

tenant rights

priorities determine on campus housing choice

by mary fastenau

The question is as old as time. Which came first the Greek houses or the residence halls or the cooperatives?

What comes first on the student's priority list is normally what will decide which form of on campus housing he chooses.

Jayne Wade Anderson, coordinator of fraternities, sororities and cooperatives, said that what may be considered benefits of the Greek life to some may not be beneficial to others.

Her personal list of benefits includes the smallness of the Greek houses which she said is appealing compared to the larger scope of UNL. She also said the Greek houses "resemble homes more than concrete blocks."

Anderson listed the opportunities young people have in the Greek system to learn to manage money, make group decisions and take steps to develop leadership. She said this is more difficult in the residence halls because of the increased size.

In terms of cost, Anderson said room and board rates are "fairly equal," but there are additional costs in the Greek houses which the individual must decide are worth the benefits.

Room and board rates in the sororities range from \$124 to \$162. Fraternity rates are \$150 to \$180.

Additional costs include dues, pledging fees, initiation fees and house improvement funds.

The whole residence hall package, with no variables involved cost \$1335 or about \$148 for nine months), according to Douglas Zatechka, director of housing.

Zatechka said that fee includes a normal occupancy room, food, utilities, garbage,



local telephone service, and a promise to not raise the rates during the year.

He admitted there was a \$70 rate increase from last year, but said one of their goals is to remain below the rate of inflation and they had accomplished that.

"We like to have outstanding residence halls at the most minimal cost possible," he said.

Of the \$1335 each residence hall occupant pays, 23.1 percent goes for operating expenses, 29.1 percent for payroll, 28.3 percent for supplies, 15.5 percent for bond, 3.4 percent for deductions and .06 for capital purchases.

Zatechka said the last item includes such things as typewriters, furniture for a lounge or something that will not need to be replaced for some time.

Zatechka said he thinks the residence halls are a "pretty good financial investment in terms of making friends."

He said it is difficult to research people, but students who live on campus seem to have better social development and perform better academically.

There is also an element of security, Zatechka said, which helps psychologically. The residence halls are "safe as far as safety is concerned," he commented.

The increasing number of students seeking spots in the residence halls and Greek houses proves each must have some benefits, Zatechka said.

Cooperative living is another alternative on campus living.

Jim Lambert, president of the Brown Palace Cooperative, said that the main advantage of living in a cooperative is that it is "much less expensive."

Lambert, a junior pre-med major, said



Douglas Zatechka, UNL director of housing.



Jayne Wade Anderson, UNL coordinator of fraternities, sororities and cooperatives.

residents pay \$120 a month which includes all meals except Sunday evening.

The cost is minimal because residents do their own cleaning and maintenance, he said. Residents have daily details such as serving meals and weekly details that include things like cleaning the kitchen. Semester details he said, are work projects to improve the house.

Lambert said any male can live in the cooperative if he is a full time student.

The cooperative has officers which handle problems that may arise. A maintenance problem for example, is referred to the house manager.

The Cornhusker Coop, the other cooperative, is also near capacity this semester, according to coop member Augusting Liu, a chemistry graduate student.

He said Cornhusker residents pay \$125 a month and their system is the same as Brown Palace.

low price draws long wait for UNL family housing



The UNL family housing complex at 4300 Holdrege St. has one- and two-bedroom furnished apartments.

by mary fastenau

A large chunk of a student's time at UNL is spent standing in line.

You need two hours to buy your books, 60 minutes for the drop and add line and three hours to become a Big Red fan.

One of the longest lines at UNL is one you never see, the line of people waiting for University family housing.

According to Carma Lea McPherson, staff assistant for family housing, there is a waiting list of one to one and a half years for furnished one-bedroom apartments.

She said UNL has two types of family housing. The apartment complex at 4300 Holdrege St. has one- and two-bedroom furnished apartments. The other complex, which is between 3300 and 3400 Starr St. has two- and three-bedroom unfurnished apartments.

McPherson said price has to be part of the appeal of the apartments. There are 30 one-bedroom furnished apartments which rent for \$125 a month and 10 two-bedroom units which are \$137 per month. She said that utilities are paid for these Holdrege street units.

Those in the unfurnished must pay



either \$163 or \$153 for the three-bedroom units and \$143 or \$138 for the two-bedroom apartments. There are four three-bedroom units and 24 two-bedroom.

To be eligible to live in these apartments you must be a full-time student. A graduate student must have a letter from the head of his department which says he is a full-time student.

One-bedroom apartments are never given to families, McPherson said. However, if a couple has a child while living in a one-bedroom unit, they go to the top of the list for the larger apart-

ments. To apply for this housing a student telephones, writes or visits the housing office which is in 1108 Seaton Hall. An application is sent to the interested party, and if they return the form, it is placed in the file. The applications are filed by the date they are received in the office.

To assure that the applicants are kept current, McPherson said they send a letter to all of the applicants at the end of each school period. If they do not return the letter, their names are taken off the list.

She stressed that each contact with an applicant is recorded so the file may be kept current.