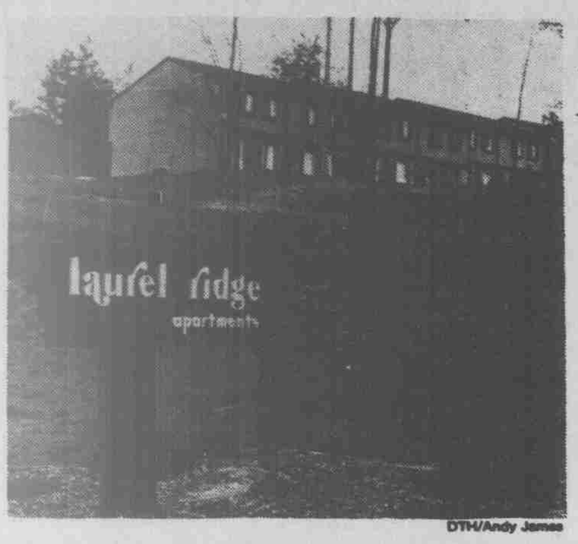
Housing laws don't prohibit age discrimination



DTH/Andy James

'We can get picky because of the housing shortage'
...Barbara Meade, Laurel Ridge manager

From page 1

person per bedroom we discourage most of them," said manager Don Henline of The Oakes in Chapel Hill. "We want The Oakes to be a quiet place to live."

Lyndon Fuller, who has been co-chairman of the University Association of Apartment Dwellers this year, said the housing shortage also allows landlords to get away with charging high rents and maintaining poorly built apartments. "The majority of apartments around here are poorly insulated," he said. "A lot of them don't meet Chapel Hill and Carrboro housing code requirements, and students can use these requirements to get things done, such as having screens put on all windows."

One Chapel Hill housing inspector, Don Phillips, said most Chapel Hill apartment complexes are in fairly good shape, but added some of the older complexes may be in violation of housing codes. "Some tenants are afraid to bring problems to the owner's attention," he said. "If a tenant calls a Chapel Hill building inspector, he will definitely check out the problem immediately."

Since misery loves company, it may help to know that N.C. State and Duke universities have similar off-campus housing problems.

Like UNC, N.C. State had around 800 people closed out of dorms this year, N.C. State Director of Residence Life Chuck Oglesby said. "Raleigh is growing fast and rental property is growing slowly," he said. "Many apartments don't really want students, and by allowing only one adult per bedroom, they make it almost impossible for a student to find a place."

In Durham, rents are increasing and landlords are doing away with short-term leases, said Cecil Givens, director of off-campus housing at Duke.

"Some apartments are charging an astronomical damage deposit for students—up to $600." Givens blames the housing shortage on skyrocketing housing costs, which he said are forcing more people to live in apartments instead of buying houses.

But unlike UNC, Duke manages to accommodate everyone who wants to live in dorms, Director of Student Affairs Barbara Bushman said. "We've never closed anyone out," she said.

It doesn't look like the housing situation in Chapel Hill is going to improve much in the near future. University housing officials have contacted a private developer in hopes he will build more student housing, but nothing definite has been decided.

If someone is refused an apartment because he is a student, legally he has no recourse. Federal law prohibits housing discrimination on the basis of race, color, religion, sex or national origin, but it doesn't mention age.

Carrboro Mayor Robert Drakeford said recently Carrboro may want to consider adopting a local ordinance against discrimination on the basis of age, occupation or class. But state Rep. Patricia Hunt of Chapel Hill said she doubts any such legislation could be enacted. "I'm not sure you can require people to rent to just anybody," she said.

If a student is having trouble finding an apartment now, it may be because he is trying to get housing too soon, said Lydia Lewis, the University's housing off-campus coordinator. "Most apartments have a 45-day notice policy, so landlords don't know what they'll have available until 45 days before a tenant moves out," she said.

One apartment complex now being built in Carrboro may help ease the housing crunch a bit—and it does allow undergraduates. Tar Heel Manor, on N.C. 54 Bypass, will have 190 units when it is finished in the fall, said Cassandra Poole, a rental agent for the complex.

A handbook which will come out on April 18 may also help students cope with landlords. The Association of Apartment Dwellers is printing a booklet explaining the best way to deal with landlords. It includes a dummy lease and the housing codes of Chapel Hill and Carrboro.

Avoid waiting lists—sublet your apartment

By CINDY BOWERS
Staff Writer

Subletting your apartment is an ideal way to avoid the hassles of waiting lists and last-minute "housing panic," but horror stories abound.

What if the summer tenant skips town and leaves you with unpaid rent and utility bills, or a damaged apartment?

Before a tenant even considers subletting, he should check his lease to see if his landlord allows the practice, said Dorothy Bernholz, a Student Legal Services attorney. Some leases require the tenant to get his landlord's written permission to sublet.

A tenant who is subletting should think of himself as the summer tenant's landlord, Bernholz said. He should have the subletter pay a security deposit and sign an agreement which clearly spells out responsibility for rent, utilities and any damages to the apartment and its contents. Model leases, availble at the Student Legal Services office in the Carolina Union, are helpful in drawing up such an agreement, she said.

A tenant should rent an apartment to someone he knows or make a prospective tenant supply references, one student apartment-dweller advised. Last summer, he rented his apartment to someone he found through a newspaper ad, and the summer tenant still owes him for the unpaid rent and deposit, he said. Repeated call and even legal action have not succeeded in getting the summer tenant to pay.

Betsy Bobbit, manager of Old Well Apartments, said none of her tenants has had any major problems from subletting his apartment. The Old Well office keeps a list of tenants who want someone to sublet their apartments for the summer. Bobbit suggested having telephones disconnected, as they can be put in the summer tenants name instead of the regular tenant's. It's an inconvenience, but it may save trouble later, she said.

Campus Calendar

Public service announcements must be turned in at the box outside the *DTH* offices in the Carolina Union by 1 p.m. if they are to run the next day. Each item will be run at least twice.

ACTIVITIES TODAY

Kafee Klatsch: come at 4 p.m. to 214 W. Cameron Ave for informal German conversation. Call 929-3016 for further information. Everyone is welcome.

The **Fellowship of Christian Athletes** will have Mr. Bill Cobey, UNC Athletic Director, as its guest speaker. Join us from 7:30-9 p.m. in the Teague basement. Everyone is welcome.

Now that the Fine Arts Festival is over for this year, the **Interim Committee** is looking for new members for next year. Needed are graduate and undergraduate representatives from the departments of English, drama, art (history and studio), music and RTVMP. Also needed are graduate and undergraduate campus-wide representatives and two co-chairpersons. Anyone interested in any of these positions should either come to a meeting at 7:30 p.m. in 101 Swain Hall, or call 929-0195 for further information.

Campus Christian Fellowship will hold elections of officers at 7 p.m. in the Carolina Union. All members are urged to attend.

The **Opeyo Dancers** will present their spring recital of "Opeyo Creations" at 8 p.m. in Memorial Hall. The public is cordially invited and admission is free.

Bach's Lunch, a series of free, noonday concerts, will feature Lise Hildebrandt, cello, and Kenneth Mitchell, organ, at 12:30 p.m. in the Chapel of the Cross. Bring your lunch and eat in the church or picnic in the cloister. This is the last program of the series.

Eddie Knox will speak at 7:30 p.m. in 104 Gardner Hall. Mr. Knox is the chairman of the N.C. Advisory Budget Commission, former co-chairman of the Jim Hunt campaign and former state senator (Mecklenburg County). The event is sponsored by the UNC Young Democrats.

Everyone planning or wanting to go to **Stoneybrook** with the Young Democrats this weekend should attend the meeting at 7:30 p.m. in 104 Gardner Hall. This is very important!

The Baptist Student Union will hold 6 p.m. worship at the Battle House with Maundy Thursday and communion.

A travel fair, sponsored by the International Center, will be held from 1-4:30 p.m. in 209 Carolina Union. A panel of experts on international travel will be featured first with those involved in domestic travel following at 3 p.m. Everyone is welcome.

The **Mid-Campus Chapter of Inter-Varsity Christian Fellowship** will have an Easter worship service at 7 p.m. in the Arboretum. Come for singing, prayer and fellowship! If it rains, we'll meet in the second floor faculty lounge of Phillips Hall.

ITEMS OF INTEREST

Voter registration will be held from 9 a.m. to 5 p.m. today and Friday in the Chapel Hill Municipal Building and the Carrboro Town Hall; 9 a.m.-9 p.m. today at the Chapel Hill Public Library; and 9 a.m.-5 p.m. Friday and Saturday at the Chapel Hill Public Library. The deadline for precinct meetings is April 19.

A.I.S. will be hosting an **Iranian dinner** on April 20. All those interested must sign up by Friday in the International Center.

All those interested in co-chairing the **Campus Y tutorial project** for 1979-80 should come by 102 Campus Y and sign up as soon as possible.

"Youth on the Move for Christ through the Crisis" will be the topic of a **youth revival** to be held through Friday at the Russell Memorial CME Church, 703 S. Alston Ave., Durham. Area choirs will participate and Rev. Benjamin Chavis will officiate. Services will begin at 7 p.m. nightly.

An exhibition of **"Curious Drawings and Oddities"** by Darryl Wally may be seen April 14-30 at the Art School Gallery.

All students, both graduates and undergraduates, interested in helping with the International Center's **foreign student orientation** next semester should contact Peter Topping at Bynum Hall as soon as possible.

Friday is the last day to apply for **prose, poetry or graphics editor, or business manager** of *The Cellar Door*, UNC's undergraduate literary magazine. Pick up an application form in 205 Campus Y Building and call 929-2829 to arrange an interview.

Are you interested in helping with the **Campus Y's booth at the Apple Chill Fair** on April 22? If so, sign up in the Campus Y office or call Jil Linker at 967-9163. We'll be selling international handicrafts and we need salespeople and planners.

Thanks to all you heroic people who walked in the **Walk for Humanity** on March 24. Now, we need the money you collected! Get it in now and become eligible for some nice prizes!

Why pay? See *Emily*, the last UNC play of the year in the Paul Green Theatre – it's free if you **usher.** Sign up today on the second floor of Graham Memorial Hall. *Emily* play April 19 through April 29.

Applications are available in Suite C, Carolina Union for **elections board chairperson.** Anyone interested in the position or in working on the elections board is encouraged to pick up an application and make an appointment for an interview.

Talented? We need writers, dancers, musicians, singers, actors and actresses to help stage and produce a **cabaret-type show** for freshmen next August. If you are interested or can offer any ideas, please contact the Orientation Commission in Suite D, Carolina Union or call 933-2375.

The **Town Affairs committee** of Student Government encourages all interested students to apply for open positions on town boards and will offer assistance to these students. Come to Suite C if interested.

Student Educational Broadcasting wants you to be a student representative on the 1979 -80 board of directors! SEB makes policy decisions for WXYC student radio. If you're interested, send a resume with your name, address, phone, why you want to be on the board plus your feelings about WXYC to SEB, Box 51, Carolina Union.

Applications for **two full-tuition scholarships** for non-sponsored international students are available at the International Center until Friday.

STUDENT COURT ACTIVITY FOR JANUARY 1979

NEW CASES

CHARGE	COURSE	COURT REFERRED	PLEA	VERDICT	SANCTION
Plagiarized paper	English 2	UC	Not Guilty	Guilty	One semester suspension; F in course
Intentionally placed another in fear of imminent danger	—	UC	Not Guilty	Not Guilty	
Willfully interfered with officially recognized University organization	—	UC	Not Guilty	Guilty	Indefinite Probation
Altered answers on exam	Biology 101	UC	Not Guilty	Guilty	Indefinite Suspension
Intentionally placed another in fear of imminent danger	—	UC	Not Guilty	Not Guilty	
Willfully interfered with officially recognized University organization	—	UC	Not Guilty	Guilty	Censure
Copied another student's Lab Report	Zoology 113L	UC	Guilty	Guilty	One semester probation

APPEAL

PRIOR ACTION/COURT	COURSE	GROUNDS FOR APPEAL	ACTION	COURT
Definite probation for taking quiz for two other students / UC	Astronomy 31P	Severity of sanction	Sustained UC	UHB

Cases pending as of February 1, 1979: 39

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