

## Apartment fights for child quota

By Joanne Maliszewski  
staff writer

State Department of Civil Rights officials say they will appeal a recent Michigan Court of Appeals ruling that allows landlords to restrict families with children to designated buildings in apartment complexes.

"This case is going to be appealed to the state Supreme Court," said William Mann, an attorney in the Civil Rights Department's Detroit office. "We decided just recently to file."

The Court of Appeals decision applies specifically to Farmington Hills' Muirwood apartments on Grand River and Drake. But the ruling could affect

other apartment complexes statewide which also operate under similar rental restrictions, said Howard Goldberg, the civil rights attorney who argued the case before the Court of Appeals.

"The impact of it is clearly broader than Muirwood," said Janet Cooper, director of the state Department of Civil Rights legal bureau in Detroit.

In the 2-1 decision on May 5, the Court of Appeals upheld a 1981 ruling by Oakland County Circuit Judge Francis X. O'Brien that the state's Elliott-Larson Civil Rights Act prohibiting age discrimination in housing is not violated by restricting families with children to designated areas of an apartment complex.

"IT (COURT of Appeals ruling) does not say that you can exclude children entirely," Cooper said. Although, "some landlords might be left with that impression," Goldberg added.

The issue, Goldberg and Cooper said, is that Muirwood sets aside only 35 out of 928 apartments for families with children.

"Once those buildings are full, then what?" Goldberg asked. He said that those 35 apartments, however, are available to adults without children. "So basically they are renting two complexes, one restricted and one that's not. It's our view they are not in compliance with state law."

Officials at the Bezons Corp. of

Southfield, which operates several apartment complexes in Oakland County including Muirwood, declined to comment until the issue is resolved in the state Supreme Court.

Both the circuit and appeals court cases stemmed from complaints filed with the Civil Rights Department in Detroit when two Muirwood families were served with eviction notices in 1978 after taking their young children to the community swimming pool. Cooper and Goldberg said, Muirwood had a policy prohibiting children under 18 from using the pool, Goldberg said. Although the swimming pool policy as well as several other issues the families complained about were resolved,

the Bezons rental policy regarding families with children remained unresolved, Goldberg said.

So after O'Brien stopped the eviction notices, Goldberg said, he remanded the rental policy back to the Civil Rights Commission — a governor-appointed eight-member board which oversees the Civil Rights Department — for investigation.

"THE COMMISSION found that the rental practices violated state law," Goldberg said.

Bezons then took the question — whether the owner of a multi-building apartment complex can lawfully restrict families (with children) to cer-

tain designated buildings — before O'Brien, Cooper said.

The Civil Rights Department then appealed O'Brien's decision to the state Court of Appeals in early 1982.

Still ready to fight, Cooper said that the Civil Rights Department's position is that "Elliott-Larson prohibits landlords from discriminating on the age of a person or of persons (children) residing with that person."

"Until that decision is appealed, this issue is not final," she said.

In ruling against the Civil Rights Department, Appeals Judge S. Jerome Bronson and Macomb County Judge

Please turn to Page 4

## Hepatitis death stirs fear, anger at center

By Tom Baer  
staff writer

A staff member at the Cloverdale Development Center says she's "still sorting out feelings" following the recent death from hepatitis B of colleague Elaine Dohr.

When those emotions are finally arranged, two of the most prominent are sure to be fear and anger.

"Our emotions are really high right now," said the staffer. Like all Cloverdale employees contacted, she agreed to talk only if her name was not used.

"We've just lost a friend and a co-worker, and we feel terrible about it." Dohr, a 53-year-old mother of five, had been a teacher's aide at Cloverdale, a Farmington School District facility for 75 severely mentally handicapped and developmentally disabled students — six of whom are carriers of hepatitis B, according to school officials.

Members of Dohr's family and some Cloverdale staffers have said they believe she was infected when a student spat in her face shortly after she had oral surgery.

Elaine Bevan, an Oakland County health official, has said she doubts that theory, and Farmington superintendent of schools Lew Schulman has stated that he's "not qualified to argue one way or the other."

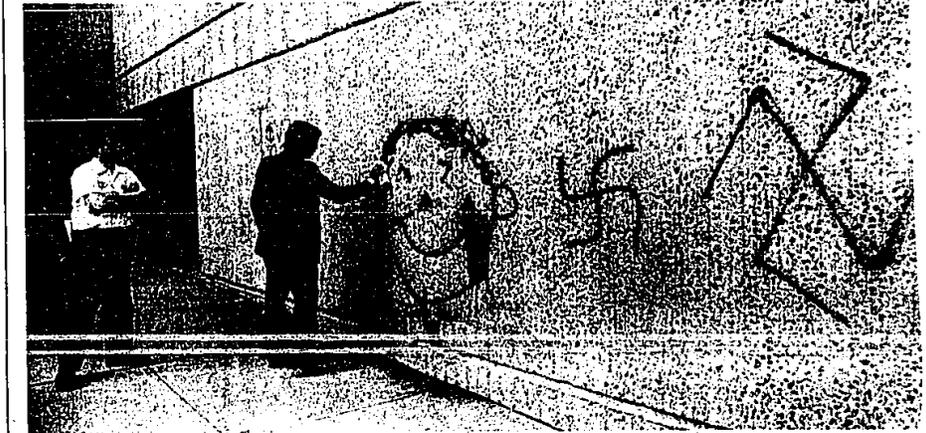
But employees of Cloverdale and the nearby Farmington Training Center, many of whom received hepatitis B inoculations last week, aren't ready to let school officials off the hook.

ASKED ONE employee, "If it didn't happen at Cloverdale, then why did they invest \$40,000 in the inoculation?"

Staffers also point to another case of hepatitis B developed last September by Cloverdale instructional aide Robin Pierce.

Pierce, who's back at work now, said she developed flu-like symptoms, but the blood tests indicated hepatitis. "Riba works with many of the same children Elaine Dohr had," said a staffer. Staffers complained about lack of sanitation at Cloverdale and a general lack of knowledge of the dangers of hepatitis B.

Please turn to Page 4



Roy Collins, Adat Shalom Synagogue's maintenance supervisor, watches James Bockstanz work some Goodbye Graffiti onto a defaced synagogue wall.

## Entrepreneurs discover Adat Shalom

### Their business: clean up vandalism

By Tom Baer  
staff writer

There are times when one man's misfortune is another man's business opportunity.

That seemed to be the case last Monday morning at Farmington Hills' Adat Shalom Synagogue, which had been defaced by vandals using cans of spray paint sometime Saturday night.

**"It's just a terrible thing to happen, and we're all upset about it. Let's hope it never happens again."**

— Alan Yost

James Bockstanz, representing an "industrial housekeeping" firm, came to Adat Shalom Monday morning bearing business cards and a plastic pail.

He was anxious to demonstrate one of his products — Goodbye Graffiti —

on the swastikas, Ku Klux Klan initials, racial epithets and obscenities painted on a craggy outer wall of the house of worship.

"You'll have to stand in line," the blue-suited Bockstanz told two representatives of a sandblasting company who were also at Adat Shalom that morning for business. "We're going to try some chemicals on this."

"Just what those chemicals were Bockstanz wasn't saying.

"It's a secret," he said when asked the components of Goodbye Graffiti, "but I have no idea what it's made of."

Goodbye Graffiti, an odoriferous liquid which is sprayed from a plastic bottle, could be bought for \$59 a gallon, "but it just goes and goes," Bockstanz said.

ROY COLLINS, Adat Shalom's maintenance supervisor, watched as Bockstanz sprayed the liquid on the wall and rubbed it in with a wire brush.

"I've gotten lots of calls," said Collins, acknowledging the surge of interest in the synagogue's troubles. "I'll be busy all day."

Collins declined to estimate the cost of removing the hate graffiti from the walls, sidewalks and parking signs around Adat Shalom.

"It's going to take a lot of man-hours, I'll tell you that," he said. "If we go with chemicals, we'll have to enlist some people to help. My staff is small."

Farmington Hills police said vandals defaced red, green and black spray paint behind the synagogue sometime between 9:30 p.m. Saturday and 8 a.m. Sunday.

"The cantor was the first one here (on Sunday), and he discovered it," Collins said. "I guess he cried when he saw it."

Said Alan Yost, the synagogue's executive director, "It's just a terrible thing to happen, and we're all upset about it. Let's hope it never happens again."

The secluded location on Middlebell north of 13 Mile Road makes the synagogue an easy target of vandals, Collins said.

"It's hidden, and that's been an advantage," he said. "No one knows it's back here. But I guess there are times

## Editorial — See Page 20A

when it's not such an advantage."

RONDI FULLER, an Adat Shalom maintenance man, told police he saw two station wagons with four or five persons in each one parked in a lot near the west side of the building at about 9:30 p.m. Saturday.

Fuller said that one car was white with dark trim and the other was dark. Both were older models, he said.

Adat Shalom was the victim of a similar incident in June 1979. "But it wasn't nearly as bad," Collins said.

Meanwhile the spray painters were keeping Bockstanz busy with his Goodbye Graffiti.

"I'm heading from here out to Memphis High School out in Macomb County," he said. "The principal called me. This time of year is really tough on school districts... this and football season."

## Spicer land buy in limbo

By Joanne Maliszewski  
staff writer

Just when Farmington Hills had its eye on state land acquisition money to help purchase a \$2-million, 211-acre park site, Gov. James Blanchard wants to use the Kammer Land Trust Fund money for a summer youth employment program.

"That would take out all the money we have for land acquisition this year," said Edward Hagen, staff assistant for the Michigan Land Trust Fund (MLTF), which awards money to purchase land for public use.

Senate Bill 238 calls for using \$16 million of MLTF money to pay for a summer youth jobs program this year. The bill recently came out of the Senate Labor Committee and now is being discussed in the Senate, Hagen said. State legislators who are in favor of the bill are hoping to get it on the governor's desk for signature by Wednesday, June 1.

But Farmington Hills officials plan to fight. City council authorized administration officials to send in the MLTF application at Tuesday's council session. The council also sent Blanchard a telegram strongly opposing his proposal.

"Sacrificing long-term benefits, provided for in the land trust fund, is far too important for a short-term program (summer youth employment) of questionable short-term impact," city officials said in their telegram.

After a hard-fought battle for a city park, City Manager Lawrence Savage and the land's owner, Birmingham attorney Nicholas Spicer, March 16 signed an option to purchase the property bordered by Farmington Road between 10 and 11 Mile roads.

Although city officials have committed \$400,000 to the cost of the city's purchase options — actual purchase of the land is contingent on the MLTF granting the city "substantial" funds.

But if Blanchard has his way, Hagen said, Farmington Hills will lose its bid, at least for this year, to receive any money for the land purchase. City officials will have to wait until the MLTF is again able to pay for land acquisition, he added.

"If the MLTF doesn't come through with a portion of money, then the city council will have to make a decision about what are the various alternatives

Please turn to Page 4

## oral quarrel

### How do you feel about kids in apartments?

For a year a legal battle has been going on between apartment owners and the state civil rights commission over whether the apartment owners can restrict the number of children they will rent to tenants with children. The civil rights commission contested the practice at Farmington Hills' Muirwood Apartment, which sets aside 35 of its 928 rental units for tenants with children.

Today's Oral Quarrel question is: SHOULD APARTMENT OWNERS

BE ABLE TO RESTRICT THE NUMBER OF UNITS TO BE RENTED TO TENANTS WITH CHILDREN AND SHOULD THEY BE ABLE TO RESEGREGATE SUCH UNITS FROM THE REST OF THE APARTMENT COMPLEX?

To call Oral Quarrel, dial 477-8498. You have until 1 p.m. Friday. To see how your neighbors feel about this issue, look in Monday's Farmington Observer.

## School budget passed

By Tom Baer  
staff writer

Farmington's Public Schools plan to spend \$2.8 million more than is budgeted for the 1983-84 school year, but district taxpayers won't feel the overrun. School officials will tap the district's contingency account for \$1.8 million, and other governmental units such as the Oakland Intermediate School Board provide \$3.9 million.

"We've had the problem of residential property reassessment," Wallace said. "It's down about 4 percent in our district. We have had some new construction, however."

The district will spend \$24,741,504 for instruction in the next school year, and \$19,087,188 will go for support services.

"We're maintaining all programs," Wallace said, "and we're continuing \$1 million worth of equipment replacement and roof and parking lot repairs."

increase the tax millage, but that would mean higher taxes. We're very fortunate to have that equity fund."

THE FARMINGTON district receives the largest chunk of its budget — almost \$35.9 million — from local property taxes. State and federal sources account for \$1.8 million, and other governmental units such as the Oakland Intermediate School Board provide \$3.9 million.

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## what's inside

- Club Circuit . . . . . 4B
- Community Calendar . . . . . 3B
- Editorials . . . . . 20A
- Letters . . . . . 16A
- Obituaries . . . . . 2A
- Recreation News . . . . . 8A
- Sports . . . . . Section C
- Suburban Life . . . . . Section B
- YMCA Highlights . . . . . 8A

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