thursday. The committee's proposal seeks to address the needs of these faculty members, who teach about 40 percent of undergraduate student credit hours.

"We're talking about a big part of the University of Oregon instructional labor force," said sociology Associate Professor Greg McLaughlin, the committee's co-chairman.

Tenure-track faculty members must

undergo intensive six-year reviews to achieve the status of tenured associate professor. And because nontenure-track faculty are often part-time or have less stable contract renewals, many feel they do not enjoy the same job security, opportunities for advancement or recognition as their tenure-track counterparts, according to the committee.

For three years, the committee has been compiling data about NTTIF, including information on hiring, promotion and employment policies. McLaughlin said the committee is now moving from a focus on studying to a focus on policy implementation.

"We're really at a crossroads right now," he said.

The policy recommendations include five themes, the first of which is based on the need for a well-informed and integrated instructional faculty. Committee

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## Student loan rates to reach new lows

As of July 1, current students and new graduates will pay 2.77 percent on variable rate Stafford loans, down from 2.82

By Andrea Coombes  
CBS MarketWatch (KRT)

SAN FRANCISCO — Despite the specter of rising interest rates, student-loan borrowers will soon enjoy the lowest rates in 39 years for the year beginning July 1.

The variable rate on federal Stafford loans, the most common, drops to 2.77 percent from 2.82 percent for current students and new graduates, according to Sallie Mae, the student loan lender. Graduates will pay 3.37 percent, down from 3.42 percent, and parents with PLUS loans will pay 4.17 percent, versus 4.22 percent.

"Interest is accruing at a very slow pace compared to prior years when the rates were as high as 8.25 percent," said Patricia Scherschel, consolidation product executive at Sallie Mae.

Student loan rates are reset each year on July 1. They're tied to investment yields on short-term Treasury bills based on May's final auction, plus an additional formula.

Some borrowers planning to consolidate existing variable-rate loans into a single fixed-rate one would best wait until after July 1. The Education Department allows those with a single variable-rate loan or a mix of fixed and variable loans accumulated over the years to refinance into one fixed-rate loan with longer repayment schedules.

The consolidation rate for Stafford borrowers already in repayment will be 3.375 percent starting July 1, down from 3.5 percent, according to Sallie Mae.

But for Stafford borrowers in a grace period or those in deferment, the consolidated rate is unchanged for the coming year: 2.875 percent.

That's because the process of calculating the fixed rate, in which a weighted average of rates is adjusted upward to the nearest one-eighth of a percent, can smooth out minor changes in loan rates.

Parents with PLUS loans would also find their consolidated fixed rate unchanged for the year, at 4.25 percent.

Until now, it's made sense to time a loan consolidation: If you think rates are going to fall on July 1, you wait.

That may change in coming years. Some in Congress are suggesting replacing consolidated loans' fixed-rate perk with variable rates, because the government's subsidy of such loans — it pays lenders the difference between borrowers' fixed rates

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