

Petitions urge moratorium for condo conversion

By JACKIE KLEIN

A two-year moratorium on conversion of Southfield apartments to condominiums if the aim of a local petition drive is successful.

State Rep. Joseph Forbes and State Sen. Doug Ross, Oak Park Democrats, launched the petition drive Saturday. They're calling for a November ballot proposal to halt the growing wave of condominium conversions in the city.

The attempt to place the issue on Southfield ballot is a result of the state Senate's failure to act this summer on legislation introduced by Ross and Forbes to provide lifetime leases for elderly renters of converted apartment buildings, Ross said in an interview Thursday.

The proposed moratorium, according to the legislators, would buy time for senior citizen and severely handicapped apartment tenants who can't afford to buy their converted units.

If passed, the referendum would also stop developers — whose apartment buildings have already been converted — from evicting tenants age 65 or older. This also applies to blind, paraplegic and quadriplegic apartment residents.

The law requires landlords to give give tenants 120 days notice of conversions.

The moratorium could be lifted before two years if city or state legislators pass a law providing lifetime leases for seniors and the handicapped, according to the proposal.

"WE'RE ANXIOUS to enlist as many persons as we can to circulate the petitions in apartment buildings, shopping centers or other convenient locations," Ross said. "We need 1,000 valid signatures of registered voters to get the proposal on the November ballot, but we'd rather have 1,500."

"We have a July 18 deadline to turn petitions into the city clerk's office. Southfield City Council has 30 days from then to either enact moratorium legislation or place it on the November ballot. This will protect elderly and handicapped tenants until a long-term solution is reached."

Volunteers for the petition drive may call Ross at 851-8610. Legislation proposed early this year by Ross and Forbes — originally aimed at guaranteeing life leases for elderly renters of converted apartment units — passed the State House of Representatives June 27. But the bills were trimmed to provide for seven-year leases and changed to give similar protection to the handicapped. The measures passed in a Senate

State Affairs Committee, Ross said, but objections from landlords delayed action by the full Senate. Senators will consider the legislation when they convene after summer recess in September, Ross said.

"It's BEEN push and pull in the legislature," Ross said. "As it stands now, the bills provide that seniors who are 65 or older when their apartment units are converted could continue to rent their units at market rates for seven years."

"The proposed legislation provides for the state to buy these units after seven years and the elderly and handicapped would still pay market rents. Developers support the measure but landlords are protesting it. We still favor the life lease."

Forbes and Ross originally opposed a moratorium, claiming it would hurt the state's already sluggish building industry. But now they say if they can't get protection for tenants one way, they'll go the two-year delaying route.

Ross and Forbes say it would be legal for Southfield City Council to enforce a temporary moratorium on condo conversions such as those in New York and other states.

He deals 17 acres of wheels

(Continued from Page 6A)

For those who prefer to skip the concerted sales strategy, Saks doesn't mind customers browsing through the lots on the weekends.

"I like to see people walk around," he said. The friendly strategy seems to work for Saks who last year sold 3,500 new Oldsmobiles. This year he expects to sell 2,500 Oldsmobiles, 800 AMC cars and 2,000 Toyotas.

The used car market is "very strong" according to Saks. He expects to sell about 2,000 used cars, many to customers who have bought new cars from him and want a second or third car.

SOCK IT AWAY!
...after you advertised your garage sale with us!

Classified Ads

864-1070
Oakland County
591-0000
Wayne County
530-2222
Rochester/Avon

Woodstoves

- BLACK BART • TIMBERLINE
- OIL HICKORY and others

• Porcelain Inserts
• Porcelain Radiators
• Insulated Pipe

ENERGY STORE
16709 Middlebelt (Between 5 & 8 Mile)
Livonia 427-3300

Redi-Mix Concrete!

Haul It Yourself
1/4 to 1 Yd. Loads in
Our Special Trailers

Art's Rental Service
28811 Grand River
Farmington 476-3720

HOUSE OF DENTURES
Licensed Dentist

23360 Grand River
Farmington Hills
2 1/2 Blocks West
of 8 Mile Rd.

FREE
Consultation
and Exam

- Relines & Repairs Same Day
- Quality, Personalized Service
- Partials

Insurance Accepted For Appointment
Call 478-1495

Lewis of London, the unique baby boutique at 555 S. Woodward in Birmingham, may be expanding in the Detroit metropolitan area. For information on owning a Lewis of London of your own, contact Mr. Lasser, (412) 242-9077.

CARPET CLEANING SPECIAL Reg. \$35 Now: **\$5.00 Off \$30**

Any Living Room and Hall plus any additional room 115 includes:
Shampoo and Steam Cleaning
UPHOLSTERY Steam or Dry Clean

CALL NOW FOR APPOINTMENT
ULTIMATE CARPET CLEANING
Professional Carpet and Upholstery Cleaning 478-8380
13223 W. Seven Mile (at Farmington) 478-8281
Bonded and Insured Livonia

TORO
Automatic Sprinkler Systems

EXISTING HOMES
NEW HOMES
COMMERCIAL BUILDINGS

COMPLETE DESIGN AND INSTALLATION
SPRING SPECIAL
80' x 100' lot \$1,195
(other sizes comparably priced)

No Digging or Damage to Existing Lawns
CALL FOR FREE ESTIMATES

KILMER LANDSCAPE CENTER

3190 Haggerty Road
West Bloomfield 48083 624-1700

28% OFF ALL Wallpaper

No Freight Charge
50c per roll added to all orders less than Full Case (24/14)

We Have the Largest Library Around
Over 100,000 Patterns to Choose From

When shopping for price, Don't forget quality
We take pride in our quality, service and price

20% OFF All Window Treatments

Open Daily 10 to 8 Sat. 10 to 5

Green's
CREATIVE HOME CENTER
107 N. Center (Next to Schrader's)
Northville 349-7110

\$237,000 LA-Z-BOY® SUMMER STOCK SALE

THREE GENUINE LA-Z-BOY® RECLINA-ROCKERS® AT ONE LOW PRICE

\$199.95 each

TRADITIONAL TRANSITIONAL CONTEMPORARY

ADD THAT SPECIAL LA-Z-BOY® FEELING TO YOUR SUMMER AND SAVE!

In addition to the three featured styles, you'll discover a fine selection of 19 other styles at savings of up to 20% off the low everyday Showcase Shoppe price.

The La-Z-Boy® Reclina-Rocker® shown at left is a favorite. We offer it now in a Scotch-guard protected DuPont 100% nylon velvet at \$120 off our everyday low price. Choose gold or green.

LIFETIME WARRANTY
The La-Z-Boy® chair has a Lifetime Warranty on all parts of the patented reclining mechanism. Lifetime means the chair is covered by the warranty for the life of the user. At any time, La-Z-Boy® will repair or, at its option, replace its reclining mechanism, or any part thereof, without charge, except any cost of packing and shipping.

ENJOY MAXIMUM SAVINGS
Due to the ease of handling La-Z-Boy® products, all merchandise is tagged with low "Take With" prices. Delivery available at a nominal charge.

Michigan's Largest Selection of La-Z-Boy® Chairs & Sleep-Sofas

La-Z-Boy Showcase Shoppes Factory Authorized

NOW 4 STORES TO SERVE YOU

WARREN 12 Mile Road at Hoover 574-2440
TRENTON Van Horn at Fort (Truitt Rd. CV) 676-8900
NOVI 196 at Novi Rd. Ex. 1 (Adjacent to 12 Oaks) 349-3700
ANN ARBOR Washington 1/2 mi. east of US 23 (in the New Krieger Center) 434-7575

OPEN WEEKDAYS 10AM-6PM SATURDAY 10AM-6PM SUNDAY 12-5PM



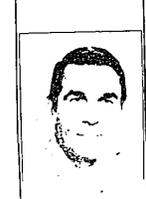
What happens if someone collects my rare coins and silverware?

They may not be covered under the homeowners policy you have now.

Valuables like furs, silverware and musical instruments, cameras, and other jewelry, extra coverage.

We're happy to analyze your homeowners policy to see if your valuables are adequately protected. And that's why we can recommend a special Auto-Owners "Personal Articles Rooter" that will keep them covered.

Auto-Owners Insurance



FREE INSURANCE ANALYSIS

FRANK HAND AGENCY

Complete Insurance Service
20793 Farmington Farmington 478-1177

Summertime is Savings Time at NARAGON BUSINESS MACHINES

Your Office Machine Department Store - Over 350 Machines in Stock

There's more to selecting a Typewriter than selecting an IBM... See the NEW **SILVER-REED ELECTRONIC** Typewriter with Automatic Correcting and Dual Pitch. Competitively Priced at Only **\$935.00**

Typing Elements & Ribbons Interchange with IBM

YES WE SELL RE-CONDITIONED TYPEWRITERS. RIBBONS INSTALLED WHILE YOU WATCH.

Printing Calculators by Victor---Adler---T.C.A.---& Others from '89 with up to a 15 MO. GUARANTEE

ADLER MODEL 10XPD Print and Display Reg. \$139.00 NOW **\$99.95** 14 TO SELL

SMITH-CORONA-ADLER-SILVER-REED Portable Typewriters Sold at *Discount Prices - Starting at a low \$139.00

*We still have a few of the Model 8650 Automatic Correcting Typewriters at **\$209** Reg. \$269 SAVE \$60

No Hi-Pressure... Stop by our showroom for a free demonstration with no obligation.

NEW & USED COPIERS From **\$79.00**

Electronic Cash Register

Dept.	Reg.	Sale	Mfgs.
1 Dept.	\$495	\$299	Victor
3 Dept.	\$595	\$595	B & E
4 Dept.	\$825	\$635	T.C.A.

Features: Automatic Tax Change Computing Large Read Out

Detail Receipt Tape 51/8" Printer Up to 16 Dept.

3M DRY COPIER Reg. \$95... Save \$100... NOW **\$85.00**

NARAGON BUSINESS MACHINES®
26541 Plymouth Rd., Redford 48239
SALES - SERVICE - RENTALS 937-8811