

Tenants' union sets dues, hires lawyer

By JOE NAPSHA
Collegian Staff Writer

The State College Tenants' Union established dues at their Tuesday night meeting to pay for the operating expenses and the hiring of State College lawyer Allan Ellis.

The legal insurance plan developed by Ellis and the tenants' union stipulates only union members will be represented in court and only on landlord-tenant matters.

Ellis said he is restricting membership because he "is trying to push the tenants' union."

"The lawyer is the big value the tenants' union has to offer," Ellis said.

The legal insurance plan would be composed of a "tenant legal worker in each complex who takes complaints from tenants and then decides if it requires court action," Ellis said. If the complaint does not need court action, the tenants' union can handle it, he said.

"The tenant legal workers will get intensive legal training by my legal office and will get enough experience to know when there is a court case," Ellis said.

"Everyone in this operation will get paid and that is why it will work," Ellis said.

The lawyer said he wants to bring in major test cases. "We expect to be challenging whether the tenant can withhold rent if the landlord breaches the 'warrant of habitability' by renting an apartment in very poor condition," Ellis said. This idea is implied in all leases, he added.

Ellis said he also wants a test case to see if tenants can have a repair and deduct clause, which is now illegal in State College.

Thirty people voted to accept the dues set at \$7.50 for one tenant per unit per year; \$10 for two tenants per unit for one year, and \$12 for three or more tenants per unit per year.

Tenant organizer Cliff Weingus said Ellis will receive \$5 for each unit he represents. The rest of the money will go for operating expenses such as paper and advertising, Weingus said.

"The basis for the lawyer is that the union will be engaging in group action such as rent strikes," Weingus said.

Weingus predicted the union will probably get more dues-paying members in areas with organized locals such as Southgate and Laurel Glen.

To protect the money, Weingus said the union will open a checking account and make it mandatory for checks to be cosigned by two members.

Weingus said the only way he could guarantee the money won't be misspent is to promise "none of the money can be spent except for the lawyer."

Thirty members of the potential 250 tenant members attended the meeting.

Weingus said that on Monday night, tenants' union organizers "called all of the 250 members and got a good response from 80 per cent of them."

Weingus blamed the poor turnout on the rain and the elections.

Residents denied land; PRD dispute continues

By DAVE SHAFFER
Collegian Staff Writer

A State College resident testified to Borough Council Monday night that he and his neighbors had been barred from buying land adjacent to their lots.

William Leitzell, a resident of Penfield Street, said he was told residents could not buy the land because they opposed the building of a planned residential development in the area.

The Penfield residents have for months fought the rezoning of the tract of land next to the Centre Hills County Club from single-family residential to Planned Residential Development (PRD).

William Leitzell said he and his neighbors raised about \$80,000 and made a \$1,000 down payment to Kissinger, Leonard and Heim Realtors. Before the deed could be drawn up, "because we were unsympathetic to the PRD, we

were told we could not purchase the land," he said.

Leitzell said he made the announcement in response to recent rumors that Penfield residents were attempting to buy the 33-acre tract to halt development of the PRD, which neighbors claim will bring unacceptable population increases into the R-1 area.

The owner of the tract, the 322 Corporation, had the land up for sale at \$6,500 an acre, he said. Only a portion of the development was available for sale, he added.

"We were ready to put money on the line," Leitzell said. He added later, "We have opposed the PRD from the outset."

At least 15 other residents of Penfield Street attended the third and final hearing Monday. Attorney Reed McCormick represented them and reiterated their opposition to the development.

The development would consist of 130 single-family homes built on an irregular lot scheme and two sections of row houses. Also planned is development playground and common parking areas for the home-owners.

The neighbors' turn-out at the hearing led Council President Arnold Addison to remark, "Everybody wants the PRD except the people of the community."

Council is slated to accept or reject the zoning request at the Dec. 3 meeting. Council has the options of totally accepting or rejecting the plan or accepting it with the possible provision that certain design changes be made.

Also next month, Council will reconsider the entire question of a PRD ordinance. Councilman Allen Patterson, one of the council members who upheld the last veto of a bill to eliminate the ordinance, said he would look favorably at action to rescind the ordinance.



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Winter parking rules set

Winter parking regulations go into effect Nov. 15 through April 1. Vehicles may not park in restricted areas between 2:30 and 6 a.m. All-night student parking is in parking lots 83-N, 83-W, 43 and 42. Temporary parking east of the Ice Pavilion has been discontinued.

Students with disability and special permits should contact the Student Traffic Office to confirm parking assignments in special areas.

For more information call 865-1436.

The Penn State Model Railroad club will meet 7:30 tonight in 316 Boucke. All interested persons are welcome.

The Penn State Frisbee Team will have an intersquad

game 5:30 tonight next to Jeffrey Field.

Sigma Delta Chi, Society of Professional Journalists, will hold a formal initiation Dec. 14. Anyone third term or

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above intending to work in some aspect of journalism after graduation is invited to join. See John Foltz, 117 Carnegie by Dec. 6.

The National Art Education Association will meet 7:30 tonight in 230 Chambers.

A Free U Israeli dancing course will be held 7:30 to 9:30 tonight at Hillel, 224 Locust Lane. For information call 237-2408.

The Penn State Varsity

Chess Team meets 8 tonight in 503 Business Administration.

Young Life will meet 7:30 tonight at Grace Lutheran Church.

Edward Wickersham, associate professor of biology, will speak on sexual awareness 8 tonight in Irvin lounge.

The Hetzel Union Board will sponsor "Concert in the Round Series" 1 to 3 p.m. and 7 to 9 p.m. today in the HUB lounge. Recorded music of the Moody Blues and America will be played.

Eco-Action has stopped recycling for the term. Please keep old papers until next term.

Special student rate tickets for Surrealism — A Celebration are available in 409 Keller Conference Center for \$10.

Coin-operated typewriters for student use are now available in the Reserve Reading Room of the Main Undergraduate Library and in Pollock Library. Charge is 25 cents for 30 minutes.

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Directions:

Free bus from campus North on 322 (1 mi.), right on Suburban at Miller-McVeigh Ford, veer left at Y, continue to sample house



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