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Housing**

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Monday, April 21, 1975

Health problems may result from sewage leakage

**By MARY ANN CHICK
State News Staff Writer**

The failure of two area sewage treatment plants to keep sewage from entering the Red Cedar River could have serious results for anyone who has contact with the water.

Health officials suggest that Red Cedar River frolickers avoid further contact with the water and immediately shower or bathe after contact.

Though Philip Gerhardt, chairman of the MSU Dept. of Microbiology and Public health, said that "it is relatively unlikely that you'll catch anything," it is possible that "you could catch any of the usual diseases that result from fecal contamination."

"If they have trouble, it

would be because of they got their hands in the water and then put them in their mouth," Gerhardt said. "If anyone had a substantial wound they should see a doctor and get a tetanus booster."

He said that most students were safe from hepatitis, but the University Health center said the Ingham County Medical Dept. was checking water samples around the clock to prevent a hepatitis outbreak.

The health center is giving tetanus shots to students who request them or have been in contact with the flood waters and have not had a tetanus shot within the last five years.

Before evacuated residents return to their homes, they should tell the utilities compan-

ies to turn the gas, water or lights back on.

The companies will check individual areas to make sure water in the area will not cause problems.

"Water in the basement could create a potential hazard to those wading in the water — possibly electrocution, a short circuit or other electrical problems," said Joe Wolfe, director of electrical operations at the Lansing Board of Water and Light.

A Consumers Power spokesperson asked their customers to let the company turn the gas back on instead of doing it themselves.

"We have to turn it (the gas) off at each appliance, then turn it back on and relight each appliance one by one," said Chuck Brown, division manager of Consumers Power.

Residents do not need to worry about tap water becoming polluted or contaminated, said William Fishback, director of water operations at the board of water and light.

"If the pipes leaked, the city water would come out," Fishback said. "The sewage or flood waters would not go in because the pressure in the pipes is higher."

Residents with well water should check to make sure the water is pure.

If in doubt, boil the water, add two drops of bleach to each gallon, mix well and let it set for a half hour before drinking.

Gerhardt said precautions should be taken by those whose houses or apartments had been flooded by Red Cedar water.

"If there is flooding in the basement, you have to presume it's raw sewage," he said. "Wash the basement liberally with soap and water and rinse with plain water. If there's any area touched like a wash basin, wash it with chlorine".

Any canned product is safe as long as the outside is thoroughly cleaned with bleach. Gerhardt said that bottles of pop should be thrown out because the tops are too difficult to disinfect.

Though rugs and furniture should be scrubbed and washed with hot water, Gerhardt said that the other precautions were more urgent.

"They aren't an emergency," he chuckled. "Unless you can't stand the stink."



SN photo/Dale Atkins

This is one of the many houses in the Lansing area devastated by the waters of the flood-swollen Red Cedar and Grand rivers. An estimated

1,000 families were forced to evacuate their homes and find shelter in hotels or with friends.

Williamston Dam survives flood

**By DENI MARTIN
State News Staff Writer**

All of the rumors about the Williamston Dam being washed out are false.

The dam, just 10 miles east of here, was still standing Sunday morning, though a steady flow of water lapped over the top of it. Williamston residents casually drove across the bridge that spans the Red Cedar River, assessing the damage left by the weekend floods.

"More people have crossed that bridge today than ever

before," said Williamston City clerk Gloria Alexander. "They're just curious."

A long weekend was quietly ending for Williamston and its residents. And it all began Friday night. At least half the city's homes and streets were partially flooded, due to the heavy rain and its effects on the city's river-level location. Firemen were called in to help flood victims and direct traffic.

"At one point we had 3.65 inches of rain within two hours," Alexander said.

With the river continuing to rise Saturday, Williamston residents, with outside help, quickly mobilized to save their dam and their city:

- Mayor Ray Bachman drove a truck full of sand across town to the police and fire department parking lot and then joined dozens of other volunteers sand-bagging the dam.
- Ralph Shuck mobilized his Boy Scout troop to help fill sand bags.
- At 1 p.m. a shipment of sand bags arrived from Eaton Coun-

ty. Williamston had already exhausted its small supply.

- By mid-afternoon the State Dept. of Natural Resources had two 6-inch pumps working to drain water out of the city's waste water treatment plant. The plant remained operative the entire weekend.
- Twenty National Guardsmen began directing traffic late in the afternoon. Fire Chief Kirt Hunt said no one could either enter or leave Williamston. All the major roads were underwater.

"There are still half a dozen

National Guardsmen on Grand River Avenue," Alexander said "That area's still flooded."

By 6:45 p.m. Saturday it was over. The river had reached its crest — 13.08 feet — and was receding.

Estimates on damages were not available on Sunday, but at least one young man has a problem. He parked his father's blue Buick in the Brook Hollow Country Club parking lot Friday night. On Sunday morning only the windows and the top of the car could be seen under a sea of water.

Flood story: students float, flee

By SUSAN AGER

State News Staff Writer

Glenn Patrick's wife ate dinner alone on their 30th wedding anniversary Saturday while Glenn shook his head and watched ginger-colored water gush from rubber tubes out of the Auditorium.

"Ain't that awful, that Old Man Weather," he said. "It's too bad, I'm telling you. They had to have something like this happen to 'em, especially when there's doings tonight."

A skilled trades foreman with the MSU Physical Plant, Patrick was but one of several hundred people — MSU employes, police, Red Cross volunteers and others — who put down their forks, turned off their TV sets, donned their hip boots and helped a water-logged area keep going this weekend.

Patrick was to have taken his wife out to dinner to celebrate the anniversary. "She understands," he said. The operation to pump the two feet of water out of the Auditorium's sub-basement would take close to 10 hours, and Patrick would stay late Saturday night.

Elsewhere on campus throughout the weekend, 50 physical plant employes worked 12-hour shifts when they normally wouldn't have, pumping water, maintaining electrical power, making sand bags, mopping up. "We had a cross-section of talent on board ready for anything," said Howard Wilson, director of building services.

One electrician made it to work Saturday afternoon only after hooking his tractor to his truck and plugging through a foot of water on the muddy roads near his Charlotte home. Another was on vacation, but came in instead to wade in the dark through filthy water.

At 8 p.m. Saturday three MSU buses sat silently in front of a dark Auditorium, where Tony Bennett and Lena Horne would have performed at 9 if the power had not been lost. Inside one bus, three veteran drivers agreed that they had never seen it quite like this, or made it to work quite so fast.

"They called at 7:15 and wanted me to be in in 15 minutes," said Ken Scott. He made it, despite

the fact that all the roads he usually drives to campus were impassable. The buses would act as shuttles to Munn Arena, where the Bennett-Horne benefit would take place.

Off campus, where needs were more critical and water levels more debilitating, area police departments called out their entire forces to direct traffic, aid in evacuation, barricade roads and help in other minute - by - minute crises.

At the Ferguson Park bridge, where Mt. Hope Road dead ends at Okemos Road, police kept a round-the-clock vigil as the bridge's foundation weakened.

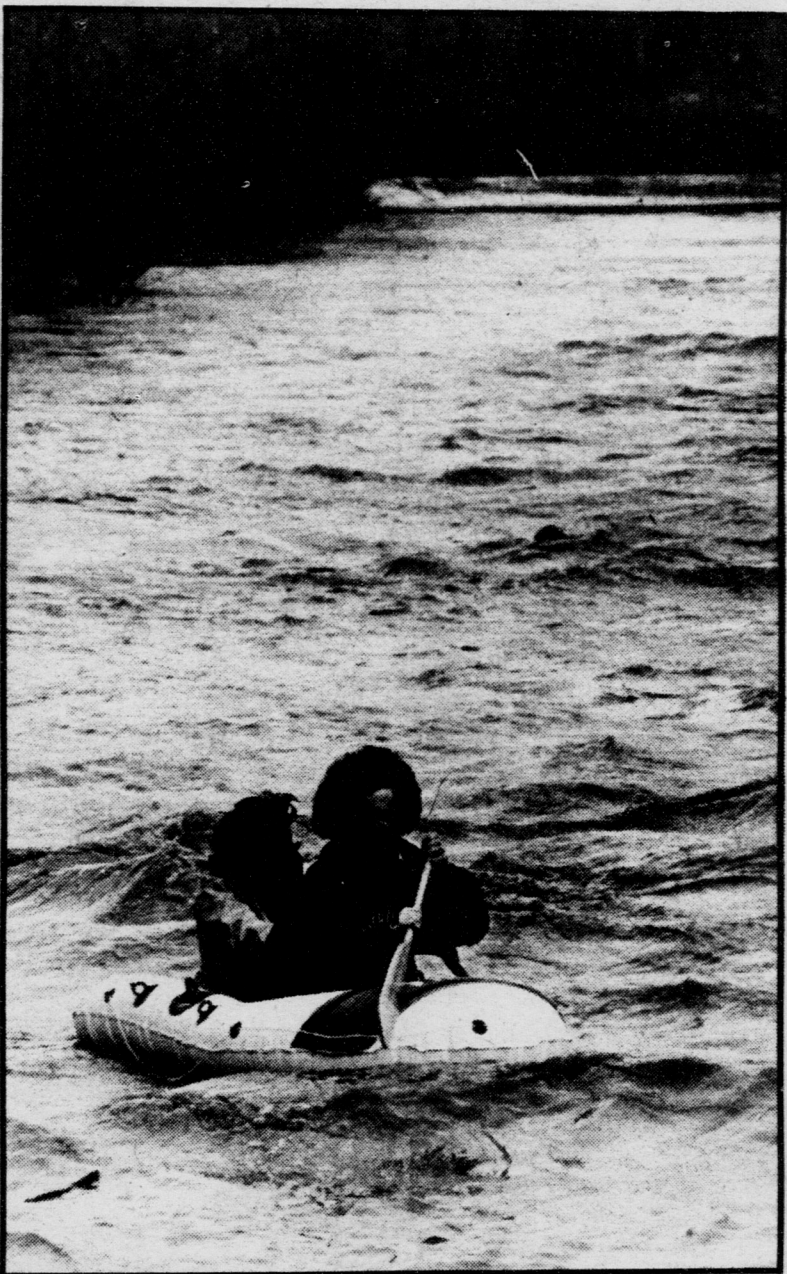
Bob Haddix, of the Army flood prevention detail, had been at the bridge since 5:30 p.m. Saturday with several other men. "We intend to stay as long as the peanut butter and jelly sandwiches hold out," he said, chomping, late that night.

Besides providing food and hot beverages to workers, the Lansing Red Cross had over 200 volunteers out Saturday aiding in evacuations and helping individuals cope.

"The switchboard was ridiculous Saturday night," said Bonnie Crandall, a secretary at the Red Cross headquarters. "There were so many people calling to volunteer to sandbag, clean up, offering houses, trucks, equipment . . . We had more volunteers than victims Saturday night, and MSU students volunteered too, in quantity." Many students, including ASMSU President J. Brian Raymond, spent the night on duty.

And in the wealthy Okemos subdivision of Indian Lakes Estates, where homes valued at \$50,000 to \$350,000 are nestled in a crook of the Red Cedar River off Mt. Hope Rd., a plea for help aired on local radio stations early Saturday evening drew close to 200 volunteers.

Mostly high school students, they helped reinforce with sandbags the dike which separates the lake from the encroaching river, though that helped only temporarily. The dike would break at 3 a.m. and fill many sumptuous living rooms with water and sewage.



Above, two lonely figures out on the rapids appear to be having a good time seemingly unaware of the officials' warnings to stay away from the murky waters for fear of cases of hepatitis breaking out. Below, men worked diligently through the night trying to sandbag the sewers to try and keep them from backing up.

SN Photos/
John Dickson
Leo Salinas





Ice makes stage for Tony, Lena

By DIANE SILVER
State News Staff Writer

It was the gunk that did it.

Saturday, the gunk — the debris, sewage and mineral filled water — gurgled up through the Auditorium drains, shorted the building's electrical system and sent dozens of stage hands, technicians, MSU janitors and administrators into frenzied efforts to transform Munn Ice Arena into a theater.

Less than seven hours after the Auditorium power died, an exuberant Tony Bennett and Lena Horne bounced onto the chilly ice arena state. The show was only 10 minutes late.

At noon, the Auditorium was calm, the stage readied, the band set for a 4 p.m. rehearsal with Tony and Lena. Two - and - a - half hours later the Red Cedar River rose over a power switch, creating steam in the power unit and blowing a fuse.

John Kingsbury, electrician with MSU's Physical Plant, said the river of minerals, debris and sewage created the problem.

"Faucet water's innocent," he said. "It's not a conductor, just plain old H₂O, you know. But when you mix a little Red Cedar with it, it's a different story."

By 3:30 p.m. Physical Plant employees were pumping the water, two feet of it in the power and mechanical room, out onto Auditorium Drive. Two four - inch hoses spewed out water the color of ginger ale.

At 5:45 p.m. with only a few inches of water pumped out, President Wharton made the decision to move the concert to Munn Ice Arena.

At Munn the man in charge of erecting the stage was taking it all calmly.

"I've been here 30 years and expected something like this," Don Starin said. "It's no problem. As long as we have an hour or two, we can make it."

Starin's crew threw the flooring over the ice, erected 20 to 30 wooden tables, tacked brown cloth on them to hide the legs, erected the lights and set up the band.

The erection of the stage was only the beginning of the evening's work. The 20 - year - old Steinway grand piano had to be returned. The changes in temperature and humidity involved in moving the piano to Munn threw it out of whack.

The orchestra arrived, young men clad in tuxedos and black - gowned women, who looked out at the chilly arena and worried that the temperature would make their strings sharp and their brass flat.

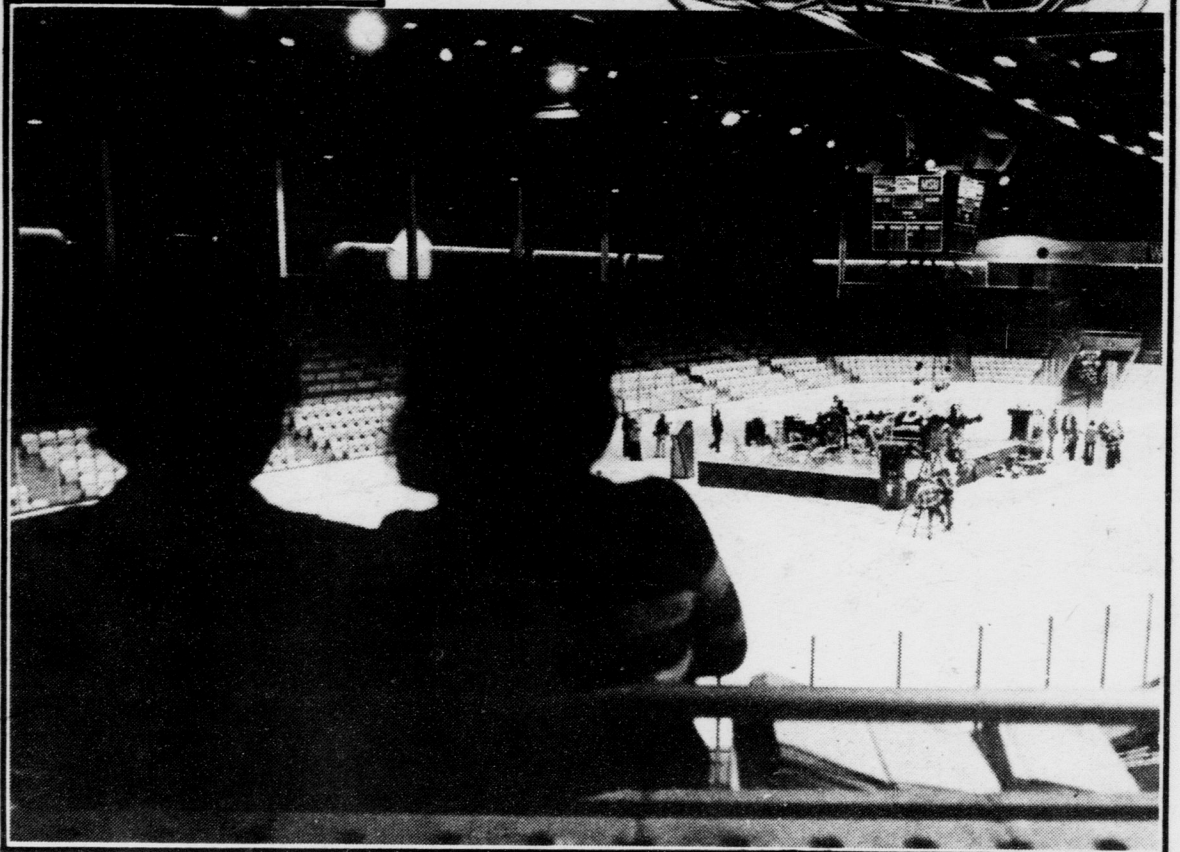
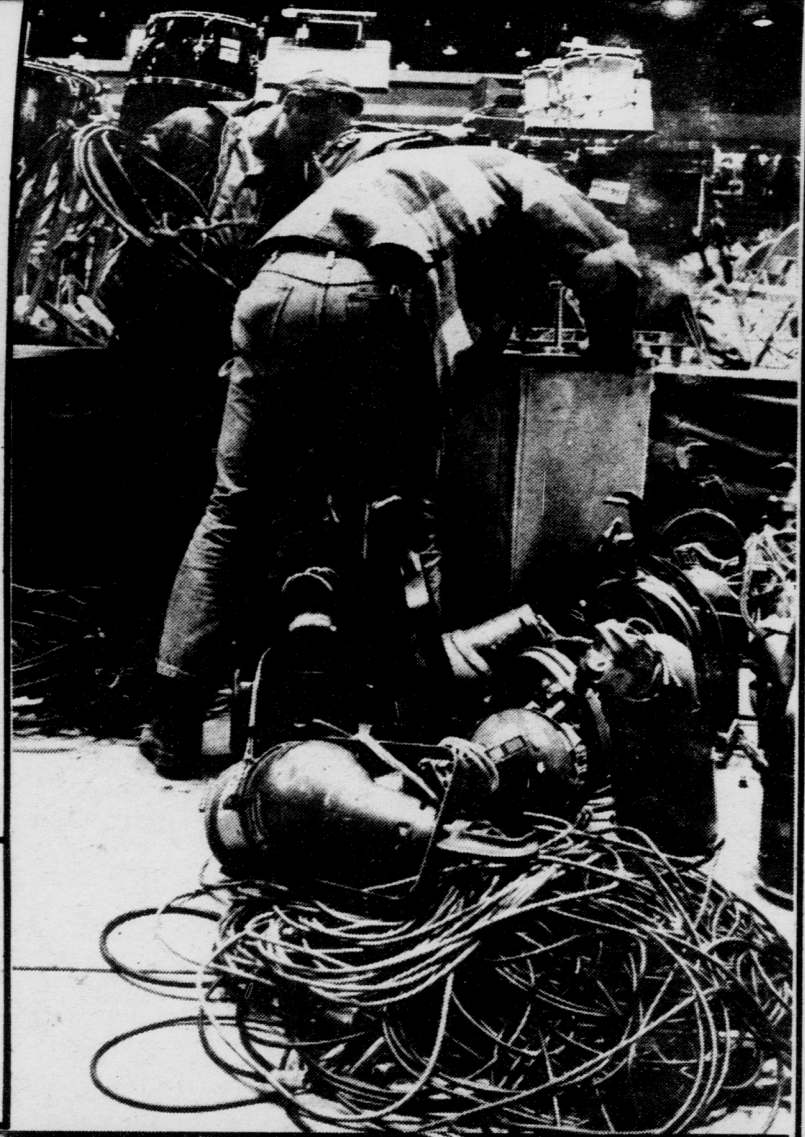
Tony Bennett arrived, more handsome than his photos and surprisingly shy. He quietly said that the change was "quite the unexpected."

There was little grumbling from the audience on the change from chairs to cement bleachers. Some had paid \$100 and others \$50 for their seats.

However, one man sat in his bright blue blazer, glanced sternly around the arena and declared that it was a "god - damned rip - off!"

John Wagner, professor of mathematics who paid \$50 for a seat, said he was disgruntled, because he was not invited to the post - concert reception with the stars. Wagner declared that he would blow his whistle, if the concert did not start on time and proceeded to whip out a silver whistle and toot it.

SN PHOTOS/
DAVE OLDS



Relocated PAC show shines

By DAVE STERN
State News Reviewer

Under the watchful eyes of Biggie Munn's portrait and near the rapidly rising waters of the Red Cedar River, which had already put the Auditorium out of commission, Saturday night's gala fund-raising event for the Performing Arts Center (PAC) came off without a hitch.

The hastily relocated concert succeeded because of the extreme efficiency of the Lecture-Concert staff working under panic-raising conditions.

It was quite a sight — the raised platform holding both a big band and a string session in the middle of the ice arena. You half expected Tony and Lena to skate out one from either end of the rink, pirouetting and figure-eighting in rhine-stone outfits and highlighted by pink spotlights.

They didn't, though.

What they did do was provide three hours of Vegas-style entertainment, starting with a short duet section followed by Horne's set.

Musically, the evening belonged to Lena Horne. With her figure, voice and movement denying her 57 years, Horne truly wowed the audience.

Her voice really is better than ever before; her stage presence is phenomenal. At her best, singing standards from the big-band repertoire, Horne distinguished herself as a blues shouter. Her phrasing exists in that realm of continual amazement occupied only by Sinatra in his better days.

Bennett, though a fine entertainer, had little to offer musically. He has a loud polished voice that he uses to exhibit little but loudness and polish. His melodic presentation often totally loses what the composer has written, yet offers nothing to take its place.

On the other hand, he has a fine rapport with his audience and tremendous respect for his musicians. The solo work during his set was much appreciated.

Despite unavoidable problems posed by Mother Nature's chief deputy in charge of Michigan, the concert came off beautifully.



Spartan Stadium sits above the waters, but the structure seems a better place to watch a yacht race than a football game. SN photo/Daniel Shutt

FEAR AND LOATHING IN EAST LANSING

Citizens join to combat nature

By JOE KIRBY
State News Staff Writer

A touch of fear and loathing, a little bit of beer and then after a blink and a nod an army of gawkers turned out to watch a water carnival as the flood came and came.

As the flood waters began moving in Saturday some people began packing their belongings and making ready for the big escape while others sat back with a bottle of beer watching television convinced that there was nothing to fear but fear itself.

The worries began Saturday afternoon when the City of East Lansing delivered warning letters to people living in first floor and basement apartments along the Red Cedar River.

The letter advised the residents, primarily MSU students, that the river would crest at 12 feet Sunday afternoon and that their apartments could possibly flood. They were advised to remove valuables and make plans to evacuate.

The letter, along with general rumor, served to send many scurrying about to save everything they could before they went under in the expected deluge.

But while some were worrying, those people who lived farther away from the flood were enjoying music and beer. A steady stream of cars drove by along the river and bystanders laughed as ducks ruled over sunken parking lots.

Janet Lilja, 116 Waters Edge Apts., was busy Saturday night piling her belongings on top of desks, trying to get textbooks, clothes and rugs higher than four feet off the ground since she expected at least four or

and laughing about how they would put on life jackets when the water started pouring in.

Five female students from Yakely Hall, Sharon Krawford, Betsy Kuston, Pam Latovick, Esther Hareim and Lauren

to check into a motel room courtesy of the Red Cross.

Early Sunday morning students began returning to their apartments, many surprised to find them still free of water.

Dave Gutenschwager, 261

of students walked along the river, taking photographs and enjoying the sights.

Mike Ratliff was riding down the Red Cedar River in a red and white rubber raft.

"I've been out on the river every other day and there's no reason to stop now," Ratliff said.

Moving rapidly toward the Bogue Street bridge, where there was only about one foot between the water and bottom of the bridge Ratliff yelled, "There's no problem getting under the bridge, all you have to do is duck." With that remark he disappeared under the bridge.

On campus, students were walking around behind Shaw Hall, watching the ducks swim up within a few feet of the building.

In Beal Gardens, small plaques with names of plants floated by. One student who was to have a field trip in the gardens over the weekend for his botany class, said, "Well, at least I won't have to do any floral diagrams."

And the waters prevailed exceedingly upon mid-Michigan; and Beaumont Tower that remained of the University, that stood high under the heaven, was covered . . .

— Genesis reinterpreted

five feet of water in her apartment.

"For all this work, this place better be destroyed," Lilja said.

But across the hall, in an apartment even closer to the advancing water, a couple sat on the couch watching Johnny Carson. They said that when the water started coming in and the electricity went off they would leave.

Next door at Rivers Edge Apts. a group of students whose apartment was only a few feet away from the swelling stream were busy piling plastic bags and stones in front of a patio door, hoping to fend off the flow of water.

Down the street, at a Cedar Village apartment only a few feet away from the water, four male students sat drinking beer

Anderson, were busy sand-bagging all the windows and doors of the Women's Intramural Building early Saturday evening.

"We tried to get to Lansing but couldn't, so we decided to see if we could help around here," Anderson said. "Why do people just stand around and watch instead of helping?"

In most of the apartments located along the river, students living on the upper floors were coming down to the basement apartments offering to let people bring their valuables up to a high and dry altitude.

By about 2 a.m. Sunday most of the apartments which expected to be flooded were empty as students had left to spend the night with friends or

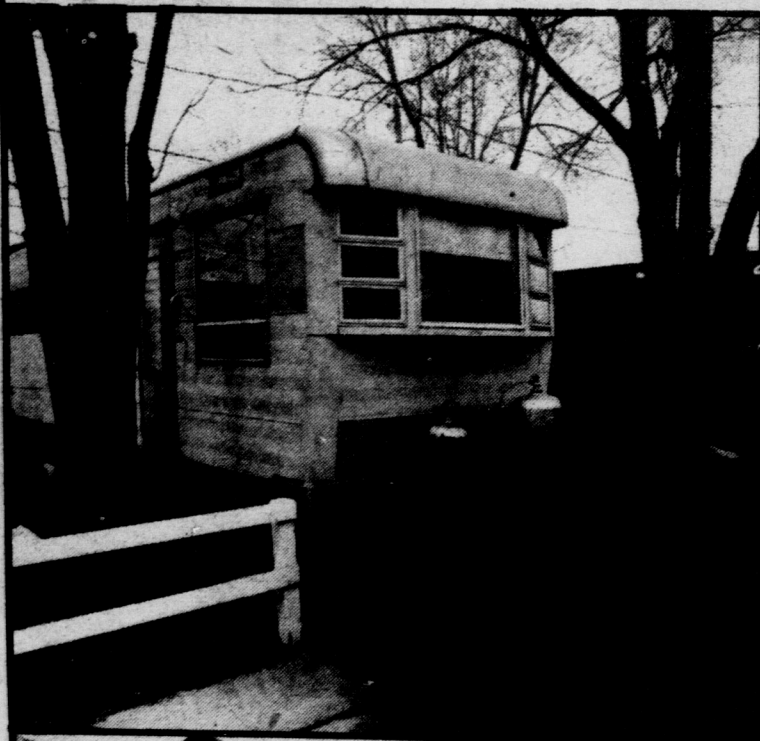
River St., said he had just returned from Detroit Sunday expecting to find his apartment filled with water but things were dry.

"I live in the bottom level but I don't think the water will get high enough to get into our apartment," Gutenschwager said.

As the sun began peeking out from behind the clouds, groups

The flood stories in the special section and elsewhere in the paper were compiled with the help of the following staff members: Mary Anne Chick, Nancy Crane, June Delano, Mary Flood, Joe Kirby, Deni Martin, Brad Martisius, Jeff Merrell, Steve Orr, Paul Parker, Ellen Sponseller, John Tingwall, Bruce Ray Walker and Debbie Wolfe.

HOUSING OPTIONS



MSU mobile homes dwellers live in somewhat cramped quarters, but that disadvantage is outweighed by the minimal upkeep needed and the privacy that mobile home living offers.

Trailer Haven and Mobile Home Manor, both located on East Grand River Avenue about a half-mile east of Hagadorn Road, hold 302 mobile homes. Eighty per cent of them are inhabited by MSU students.

Floyd Hewitt, manager of Mobile Home Manor, said that most students own their own mobile homes and pay lot rent ranging from \$60 to \$80 a month.

"Besides that there is a utility bill that varies depending on the season," he said. "In the winter the price, with the high fuel costs, runs from \$50 to \$55 a month."

An advantage of owning your own mobile home is that it can be sold at a later date

with some monetary return on the investment.

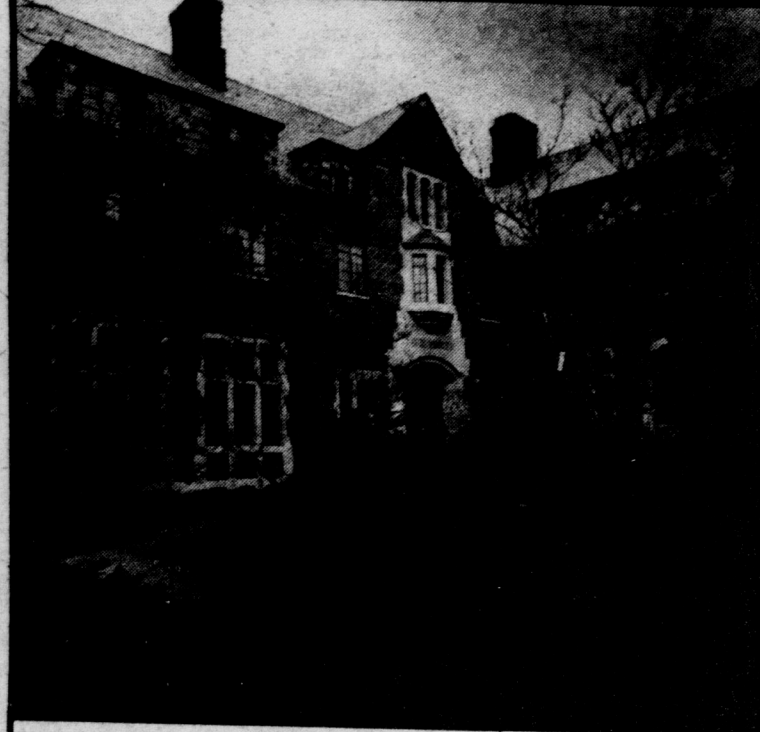
Those students owning their own home usually purchase it from friends or finance it through banks and credit union loans.

Mobile homes are available for rent with cost, including lot rental, ranging from \$125 to \$200 a month depending on the size.

Mobile homes, especially the older ones that students live in, are considered by many to be fire hazards mainly because of their small size and limited escape routes.

Recent legislation requires new mobile homes to have smoke detectors, kick-out windows and fire extinguishers. Many of the local mobile homes do not have these safety devices—mainly because of their age.

But mobile home residents tend to put the danger out of their minds and focus on the efficiency of their unique living quarters.



Residence halls—those great living monuments to university life—are treated with mixed emotions by the people who live there.

The 26 residence halls on campus provide numerous housing options for the more than 17,000 residents they accommodate.

Residence halls range from the old and rustic buildings of Phillips, Snyder and Mayo halls to the newer and massive Akers and Wonders halls. One big difference, other than the obvious aesthetical variance, is that the older dorms have communal bathrooms on each floor, while the newer ones have bathrooms in each room or suite.

Current prices for room and board are \$415 per term and may go up around \$30 per term next year.

Beginning Tuesday residence halls will be taking reservations for next year, with those now living in residence halls getting the first choice of rooms.

At the beginning of this school year there were many problems with dorm room overcrowding, but most of these problems have been solved. However, university officials anticipate more triples next fall term.

Though next year's sophomores will not have to live on campus, many will undoubtedly decide to stay on because of the inconveniences, soaring costs and tight housing market off-campus.

Most students living in residence halls find the food the thing they like least and the social life the thing they like best.

Many residence halls have black culture rooms, pool rooms and offer a wide variety of intramural sports activities.

Dorm parties are very common, especially in the newer halls, and general living conditions are easier with little worry about maintenance, cooking, laundry and other minor hassles found in apartment and houses.

Inexpensive living and togetherness are the major advantages offered to the nearly 350 students living in MSU co-op housing.

Co-ops, on the average, charge between \$270 and \$280 a term for room and board, which makes them the least expensive housing option around.

Most of the 14 co-op houses near campus are older and larger buildings. Eleven belong to the Student Housing Corporation (SHC), B311 Student Services Bldg., and the other three are independently owned.

People planning to join co-ops are advised to call the SHC office (355-8313) before April 30, since spots will soon be filled.

When new members join a SHC co-op, they pay a \$20 loan to the organization that is refunded when they leave the house. They are also charged a \$15 co-op development fee, which is not returned.

Each co-op member is considered part

owner of their house and is required to do a certain amount of work a week.

Dinners are prepared each night by different co-op members. Though most suppers are at a scheduled time, breakfasts and lunches are prepared at irregular hours.

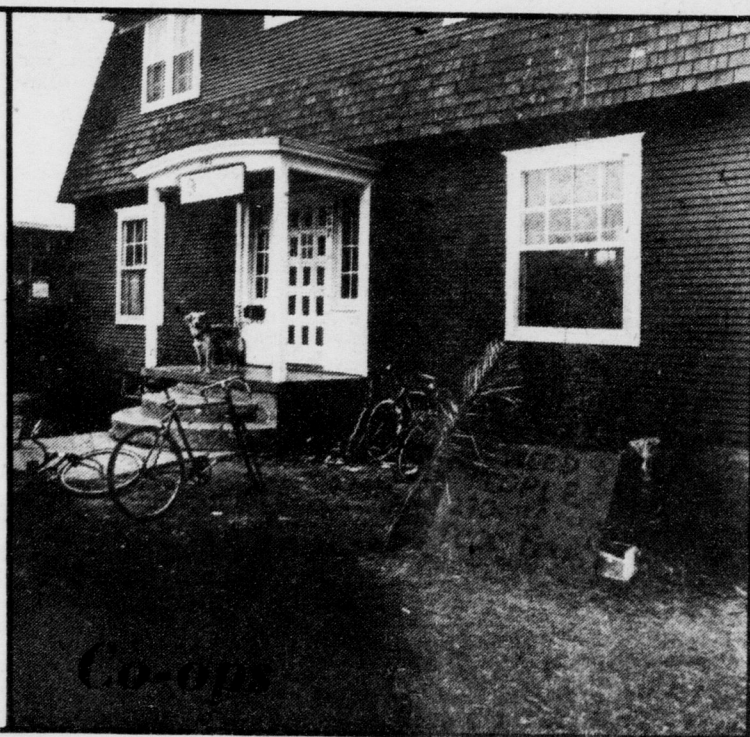
One person in the house makes up a weekly food list and another goes to the store to buy the food.

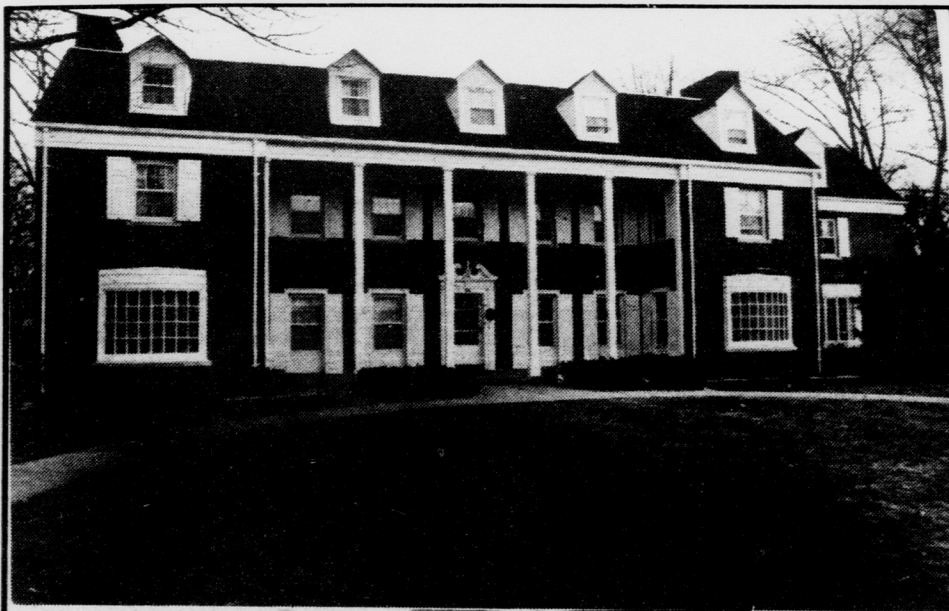
Most co-op members tend to view the togetherness and sharing of responsibilities as a major advantage to co-op living.

Co-ops also sponsor social activities, which range from parties to sporting activities.

Most rooms are either singles or doubles, which members may fix up in their own style.

"It's a unique living situation," one co-op member said. "It gives a person a sense of responsibility, yet there's lots of fun."





Greek life is becoming fashionable again.

More students are rushing the 40 fraternity and sorority houses around MSU this term than anytime within the last five years.

Students living in Greek houses are offered comfortable living but at a cost higher than most alternative living options in the area.

Costs generally run from \$400 to \$480 a term to live in a house. This includes room and board and sometimes social activities.

Greek houses are either professional or social.

A social fraternity such as the Theta Chi fraternity at 453 Abbott Road costs \$430 a term for room and board plus an additional \$50 for social dues that are used to hire bands, have parties or go on trips.

Professional fraternities, such as Triangle fraternity (engineering majors), 242 N. Harrison Road, cost as little as \$405 a term.

Most Greeks sponsor rush the second week of each term to recruit new members into their organizations.

Nearly all fraternities and sororities have a cook that prepares meals. Though the choice of food is limited, most Greeks say it is far better than dorm food.

While doubles and triples are more common in Greek houses, many utilize larger rooms for dormitory purposes while using the smaller bedrooms for study rooms and dens.

A bonus of Greek life is the old tests files. The tests are collected over the years by members of each house and are used as study aids by their members.

Though fraternities and sororities are a more costly living alternative, the recent resurgence of Greek life indicates that people are willing to pay the price for the social benefits.



That ring on your finger can be the key to a relatively inexpensive way to live in East Lansing — married housing.

More than 2,000 MSU students and their families live in one of the three married housing complexes: Cherry Lane, University Village and Spartan Village.

"The price is good and the location is not all that bad," said Dale Harmon who pays \$119 a month for his one bedroom apartment in Spartan Village. Two bedroom apartments in married housing costs \$125 per month.

The rent includes all utilities and some basic furnishings. Though there is no waiting list, students are encouraged to fill out a married housing application at the married housing office now to be sure to get an apartment in the fall.

Quick and efficient maintenance service that is provided free is considered by many as being a major advantage of living in married housing.

No pets are allowed in any married housing apartment and violaters face possible evictions. A 30-day notice is the only requirement for those planning to move out.

There are, however, a few inconveniences in married housing.

Lack of storage area and no thermostats are the major complaints of those living in married housing.

Married housing maintenance crews are just now beginning to put thermostats in each apartment and it may take another two years before they finish.

"It's either too hot or cold," one student said. "We always have to sleep with the windows open."

MSU married housing, despite these inconveniences is still the best deal in town for most married students.

Apartment living offers students all the conveniences of this modern age: small, clean and compact living units and the high rents that go with them.

Apartment complexes blanket the area with different prices depending on proximity to campus, the type of apartment and what floor you live on.

Rents include most utilities except for telephone installation and electricity. Most leases are on a three, nine or 12 month bases.

Prices average \$80 to \$90 a month per person for a two bedroom four-man apartment like Cedar Village, River's Edge and other apartments that are a block or two from campus.

"Of course you're getting ripped off near campus," said Ron Spalter who lives in Cedar Village off Bogue St. "You're confined to a couple of rooms in an

apartment."

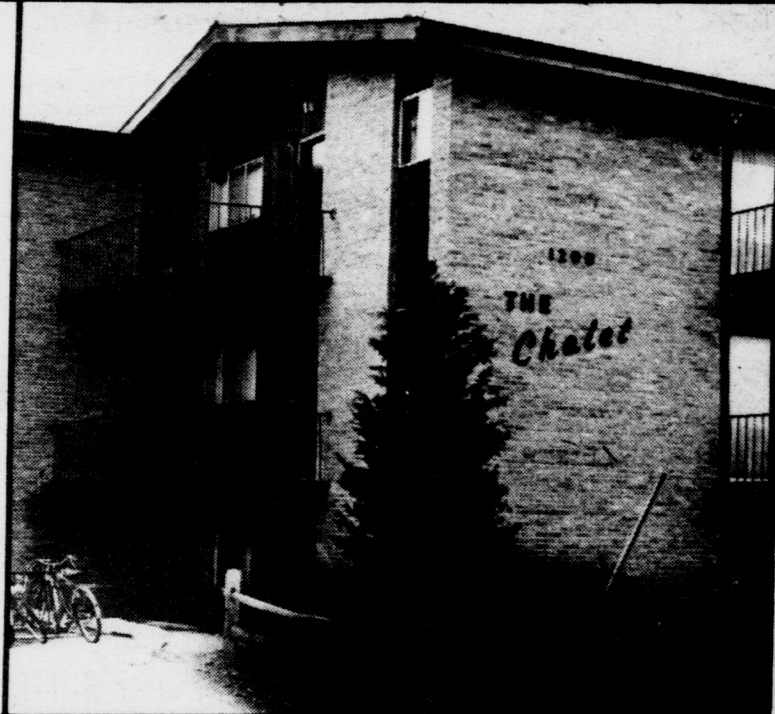
Maintenance is provided free of charge by most apartment complexes whose maintenance ratings vary widely.

For those wishing a cheaper apartment, the search may carry them blocks or even miles.

Campus Hill Apts., located on Grand River Avenue about a mile and one half east of campus, offers students a more spacious living area at about \$70 a month rent.

Strawberry Hill Apts. in Lansing, located about three miles southwest of campus, offers unfurnished two bedroom apartments for four people for \$45 a month per person.

Whether apartment living is the first choice of the masses or not, it winds up as the home for a majority of the MSU students who move off campus.



A renter's house is not always a castle in the East Lansing market these days.

Crowded living quarters, old housing and high rents are just a few of the characteristics of the East Lansing rental housing market—but students still clamour for those coveted close-to-campus houses.

Single bedrooms, some sense of privacy and the down-home atmosphere of having a yard are the major reasons students move into houses.

On the average anywhere from five to eight people live in a house and share the responsibilities of cooking, paying rents, and maintaining the general condition of the house.

Rents average around \$80 a month per person in East Lansing.

Rents for houses in Lansing are somewhat lower—around \$65. More and more students are waking up to the Lansing market as the city's increase in student renters on the east side illustrates.

Area houses are managed by both small landlords owning only one or two houses and large landlords and investment companies that might own 10 or more houses.

Most of the better houses are relayed through word of mouth but once in a while a good deal might show up in the newspaper.

Furnishings and utilities all depend on the landlords. Many landlords pay for everything except for electricity and phone installation while others make the tenant pay for the heat and other utilities.

Most rents are not determined entirely by a landlord's greed but are dependent on the property taxes and upkeep of the house. Taxes in East Lansing are somewhat higher than in Lansing.

Rental housing offers unlimited living alternatives to students along with the responsibilities and challenges of living with other people in a more spacious environment than is offered apartment and dorm dwellers.



E. Lansing is a landlord's dream: Soaring rents and high demand

WHY DO MOST STUDENTS SETTLE FOR LESS THAN THEY WANT IN OFF-CAMPUS HOUSING?

There has never been any comprehensive planning done by either the University or the city in regards to the more than 20,000 students who will inevitably be living off campus.

Thousands of students are annually tossed into a tight East Lansing housing market with high hopes, little practical knowledge and limited incomes. The East Lansing market is simply too small to offer each student his ideal home.

Excessive demands placed on the market have sent rents skyrocketing so that only the people crowded into housing are paying low rents. Everyone else takes what they can get, feeling lucky when they find something they can afford.

ARE RENTS REALLY THAT HIGH IN EAST LANSING?

East Lansing rents are nearly 30 per cent more than rents for comparable housing in nearby Lansing. Fall rents in Lansing's east side houses are running close to \$65 a person, whereas East Lansing rents are up near \$75 to \$85.

Our college town rates have not reached the exorbitant heights of Ann Arbor, which boasts the second highest metropolitan area rates in the country. But we do compare unfavorably to most Michigan cities even in the 1970 census figures which reflect citywide medians from nearly four yearly rent increases ago.

WHY ARE RENTS SO HIGH AND WHY DO THEY KEEP CLIMBING?

The landlords blame the taxes but tenant's advocates note that East Lansing taxes, though higher, simply do not account for the differences. Despite landlord claims that their business is floundering, they keep collecting rent in new cars and new suits. Though their insurance, mortgage and utility costs are high, landlord profit is a key factor.

The cost of renting has increased along with everything else in the past few years. Utility, maintenance costs and increased taxes are partly to blame though the increased demand for off-campus housing cannot help but jack up the rents. It is interesting to note that owners of run down, seldom repaired properties are increasing rents as much as those who actually put money back into their properties.

WOULD RENT CONTROL HELP?

An intelligently applied rent-control package could possibly slow rents down but chances for rent control in this city are mighty slim. The current city council is not inclined toward the idea and it is doubtful that the three new council members to be

elected this fall will be drastically different.

Despite the fact that the attorney general's office has never really said whether a Michigan community can actually implement its own rent control, the Human Rights party (HRP) in East Lansing is beginning to plan a petition drive to put a rent control referendum on the ballot in November. The HRP in Ann Arbor has done this twice. Both times they were defeated by a strong anti-rent control landlord force that sprung up in the city.

ARE THERE ANY CHANCES FOR NEW CONSTRUCTION TO HELP OPEN THE TIGHT MARKET?

The prohibitive costs of construction and the lack of building since the big East Lansing apartment boom (1965-70) are reigning supreme. No city housing observers have any word of upcoming development. There is land available in the northern sector of the city but some of it is as far from campus as the apartments in Meridian township. Further development and use of bus routes could change the complexion of the housing market by making these areas more attractive for building.

It should be noted that many of the apartments built in the 1965 boom were built on land then fully developed with housing though the demand for that housing was not nearly that of the highly popular converted single-family houses being rented now.

WHAT ABOUT UNIVERSITY LAND?

Several University officials have admitted that the University had only retained the sophomore on-campus living requirement to insure that the University would be able to pay off the loans taken to build the residence halls. In the last 30 years the University has borrowed an estimated \$150 million to build the MSU residence halls and married housing. They still owe nearly one-third that amount.

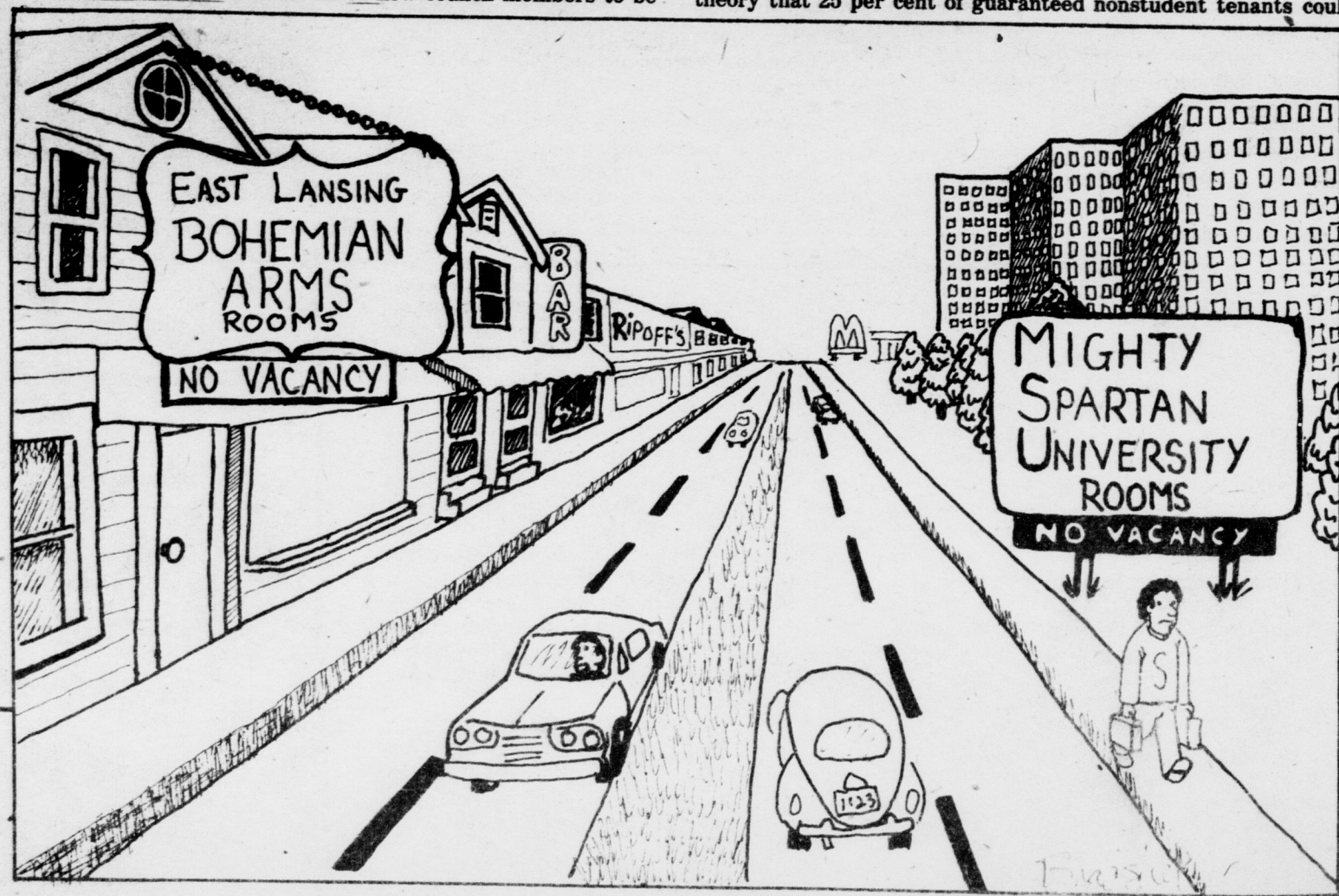
With a debt like that it is unlikely the University would invest in more residence hall buildings. But some East Lansing city officials are beginning to ask around about the possibility of the University leasing land or somehow allowing private building on University properties close to the central business district and the center of campus and thus more attractive to the student renter.

IS THERE ANY PUBLIC MONEY FOR ADDITIONAL BUILDING?

The only foreseeable public funds are the federal housing assistance money — Title II Community Development funds. Though these can not be directly used for students they may be used to encourage building through guaranteed subsidy of a percentage, probably less than 25 per cent, of the tenants in the new complex. Though the concept has not been proven yet, in theory that 25 per cent of guaranteed nonstudent tenants could

"No matter what the shape, what the price of the housing, if it's close to campus you can get somebody's father to pay for it. People beg me for houses in the fall."

— an East Lansing landlord



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By BRAD M
State News
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provides the impetus for building that would house up to 75 per cent students in the nonsubsidized units.

WHAT ABOUT THE EAST LANSING HOUSING CODE? IS THAT CONTRIBUTING TO THE PINCH?

If the housing code were enforced to the letter a good deal of the apartment and housing rentals in the city would have to be cut to at least half occupancy.

But the code is not being enforced. Most landlords and tenants simply ignore the parts that would be most inconvenient or devastating to them. Tenants are finding they can lie their way around having the housing inspector see that they never got the mattress out of that basement room or that they have more people and cars than the code's parking section requires. It is only the most conscientious and probably gullible landlords who are altering their rental capacity because of the code.

It is important to know that the nonenforcement on the part of the city is, in part, due to the fact that the housing commission and the council have found some merit in some of the complaints of the landlords and tenants about the code conflicting with other codes and being excessively restrictive in parts. The council is currently considering some changes to the code. The most important of these could involve the parking restrictions and the number of roomers allowed in certain zones.

HAS THE CODE BEEN GOOD FOR ANYTHING?

Despite all the complaints about the workings of the code it has accomplished part of its goal to make the city's rental housing — especially in older neighborhoods — safer and healthier.

The one thing the code has done, most effectively in apartments and houses where the tenants are aware enough to point maintenance problems out to housing inspectors, is to get torn screens mended, overloaded electric circuits remodeled, missing windows replaced, leaky faucets fixed, weary interiors painted and it has even gotten new garbage cans for some.

The only possible complaint to these improvements is that the landlords are passing improvements costs on to the tenants in increased rents. But in this year of inflation, most tenants, especially those whose landlords pay the soaring utility bills, cannot help but expect an increase.

IS ANYBODY WORKING TO EASE THE EAST LANSING HOUSING CRUNCH?

At this point neither the city nor the University have decided that the housing of students off-campus is their responsibility. There have been some rumblings in City Hall about talking with the University about their "mutual" housing problems but basically nobody is working very hard to change things.

WHAT CAN STUDENTS DO ABOUT THEIR HOUSING PROBLEMS?

Some students have beat the high costs through co-operative living, purchasing their own homes. But this activity has been limited. In Ann Arbor, the university has even subsidized some of the co-ops.

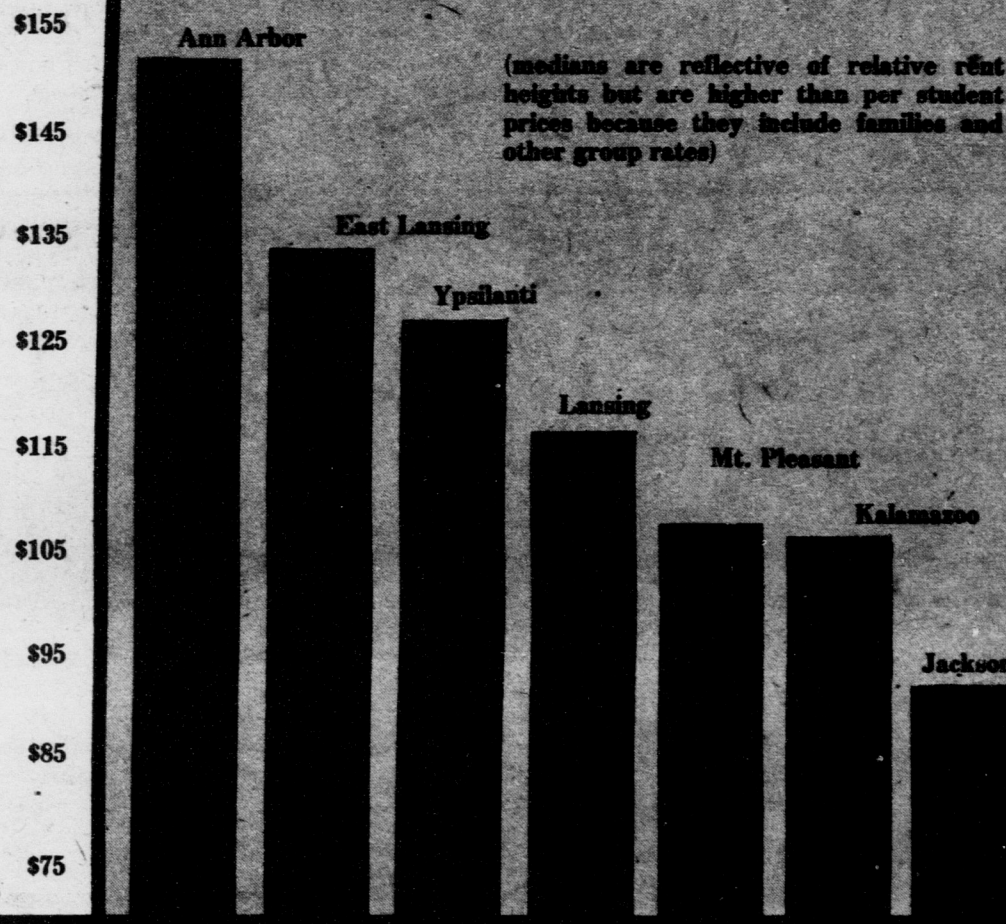
An up and coming East Lansing landlord has said that "No matter what the shape, what the price of the housing, if it's close to campus you can get somebody's father to pay for it. People beg me for houses in the fall."

If there is no new construction and no rent control, the only way anything will change is if the demand suddenly shifts. But for the last few years, landlords have been able to pick and choose their tenants and if one does not like something in the lease or that ominous hole in the roof they can get somebody else who will take it anyways.

In the last few years it has become obvious that more and more MSU students, especially those who have been in the area for a few years, are moving to cheaper rents in Lansing's east side. A few, even some without cars, are moving along the bus route lines in outer East Lansing and Meridian Township, too.

Short of buying their own houses, it seems that one of the best ways to deal with the East Lansing market is to look elsewhere.

MEDIAN CONTRACT RENT- 1970 CENSUS



SAMPLE APARTMENT MARKETBASKET

APARTMENT	LOCATION	MONTHLY RENTS (2-bedroom, 4-man)	FALL VACANCIES
Cedar Village (351-5180)	303 Bogue St.	\$80-\$85	few left
Rivers Edge (332-4432)	1050 Waters Edge Drive	\$85-\$90	few left
Cedar Greens (351-8631)	1135 E. Michigan Ave. (one block west of Brody)	\$90-\$100 (1-bedroom, 2-man)	many left
Halstead Apartments (351-7910)	various locations around central city	\$60-\$95	75 per cent filled
Burcham 731 (351-7212)	731 Burcham Drive (7 blocks north of central campus)	\$70-\$75 (1-bedroom, 2 or 3-man)	many left
Twyckingham (351-7166)	4630 S. Hagadorn Road (one-fourth mile south of east campus)	\$75-\$80	few left
Kings Pointe East (332-8215)	212 East Pointe Lane (three-fourths mile north of central campus)	\$45-\$50 (unfurnished)	few left
Capitol Villa (332-5330)	1664 E. Grand River Ave. (three-fourths mile east of central campus)	\$67.50 \$47.50 (unfurnished)	few left
Campus Hill (349-3530)	4969 Campus Hill, Okemos (2 miles east of central campus)	\$65-\$70	many left
Strawberry Fields (393-0210)	4925 Dunckel Road, Lansing (5 miles south of central campus)	\$40-\$50 (unfurnished)	leasing starts in August

The ins and outs of renting

From start to finish the rental agreement is a mass of responsibilities for both parties. Basic understanding of these duties help a tenant know what to do until the lawyer gets there.

WHAT ARE A LANDLORD'S RIGHTS AND RESPONSIBILITIES?

The landlord has the right to select tenants (as long as there is no race or sex discrimination), to inspect and repair (with tenant permission to enter unless emergency), to evict if conditions merit it, to change the rental agreement with one rental-period's notice if there is no lease and to seek legal recourse.

The landlord has the responsibility to keep the rental units licensed and in good condition, to maintain the interior and exterior (unless stated otherwise in the lease), to exterminate pests present at beginning of lease or in more than one unit of a multiple dwelling and to live up to all lease provisions.

WHAT ARE THE TENANT'S RIGHTS AND RESPONSIBILITIES?

The tenant has the right to full use of the rental property and should complain if landlord negligence is barring use of some section. The tenant also has the right to privacy and the landlord should ask permission to enter unless it is an emergency (state legislators are considering a strict law on this matter), the right to obtain receipts for all money paid and, of course, the right to legal recourse.

The tenants must pay the rent the day it is due, keep the rental unit clean and sanitary (the tenant can get a housekeeping violation from the city for sloppy care), care for the landlord's furnishings, give the landlord one rental period's notice before moving out, park vehicles in proper assigned spaces, exterminate pests appearing in their unit alone after the beginning of lease and like the landlord, they should live up to all lease provisions.

WHAT GOOD IS A LEASE?

Though some tenants think they are better off with the freedom of having no lease, the written contract can protect the tenant as well as the landlord. Nobody ever foresees that they will wind up in court over security deposits, damages or evictions and that they could save themselves big hassles by getting everything in writing right from the start.

The lease and all letters and receipts should be stored safely in case they are ever needed.

WHAT SHOULD BE IN A LEASE?

In as simple language as possible, a lease should set forth the responsibilities of both tenant and landlord. It should list who is responsible for repairs and utility payments. It should also set forth procedure on parking, late rent fees, guests, landlord's access to the dwelling, garbage, noise and other specifics like whether the landlord will pay for tenant painting and whether pets are allowed.

The lease should, of course, also specify rent amounts and when and how they are to be paid.

WHAT ELSE SHOULD BE DONE TO INITIATE A RENTAL AGREEMENT?

At the beginning of a lease, the landlord usually requires a security deposit to be paid. This cannot equal more than a month and a half's rent. This deposit must be placed in a regulated financial institution or a bond must be deposited with the Secretary of State's office.

The landlord must supply the tenant with an inventory checklist on which they can note all property and damage on the premises. The tenant must return a copy of the checklist to the landlord within 7 days of the time they began occupancy. The tenants have the right to see the checklist from the previous tenants.

WHAT SHOULD A TENANT KNOW ABOUT THE EAST LANSING HOUSING LICENSE BEFORE THEY RENT A PLACE?

Some landlords have been lying about the habitable status of basement and attic rooms and the occupancy allowed according to code parking regulations.

You can find out whether the rental you are thinking of taking has been licensed by calling the East Lansing Dept. of Building and Zoning. If it has been licensed, they will have a list of uninhabitable rooms, code violations and a follow-up report on the property.

Though the housing code has forced some minor physical changes that add up in older houses, the portions of the code that restrict occupancy have not been enforced.

WHAT MUST A TENANT DO TO INSURE A FAIR PORTION OF THE SECURITY DEPOSIT WILL BE RETURNED AT THE END OF THE RENTAL AGREEMENT?

To be safe, a tenant should attempt to put all communication with his or her landlord in writing. It can come in handy if they wind up settling their differences in court.

That inventory checklist is crucial and should be filled out carefully—it will be checked against another checklist that the landlord fills out at the end of the leasing period. The tenant is likely to be charged for all damage not listed on that first checklist.

Within four days of leaving the house or apartment, the tenants must notify the landlord of their forwarding address if they want to see the deposit money again.

If the tenants disagree with any of the damages that the landlord has deducted from the deposit, they must respond within

EAST LANSING APARTMENT LEASE

THIS LEASE made this _____ day of _____ A.D., 19____ by and between EAST LANSING APARTMENTS hereinafter referred to as "Lessor," and _____ hereinafter called the "Lessee":

DESCRIPTION OF PREMISES

WITNESSETH: That the Lessor for and in consideration of the rents to be paid and the covenants to be performed by the Lessee, does hereby let and lease the premises known as apartment number _____ at _____ in the County of Ingham, City of East Lansing, Michigan, for the term of _____ from 12 p.m. noon of the _____ day of _____ 19____ to and including the _____ day of _____ 19____ until 12 p.m. noon to be used and occupied by the Lessee for residential purposes only.

RENT. The Lessee hereby agrees to hire the above premises, to pay as rent for the use of said premises the total sum of \$ _____ in monthly installments in advance. This sum is payable as follows: (a) \$ _____ on the signing of this lease, \$ _____ on the _____ day of _____ 19____, and \$ _____ on the _____ day of _____ 19____, and a like sum on the _____ day of each and every month thereafter during the term of this lease except _____ . The Lessee further covenants that the sum of \$ _____ dollars due on the _____ day of _____ 19____ will be rent for the last month of tenancy covering the period from _____ to _____. It is understood and agreed that this payment of the last month's rent does not void or nullify any of the agreements herein made.

SECURITY DEPOSIT. The Lessee does further hereby agree to pay the sum of _____ dollars (\$ _____) on or before the _____ day of _____ 19____ which sum shall be held in escrow by the Lessor as a Damage Security Deposit. This security deposit is to be used to reimburse the Lessor for all claims including any damage done to the premises by the Lessee, his family, his servants or his guests, over and above the wear and tear of normal use. The Lessor's decision on the matter of damage to the premises shall be final. This security deposit will be returned within 30 days, provided there is no damage and the apartment is left in as clean a condition as when taken, to one address determined by the Lessee. The Lessee may not use the security deposit as rent but the Lessor holds the right to apply the security deposit as rent at his option.

LAWFUL USE. The Lessee hereby agrees to use and occupy said premises for residential purposes only in a quiet and peaceable manner and to keep and maintain the same in accordance with all police, sanitary or other regulations imposed by any municipal or governmental authority and to observe all reasonable regulations and requirements of any insurance underwriters concerning the use and condition of the premises, tending to reduce fire hazards and insurance rates, and not to permit or allow any rubbish, waste materials or products to accumulate upon said premises, or to permit any use thereof to interfere with the lawful and proper use and enjoyment of said building or any part thereof by the Lessor, its agents, servants or any of its other tenants in said building.

MINORS. The Lessee, if one or more of them is a minor (under the age of twenty-one (21) years), hereby agrees and admits that rental of the premises is a necessity of life, and that said minor is obligated to pay the rent as stated aforesaid, and said minor hereby waives any rights to abrogate or nullify this lease that he or she may have.

STORAGE. All personal property placed in the leased premises, or in the store rooms or in any other portion of said buildings or any place appurtenant thereto, shall be at the risk of the Lessee, or the parties owning same, and Lessor shall in no event be liable for the loss of or damage to such property or for any act of negligence of any co-tenant or servants of tenants or occupants, or of any person whomsoever in or about the building.

CAPTIONS. The captions are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this lease nor the intent of any provision thereof.

LESSOR-LESSEE. It is hereby agreed that the word "Lessee" wherever in this agreement mentioned shall be construed to mean either singular or plural, masculine or feminine, and the word "Lessor" shall be construed to mean the Lessor and his duly authorized agents, and this lease shall be binding upon the parties hereto, and their respective heirs, executors, administrators, successors, legal representatives and assigns.

ALTERATIONS. The Lessee agrees that he will not make any alterations, additions or improvements to said premises without the Lessor's written consent, and that all alterations, additions, or improvements made by either of the parties hereto upon the premises, except movable furniture put in at the expense of the Lessee, shall be the property of the Lessor and shall remain upon and be surrendered with the premises at the termination of this lease, without molestation or injury.

These steps can put the landlord at a distinct disadvantage if the case ever gets to court.

WHAT DOES A LANDLORD HAVE TO DO TO KEEP HIS OR HER FAIR SHARE OF THE DEPOSIT?

The landlord must inform the tenant within 14 days of their moving in of his or her address and of where the security deposit is being kept.

At the end of the leasing period, the landlord must fill out another inventory checklist, compare it with the tenant's list from the beginning of the rental period and figure damage deductions. The landlord can also withhold security deposit money for back rent or utility payments owed by tenants.

The landlord must send the tenant a list of withholdings and a check for the remainder of the deposit to the tenants within 30 days of the time they moved out, assuming they sent their forwarding address. In order to keep portions of the deposit that tenants dispute, the landlord must take the tenants to court within 45 days.

ARE NON-RETURNABLE DAMAGE DEPOSITS AND CLEANING FEES LEGAL?

In a recent significant circuit court decision, it was ruled that non-refundable carpet cleaning or other janitorial fees are not covered by the security deposit laws of Michigan and are allowable. This decision may be appealed.

Before this Wayne county decision was made several weeks ago, courts had gone both ways on non-refundable fees.

The author of the Michigan security deposit law, State Sen. Earl Nelson, D-Lansing, has said that he intended such fees to be covered in the law and he will attempt to pass additional legislation to ban non-refundable cleaning fees.

WHO IS RESPONSIBLE FOR MAINTENANCE?

It is the landlord's responsibility to provide the tenant with a habitable, healthy living area. Major indoor repairs are the landlord's responsibility unless the tenant has caused some undue harm to the property or the repair involves something like insects that the tenants acquired after the beginning of their lease.

Outdoor maintenance, like snow shoveling and grass cutting, is also the responsibility of the landlord unless it is stated otherwise in the lease. Many house landlords have the tenants do this exterior maintenance. Tenants should check on whether equipment such as shovels and lawn mowers is being made available to them.

WHAT IF THE LANDLORD DOESN'T MAKE NECESSARY REPAIRS?

First, it is important to make sure that the tenant has made the landlord aware of the problem. The landlord is usually not around enough to keep tabs on necessary repairs and the tenant can save the landlord a lot of money by warning of little problems before the walls come crashing in.

If the tenant gets no action, he or she should complain to the city building and zoning department, which can inspect the property and order the landlord to make repairs within 30 days.

If it is a problem involving health, the county health department can also be instrumental in getting the necessary repairs made.

A tenant can be evicted for non-payment of rent, violating the terms of the lease (if the lease has a clause stating that any violation is reason for eviction), failure to leave after expiration of the lease and if the tenant causes significant damage to the property.

But to legally evict tenants, the landlord cannot merely charge a lock to tell them to get out by sundown today or next week.

HOW LONG DOES A LEGAL EVICTION TAKE?

Two to three weeks at least—usually longer. The landlord has to serve the tenant with a request that they vacate the property and explain why. If after 7 days, the tenant has not decided to

cause to be kept any firearms, firecrackers, explosives or combustible items, at his expense.

no more than twenty (20) persons within the apartment at any time.

SORRY NO PETS
THERE WILL BE A \$25.00
CHARGE EACH TIME A
PET IS FOUND IN YOUR
APARTMENT.

_____ day of _____, 19____

follow the landlord's suggestion, the landlord must file for a hearing in court for which the tenant can request a jury. After the hearing, there are still days for appeals.

Considering all the court dates and possible delays, it has to take weeks. And if a landlord does not follow the proper procedure, he or she is setting themselves up for a suit.

WHAT ABOUT TENANTS WITH NO LEASE?

The most common non-written rental agreements are made on a 30-day basis where the tenant simply pays rent every month and say they will be paying again next month. In this case, the landlord need only give one-month notice to end the oral contract and put the tenant out. The landlord could also raise the rent or change other provisions in the agreement with only a month's notice.

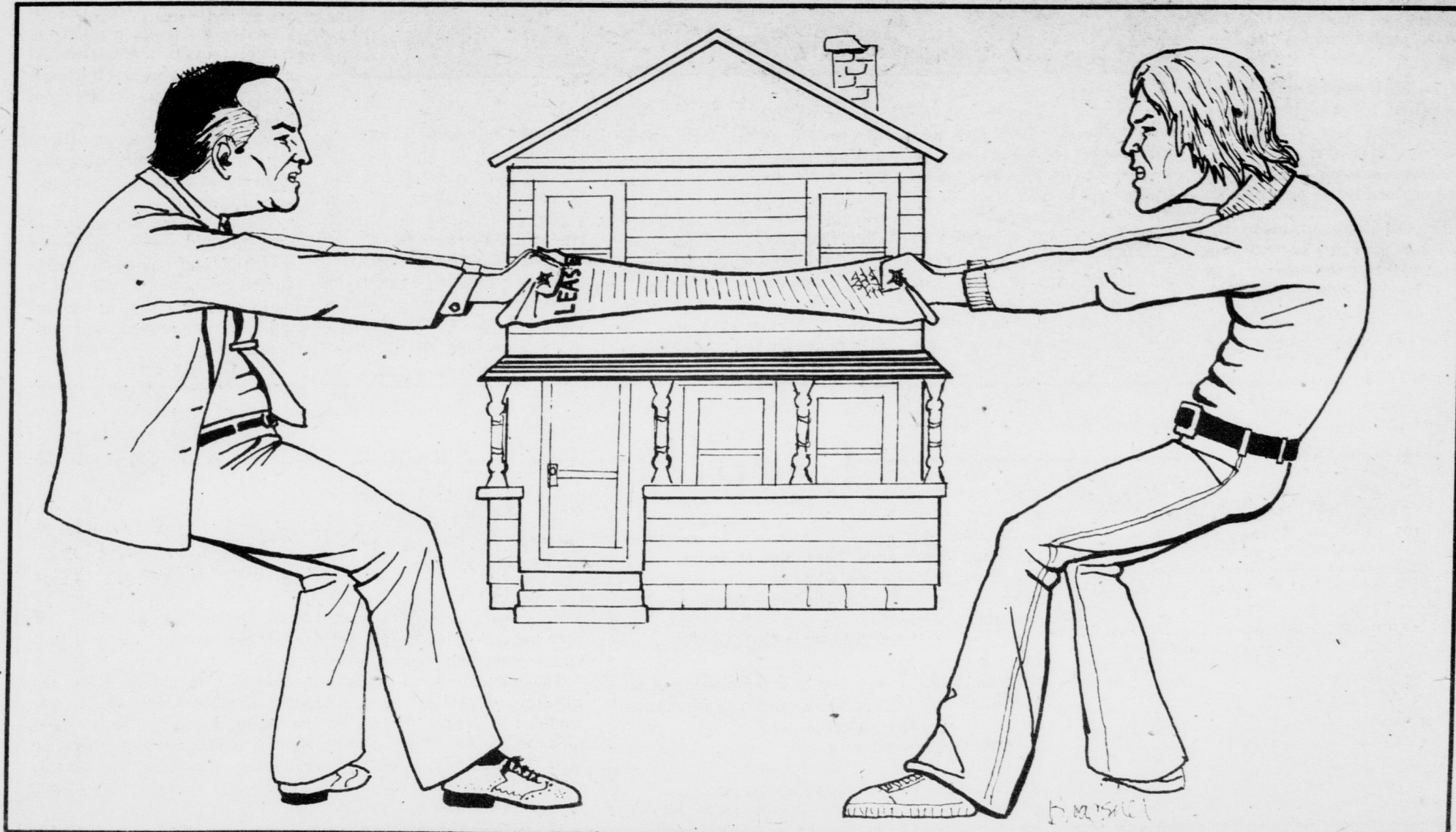
The month-to-month lease works the other way too, since the tenant can give one-month notice that they are moving out.

HOW HARD IS IT TO GO TO COURT?

It can be quite easy, especially in small claims court, which is a fast, lawyer-less way to file claims of under \$300.

If tenant letters to the landlord about money the tenant claims is owed doesn't work, the tenant can file a small claims complaint with the district court—it won't cost more than \$10 (refunded if you win) and as little as five or ten minutes filing and court time.

It can, of course, get more complicated if the landlord requests that the case be heard in district court with lawyers. But if the tenant thinks he or she is right and has written documentation of their rental agreement and complaint to the landlord, they stand a good chance in court.



Someone nearby has a helpful answer to your housing problem

You never think it is going to happen to you until you get an eviction notice in the mail along with a postcard from your landlord who is spending your security deposit in sunny Acapulco.

For those times the East Lansing area has an array of organizations that can assist tenants and other groups with housing problems. These organizations range from the Tenants Resource Center and consumer organizations to landlord and neighborhood associations.

Helping both tenants and landlords, the Tenants Resource Center, located at 853 Grove St., gives advice and information about rental housing.

During its first year in operation, the nonprofit volunteer organization dealt with over 1,000 requests for information related to housing problems from both tenants and landlords.

The center has numerous booklets that detail procedures involving security deposits, evictions, leasing guidelines and maintenance. These booklets are available at the center and may also be found in the Off-Campus Housing Office in the Student Services Bldg.

MSU organizations

Several MSU organizations also provide assistance for people having housing problems or questions.

The MSU Off-Campus Housing Office, 101 Student Services Bldg., keeps lists of telephone numbers of major city apartments and other housing as well as a current list of openings.

The Off-Campus Housing Office also provides tenants and landlords with information and some legal assistance in dealing with housing hassles.

For married students, the

MSU office of Married Housing located at 1205 S. Harrison Road is the place to find housing in one of the various married housing complexes.

An application is required. They are available at the married housing office. Those looking for a place for fall term are advised to put in their applications early since there may be some delay in getting an apartment.

Students interested in co-op living are encouraged to call or stop by the Student Housing Corp. office, 311B Student Services Bldg.

The co-op office, which over-

sees business, educational and social aspects of the majority of area co-ops, advises and places students in co-ops.

City housing policy
Anyone having questions about city housing policy can call the East Lansing Dept. of Building and Zoning.
This department is responsible for inspections and en-

Area consumer organizations
Several area consumers' agencies are equipped to answer legal questions on housing, to assist in filing complaints against landlords and to refer forlorn tenants to legal assistance.

The Ingham County Consumer Affairs Office, located in

forcement of the city housing code and takes care of some housing complaints.

It has frequently been responsible for moving delinquent landlords to action on maintenance problems that can be hazardous to tenants' health and safety.

These services are provided free to anyone with an income under a certain maximum. Most students are eligible for free legal help and many take advantage of the services offered. Legal Aid attorneys may even take housing cases to court.

The Michigan Consumers Council, formed to "uphold and defend the rights of the consumer," provides brochures and legal advice for people having housing problems.

The council, located in Lansing's Hollister Building, is active in recommending and proposing various consumer laws to the legislature. It has recently been active in pro-

tenance by landlords. Usually this complaint form causes both parties to reach a solution before it can go to court.

Another type of consumers' organization is Greater Lansing Legal Aid, 300 N. Washington Square, Lansing. Staffed by nine attorneys and various part-time help it frequently provides information and legal services concerning housing problems.

Both at the state and local levels. The Michigan Landlords Assn. (MLA) has over 1,200 members and is made up of various Michigan landlord groups committed to obtaining legislation that is fair to landlords. The MLA contends that many state laws are overly favorable to tenants.

Tri-County Landlords Assn. also is a member of a tenant rating file system that tells landlords whether tenants are good or bad risks.

At the local level is the newly formed East Lansing Landlords Assn. with about 40 members.

Members of this landlords group are opposed to some of the restrictions in the East Lansing housing code which they feel are unreasonable and not applicable to older houses.

They hope to influence city housing policy-makers in being more responsive to landlords.

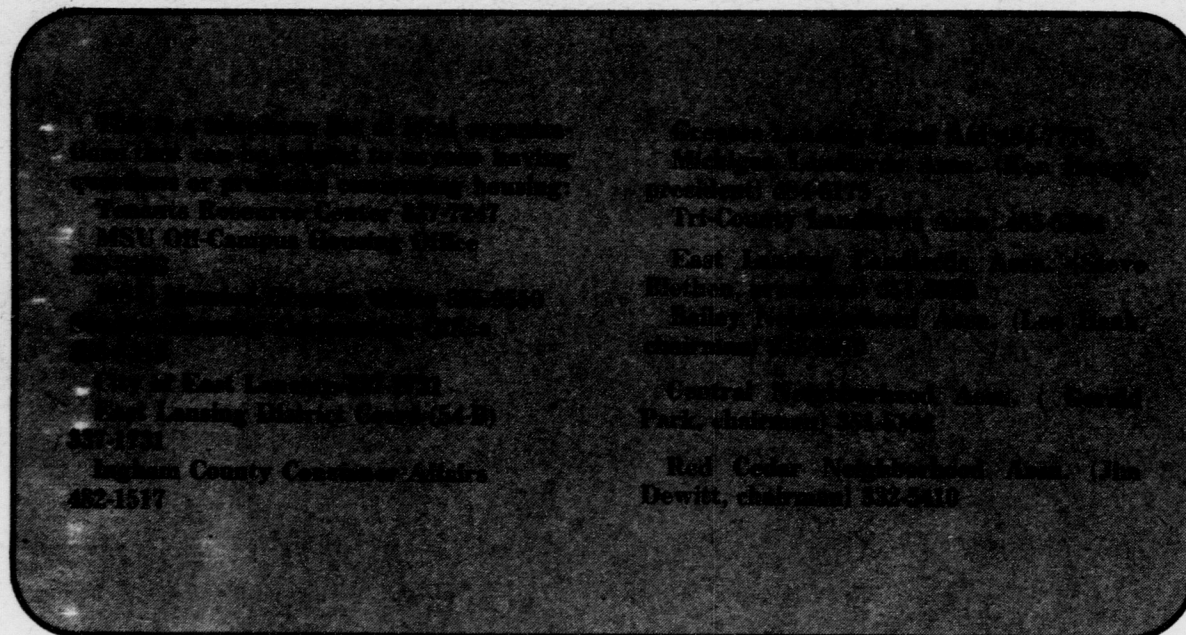
Neighborhood associations
East Lansing also has three major neighborhood associations concerned with keeping various residential neighborhoods balanced and productive.

The Bailey Neighborhood, Central Neighborhood and Red Cedar Neighborhood Assns. are all concerned with maintaining strict housing code enforcement along with establishing parks and limiting traffic flows through their neighborhoods.

There are many student renters in the Bailey area which basically covers the neighborhoods between Abbott and Hagadorn Roads. The Red Cedar group is located across Harrison Road from South Complex and the Central group roughly covers the residential neighborhoods west of Abbott Road and north of Michigan Avenue.

Though these organizations are made up mostly of homeowners, students are encouraged to join.

The neighborhood groups also send representatives to city meetings and have been fairly successful in getting the city to make decisions that are favorable to homeowners' neighborhoods.



forces mobile home safety legislation and is able to give information dealing with mobile home industry along with supplying information on various landlord and tenant laws.

Area landlord associations
Three landlord associations serve the area giving information to tenants and landlords besides working for legislation

the county prosecutor's office, advises those with complaints on certain housing laws and sends a complaint form to possible violators notifying them that a complaint has been filed against them in the prosecutor's office.

The complaints deal with such things as evictions and lack of adequate building main-

tenance by landlords. Usually this complaint form causes both parties to reach a solution before it can go to court.

Another type of consumers' organization is Greater Lansing Legal Aid, 300 N. Washington Square, Lansing. Staffed by nine attorneys and various part-time help it frequently provides information and legal services concerning housing problems.

Credits

This orthodox issue of the normally unorthodox Counterpoint magazine has mainly been the effort of State News housing reporter Fred Newton, who does not yet have a place to live for next fall, and former State News housing reporter Mary Flood, who will practically become a pillar of the community this fall when she keeps the same East Lansing address for the third year in a row.

Much of the information is a compilation of months of housing stories as well as general discussions with landlords, tenants, and city and University officials.

Others worthy of praise and thanks are State News photographer Bob Kaye, cartoonist Bill Bradsher and patient, diligent night editor Linda Sandel.