

Archdiocese: About 130 lawsuits settled since 1950

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court that the current bankruptcy litigation will last more than a decade and could take longer than 18 years."

DuFresne included an estimate of the annual legal bills for the archdiocese, based on court documents and previous hearings. He put the total at more than \$3.4 million a year, a level that would roughly equal the current claimed net worth of the archdiocese within four years.

Thomas Stille, an attorney for the archdiocese, filed a list of objections to the motion, noting that it departed from established federal law for appointing trustees to help manage a Chapter 11 reorganization plan.

Stille said the motion was "based upon two presumptions: that a Chapter 11 plan will not be confirmed within four years, and that the debtor (archdiocese) will 'burn through' all available assets in payment of professional fees and expenses within the same period."

Stille noted the estimate failed to take into account the annual cash flow of the archdiocese and "ignores this court's ability to regulate payments."

DuFresne, who is not an

attorney, said he filed the motion to help ensure that archdiocese assets are listed and protected.

The hearing was one of dozens scheduled in a complex and emotional case that has forced Archbishop John Vlazny to give up significant financial control over the church after he sought Chapter 11 protection for the archdiocese on July 6.

The archdiocese likely will have considerable influence in developing the reorganization plan, but final authority over its accounts and its real estate holdings lies with the government, setting the stage for some potential landmark rulings.

Last month, the archdiocese of Portland filed a motion requesting mandatory mediation and binding arbitration to resolve about 70 clergy sex-abuse lawsuits that seek for more than \$340 million in damages. The archdiocese has already settled about 130 lawsuits dating from 1950 through 2003 for \$53 million.

The next major hearing is a status conference scheduled for Nov. 19 to resolve a number of issues or set additional deadlines, including a deadline to file any new claims resulting from sex-abuse lawsuits.



BRET FURTWANGLER | GRAPHIC ARTIST

Housing: Opponents seek justification for code

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bureaucracy," said John Morrison of Morrison Real Estate.

Opponents also voiced concerns about the cost and the lack of justification for the code. Many landlords said they had requested a list of problem properties from the Eugene Citizens for Housing Standards last year and have yet to receive a response.

Supporters of the code stressed that the \$8-per-unit cost would be barely noticeable during the course of a year's rent and is worth it to ensure everyone has safe housing.

Brett Rowlett of the Eugene Citizens for Housing Standards said minor costs should not be a factor in such a major issue like enforceable housing standards.

"It is a human rights issue that affects us all," Rowlett said.

Both sides used the housing code in nearby Corvallis as fodder for their arguments.

Landlords said Corvallis has not used the code enough to justify the costs.

"In three years they've had an average of three code issues they've had to address," said Jamie Sterling Cunnard of the Sterling Management Group.

ASUO President Adam Petkun, speaking on behalf of Eugene Citizens for Housing Standards, said the code acts as a warning to landlords and prevents problems.

Rowlett said the code must be working in Corvallis, as it is still supported more than a year after being put in place.

"It continues to have overwhelming support from the City Council," Rowlette said.

Many of those opposed to the code said it seemed inevitable that the Council would pass it but urged councilors to consider some of their arguments beforehand.

The City Council agreed to hold the public hearing after unanimously approving a motion from the Eugene Citizens for Housing Standards to create an ordinance that would provide for local enforcement of housing standards.

Eugene has not had an enforceable housing code since 1983. The ASUO has been working with the community on implementing a housing code for several years.

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Security: New party policy quiets premises

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"for lack of a better word, local street trash and drug dealers."

He said a security package had been in the works prior to the increase in crime and was approved the same day that several incidents occurred. He said he decided a boost in security was necessary as he noticed more and more non-residents on the property.

"I had a feeling it might build up to something," he said.

The University Commons added two uniformed security officers — one on duty at all times — to its two on-site courtesy managers who oversee the apartments.

The apartments' party policy has also been reviewed. Residents are required by contract to register parties with the manager. The former policy allowed 30 people for parties until 3 a.m., but since September, residents are only allowed to have 15 guests until 2 a.m., Gilfoy said.

Regardless of the incidents last spring, more than 100 of the approximate 500 University Commons residents renewed their leases for

another year. Gilfoy said he feels beefing up apartment security has contributed to the decrease in crime.

"It's very quiet over here now," he said.

University seniors Erin Whitney and Elizabeth Weiss said the University Commons had an active party scene when they lived there from 2002 to 2003.

"There was no need to leave," Weiss said.

"There were always people wandering around and you could always find people to party with," Whitney said.

University senior Aurora Borener said she agreed with Gilfoy that the apartments have quieted down this year, although she's not sure what triggered the decrease in activity.

"It's not at all like it was last year," said Borener, who has lived at the University Commons for three years. "It's definitely quieter this year. But a lot of new people haven't made as much of an effort to get to know people, so there were more parties last year."

Senior Josh Bennett lived at the Commons last year and now lives at

nearby Chase Village. He said he doubted things had quieted down in the area and noted that loud music and speeding cars were still typical on Friday and Saturday nights.

"I drive by and there's always crazy stuff going on," Bennett said. "I wouldn't say it's any different than usual."

Duck's Village manager Dan Bebe said he also restructured security policies at his complex this year, but it mainly involved the way officers deal with students.

"They're dealing more one-on-one with students," he said. "They're mingling, having conversations and checking out what's going on."

Duck's Village, Chase Village and the University Commons may be in the same area, but the complexes cater to different student needs, Bebe said. He said Duck's Village doesn't have a lot of partying, because its residents are of a "little higher class clientele."

"If people here want to party, they go to the Commons," Bebe said.

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