

Wolf leads the pack

Incumbents axed in council primary battle

By STEVE BARNABY

It was a day of upsets for council incumbents in the Farmington Hills primary this week.

Fledgling council member Cathy Jones and veteran Keith Deacon went down to defeat in the Tuesday election, as 12 percent of the city's registered voters cast ballots. Jones and Deacon tied for the ninth spot on the 10-candidate ballot, each receiving 915 votes — 6.5 percent of the votes cast.

Two other council incumbents, Jan Dolan and Joanne Smith, placed fourth and fifth respectively in the primary vote to make the eight-candidate cut-off. Mrs. Dolan found support from 1,463 voters, 10.4 percent, while Mrs. Smith received 1,381 votes, 9.8 percent.

The big winners were political neophytes Donn Wolf, William Lange and Jack Burwell, who placed one, two, and three respectively in the final tally. All three have been opponents of the senior

citizen, low-income housing project proposed for a site at Freedom and Drake roads.

Wolf received 2,199 votes, 15.6 percent of total votes cast. Lange was the only other candidate receiving more than 2,000 votes. He garnered 2,062 votes, 14.7 percent. Burwell received 13 percent of the tally, 1,322 votes.

Other finalists qualifying for the November sweepstakes were Shirley Stadler, receiving 1,137 votes, 8.1 percent; Michael O'Hair, receiving 1,117 votes, 7.9 percent; and Terry Sever, 1,048, 7.4 percent.

Mrs. Jones, a Farmington school teacher, is winding up her first two-year term on the city's legislative body. Banker Deacon has served on the council since 1973 and was the city's mayor in 1976.

THE DEFEATED incumbents were caught in the middle of the housing

skirmish, with voters casting ballots either for strong supporters or strong detractors of the Freedom Road project.

Although Mrs. Jones strongly supported it, she was less vocal publicly than either Mrs. Dolan or Mrs. Smith. Deacon also was a less militant supporter of the project.

The housing project has been one of the most controversial issues since Farmington Hills became a city in 1973. Over the past year, several council meetings on the issue have attracted crowds of between 200-500 persons, the majority objecting to federally or state-aided projects.

Wolf came to public prominence last year when making a speech in opposition to a planned federal Department of Housing and Urban Development (HUD) project. That plan has since been dropped by the city.

Lange and Burwell are closely associated with the Citizens For More Re-

sponsible Government (CMRG), a group which presently is petitioning to place the rezoning of the Freedom property on the ballot in an attempt to defeat it. The rezoning of the site from single family residential use paves the way for the project.

The housing would be backed by bonds sold by the Michigan State Housing Development Authority (MSHDA). Rents would be subsidized through HUD.

Wolf is a community and governmental affairs coordinator for Detroit Edison. Lange is an attorney for that same utility. Burwell is an attorney in private practice.

ANOTHER PRIMARY surprise was the strength shown by Michael O'Hair, a political moderate, who outpolled Sever, well-known throughout the community for the chairmanship of the Farmington Founders Festival and his Jaycee involvement.



KEITH DEACON



CATHY JONES

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Avon Hills: Showcasing subsidized townhouses

By LOUISE OKRUTSKY

Quietly tucked into the subdivisions around Rochester is a low-income housing complex — a Michigan State Housing Development Authority (MSHDA) project, the sort which is raising a furor in other suburban communities.

Pointed to by supporters as model low-income housing, Avon Hills combines cooperative townhouses with moderately priced and subsidized rentals within its 424 units.

But the success of the MSHDA-backed complex makes it a prime example for supporters of subsidized housing in communities like Farmington Hills.

"It's lovely," said Loretta Conway, coordinator of the Hills' senior citizen center, "The Gathering Place."

"It was there before anyone else," she added. "And now there are \$80,000 homes going to the edge of the property. The new homes are connecting their streets with the complex."

Seniors who live in the complex are surrounded by other age groups. Most of the residents are young families or singles starting out. There are a few older residents in Avon Hills.

"I talked to one man who lived there for four years," said Ms. Conway. "He was 70 years old and this was his favorite spot."

SUPPORTERS LIKE to point out that the complex was built before the surrounding housing which sells at a higher cost.

The success of the complex is mirrored in property manager John Lawton's assessment: "We have no problem getting people to live here."

Avon Hills' present success contrasts with its slow start. During the recession in the early '70s, the complex encountered a few problems in attracting tenants.

Lawton believes that came about because MSHDA didn't allow the income level of the complex's occupants to rise as the cost of living in the area increased.

"If they qualified (under MSHDA) they couldn't afford to pay the rent," Lawton said.

In most cases renters at Avon Hills must be earning enough money so that 25 percent of their income equals their rent costs. There are some exceptions to this requirement, most notably sen-

ior citizens and handicapped persons.

Sometimes low-income applicants are referred to another program which would better suit their needs, according to Lawton.

Rents range from a maximum of \$325 for a three-bedroom townhouse to \$231 for the same unit depending upon the occupant's income.

TWO-BEDROOM townhouses carry a maximum rent of \$284 and a minimum of \$191. One-bedroom townhouses have a \$240 maximum and a \$159 minimum.

Tenants include tradespersons and professionals.

Detractors in Rochester "have been known to call Avon Hills "the slums." But Lawton says that many of the persons who come to the complex needing subsidized rentals stay after their financial situation changes.

"You're not going to create a ghetto," he said.

Each year when the leases expire, the income of tenants with subsidized rentals is reviewed for possible adjustments. Persons who own their townhouses or are earning moderately more than this requirement, most notably sen-



Rows of townhouses in Avon Hills are distinguished by residents' yard work and gardens. (Staff photo by Randy Borst)



WILLIAM BRODHEAD

Teacher union protesting classroom size violations

Bigger growth than anticipated by school administrators has led to overcrowding of students in some classrooms in the north end of the Farmington school district.

Farmington Education Association president Tom Chranowski brought the report to the Farmington Board of Education at its meeting Tuesday night.

"At North Farmington High School, 35 classrooms are over the contractual limit in number of students per classroom."

"At Forest and Woodcreek elementary schools, especially where class size is critical at the first and second grade levels, there are too many students," Chranowski said.

Woodcreek is north of 12 Mile between Inlander and Middlebelt. Forest is north of 13 Mile between Farmington and Drake roads.

According to Chranowski, Woodcreek enrollment figures show 30 students in one kindergarten class, 32 youngsters in a first-second grade split,

34 students in a second-third grade split and 30 students in a third grade class.

At O.E. Dunckel Junior High, on 12 Mile between Orchard Lake and Farmington roads, 109 students are in a study hall class under the supervision of one teacher.

In bargaining for the new contract tentatively settled last week, the teachers asked for class size not to exceed 18 in kindergarten to third grade; 29 in

Conference will probe child abuse, neglect

The Forensic Psychology Institute of Southern Michigan will hold a conference for mental health professionals tomorrow on the topic "Child Abuse and Neglect" at Oakland Community College, Orchard Ridge campus.

Probate Judge John "Brandage of Marshall, Don Rossi, head of the beha-

vioural science division of the Michigan State Police, Joyce Barcone of the Children's Center in Detroit, and Patricia Leuzi of the State Womens Commission will address the conference.

Fee for the day-long event is \$25. For more information, call Roger Wittrop at 358-0730.



New AAA post

Maxine P. Swift, 40, of Farmington Hills, has been appointed assistant manager of the Automobile Club of Michigan's Warren branch. She was previously a regional staff assistant with the club's field operations department in its Dearborn administrative offices. She began her career with the organization in 1960 as a clerk in the Lansing branch. Ms. Swift attended both Lansing and Oakland Community College.

Investigation sought on Soviets in Cuba

By MARY GNIEWEK

U.S. Rep. William Brodhead (D-Detroit) has called for a Congressional investigation of "the incredible failure of U.S. intelligence agencies to detect a fully equipped 3,000 man Russian brigade in Cuba."

Brodhead, whose district includes Farmington, Farmington Hills, Southfield and Redford Township, called for a complete investigation in a letter to Chairman Edward Boland of the House Select Committee on Intelligence.

To date, no action has been taken on Brodhead's week-old request.

"It is inconceivable to me how these heavily armed troops with all of their equipment could have remained undetected for as long as four or five years," Brodhead said in a telephone interview from Washington.

"We spent billions of dollars for intelligence collection activities— for spies, satellites, recording devices."

"Yet, the Soviets have combat troops in Cuba and we don't know what they are doing or why they are there," he said.

"I don't know if this is a threat to our national security or not. The question is — what are the Russians doing in Cuba?"

In the letter to Rep. Boland, Brodhead raised the question of a possible cover-up by intelligence agencies.

"I certainly hope this is not the case."

'It is inconceivable to me how these heavily armed troops with all of their equipment could have remained undetected for as long as four or five years.'

— Congressman William Brodhead

I cannot believe that President Carter would have countenanced any such deception," he said.

ASKED THE EFFECT such a cover-up might have on the present administration, Brodhead said:

"I don't think this will hurt President Carter. This goes back before his term of office."

"The Intelligence Service should have a problem with credibility here. As a result of this most recent failure and of earlier failures, especially in the Middle East, the stature of our intelligence agencies has been drastically diminished."

Now that the Soviet troops have been discovered, Brodhead believes the President is proceeding cautiously.

"The Cuban installation is already in place. It's a delicate situation to handle."

Asked if trade pressure or deployment of U.S. troops elsewhere in the world should be used as pressure against the Soviets to remove troops, Brodhead thought such action could escalate the Cuban situation to a major confrontation.

"We don't have as serious a problem as we had with the Cuban Missile Crisis of 1962, when Soviet missiles were pointed at the U.S."

"I think we still have military superiority over the Soviets, but we are overwhelmingly like in 1962, but we are still in the lead."

"I'd just like to know why the state department was reluctant to make this information public."

Brodhead doesn't agree with the U.S. Senate policy of withholding its support of the SALT II Treaty until the troops are removed.

"I think it's a mistake to link everything to SALT II. The treaty should be decided on its own merits in our national interest."

"As a member of the House Budget Committee, Brodhead vowed to scrutinize more closely spending by intelligence agencies."

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