

Affordable senior housing in works

By Joanne Maliszewski
staff writer

Ronald and Catherine Hanaway would be pleased. By 1990, senior adults will be living on acreage the couple left to Farmington Hills for its elderly population.

The Finnish Cultural Association Senior Housing Corp. will develop 192 independent care apartments featuring affordable rents for senior adults on city-owned property on Freedom, between Drake and Gill. The land was donated more than two years ago with the stipulation that it be used for senior adult housing.

"We aren't addressing anything yet toward eligibility (for housing), but we aren't worried. The demand out there is so strong," said Paul Hendrickson of the non-profit housing corporation.

The 192-unit project is the result of a city council-appointed committee's request for proposals from developers for senior housing on the 8.8 acres. The city late last year announced its intention to sell the acreage but only for development of senior adult housing. The new housing project is expected to bear the Hanaway name.

THE SENIOR housing corporation, which developed Tapiola Village senior housing on Eight Mile, will seek \$57,000 in annual financing from the Michigan State Housing Development Authority to maintain affordable rents. Except for the MSHDA annual subsidy, the project is expected to be self-sufficient, Hendrickson said.

The development plan includes a two-story apartment building featuring one- and two-bedroom units of varying square footage. Proposed rents in the apartments range from \$430 to \$600. A second part of the project includes cluster buildings featuring 115 units. Rents would range from \$455 to \$620 per month. The two-story building will fea-

ture a community room, a library and a laundry area. Though designed for independent living, limited care is expected to be available, such as a visiting nurse and apartment cleaning services, Hendrickson said.

The community room is designed with flexibility in mind. "As tenants get older, and may want congregating care services, we could, if there's a need, provide on-site meals," Hendrickson said.

"The cluster buildings will provide ranch-style units with patios, kitchens . . . that's almost like being in your own home," he continued.

IN SEVERAL weeks, the council will consider an ordinance required in the sale of the land to the senior housing corporation for more than \$265,000. Part of the agreement FCA will make with the city is that the non-profit corporation must exercise its option on 4.7 acres just west of the city-owned acreage to accommodate the full 192 units, said Karen Birkholz, assistant to the Farmington Hills city manager.

"We haven't really come through with an agreement with FCA," Birkholz said. Once the senior housing corporation buys the city-owned acreage, the city's responsibilities in the project will end, she added.

More than likely, the senior housing corporation will be granted a real estate exemption allowing an annual fee or service charge to be paid instead of taxes on the project. "This is usually geared toward MSHDA projects. The thinking is that senior citizen housing provides no impact on school taxes. But the fees would pay the city for services such as police, fire and other city-provided services," Hendrickson said. "It becomes another way of ensuring that the rents are affordable."

A PROPOSED fee schedule calls for a 2 percent fee in the first through third year of a 30-year mortgage. Through the sixth year,

the fee would increase a percentage point until the seventh through 30th, when a 5 percent fee would be paid. "The percentage is based on the total amount of sheltered rent," Birkholz said.

FAC senior housing project was one of three proposals submitted to the city council-appointed committee, which reviewed each based on predetermined criteria.

Among the standards on which the committee based its recommendation were a schedule of estimated rents for five years, priority to Farmington Hills residents or parents of residents.

Also considered a plus were plans for transportation assistance for tenants, social and recreational activities and medical assistance.

Sweet Adelines to sing in park

As part of the Stars in the Park series, the Spirit of Detroit - Sweet Adelines will perform at 8 p.m. Thursday, June 23, in Heritage Park. Admission is free. Bring lawn chairs or blankets.

The Spirit of Detroit - Sweet Adelines are part of an international, non-profit organization of 33,000 members who want to spread the art of singing four-part harmony, barbershop style of singing, to most every type of music. The group competed in a regional singing contest, coming away with top honors.

The Farmington Hills Department of Special Services presents this concert. No reservations are required.

Other Stars in the Park concerts coming up are the Farmington Community Band, Wednesday, June 29, 8 p.m.; the Novi Community Band, Thursday, July 7, 8 p.m.; the Farmington Community Chorus, Thursday, July 14, 8 p.m. (at the Founders Festival in Farmington); and the Farmington Community Jazz Band, Wednesday, July 27, 8 p.m.

Heritage Park is on Farmington Road, south of 11 Mile.



RANDY BORST/staff photographer

Flag Day

Clarence Davis (front) and Hubert Williamson, members of the kazoo and percussion band, help play selections like the Stars and Stripes Forever and Yankee Doodle Dandy as part of the American House celebration of Flag Day.

ALL AROUND TRAVEL, INC.

7115 ORCHARD LAKE ROAD, SUITE 240
WEST BLOOMFIELD, MICHIGAN 48322
(Between 14 Mile & 15 Mile)

RAYNA KOGAN

(313) 737-2277 home: (313) 626-6430

Twice a week is better Twice a week is better

Opening Fall 1988

LAKES AREA MONTESSORI BRAND NEW BUILDING!

(Pre-School, Kindergarten, Elementary)
IN COMMERCE TWP. - corner of Richardson & Martin Rds.

- Hours: 7 a.m. - 6 p.m.
- Specialty built Montessori School on 4 1/2 acres of pine studded woodlands.
- Special programs - Science, French, Art, Music, Geography, Computers.
- Extended Day Care, Latch Key, Science Summer Camp, Year Round Program.
- Affiliated with American Montessori Society.

Also, ask about our Summer Camp and Toddler Program at the W. Bloomfield location.

INFO CALL 661-0910 or 477-3621



Sylvan this summer. Better grades next fall. Your child will benefit from our achievement programs in these ways:

- IMPROVED REPORT CARD • SELF ESTEEM
- ENRICHMENT • MOTIVATION

Now enrolling for • Reading • Math • Study Skills • Algebra • College Prep • Readiness • Sylvan Clear Writing



For More Information Please call: 737-2880
1515 W. Maple, W. of Orchard La. Rd. West Bloomfield - "La Tower Street"

MILLYN'S TAILS
Jewelry, Hair Accessories, Cosmetics, Clothes, Nail Care Supplies.
Acrylic Nails Reg. \$36.00 \$24.95
Monday-Thursday Only With This Coupon • Expires 6-30-88
1/2 OFF ALL COSMETICS With This Coupon • Expires 6-30-88
Buy 1 Nail Polish Get 1 at 1/2 Price With This Coupon • Expires 6-30-88

35562 Grand River Muirwood Square 477-2610
Mariilyn, Julie, Franda, Stacey, Dawn, Joanne & Facialist - Chikuta
We also carry Eyebrow Wax \$5.00
We also do bikini and leg wax Pedicures \$20.00
Manicures \$30.00 Reg. \$10.50
With This Coupon • Expires 6-30-88

OFFICE ANSWER
42240 Grand River • Novi 344-0098
(Across From Marty Feldman Chev.)
Personalized Telephone \$29 (1st Month) Answering Service (FREE)
Bulk Mailings Data Entry Express Delivery Service Facsimile (FAX) Invoicing Letters Mail Merges Mail Receiving Manuscript Notary Photo Copying Presentations U.S. Mail Resumes Word Processing

How can a multiple car family minimize insurance costs?
No problem.
Auto-Owners gives families with two or more cars a reduced insurance rate. That makes their exceptional auto coverage and claims service even more attractive.
So if you're a multiple car family trying to minimize insurance costs—call your "no problem" Auto-Owners agent and find out how this discount can be "no problem" for you.
Frank Hand Insurance Agency 20793 Farmington Rd. Farmington • 478-1177
Clifford Roberts

Beth Zois on "Why We Love My Place"
"It is much like going to a friends house to play."
Ryan and John are greeted with a friendly smile and hello."
"Good, affordable, part-time day care that meet both mine and my children's needs."
MY PLACE DAYCARE
Quality, hourly drop-in child care "where kids can have fun."
A social club for children 2 months-12 years in mind.
52875 Northwestern • 737-5437 3610 W. Maple (at Labar) • 340-3702
(S. of 14 Mile) • Farmington Hills West to M&P • Birmingham
M-Th. 9 a.m.-10 p.m. Fri. 9 a.m.-1 a.m. Sat. 9 a.m.-1 a.m. Sun. 12-6 p.m.

DRIVEWAY SEALERS
Prices Good thru June 30th, 1988
DRIVEWAY SEALER \$14.95
DRIVEWAY SEALER \$9.95
DRIVEWAY SEALER \$7.95
CRACK-FILLER \$3.75
H.A. SMITH Lumber & Supplies, Inc.
Family Founded - Owned - Managed, Since 1946
Where Your Business is Appreciated and Strangers Are Only Friends We Haven't Met
Hours: Mon.-Fri. 7:30-5:30, Sat. 8:00-4:30
28573 Grand River Ave. (Near Middlebelt)
FARMINGTON HILLS 474-6610

AMERICAN CATHOLIC CHURCH
Are you unhappy with your present church? Or maybe you haven't been attending a church. Come to St. James American Catholic Church, where some of the rules have been relaxed. Join us for mass on Sundays at 10 A.M. at Mill Race Historical Village Church on Griswold, South of 8 Mile in Northville. 348-2265

EXCALIBUR SHOES FOR MEN
FATHER'S DAY SALE
SAVE 10% to 50%
— STOREWIDE —
ORCHARD MALL • W. BLOOMFIELD 851-5122

Do it for someone you love... Stop smoking
AMERICAN LUNG
This space donated as a public service by the publisher

Get a FREE Roll of FUJI 35mm HR100 12 Exp. Color Print Film PLUS...A Free KODAK Photo Book AND...DOUBLE PRINTS, When you bring this ad with your film.
FUJICOLOR 35mm-SUPER HR 100 12 EXPOSURES FREE!
BEL-GREST PHOTO
6898 Orchard Lake Road 851-5840 In The West Bloomfield Plaza

LIVONA True Value HARDWARE
Compact 40-Channel Mobile CB Transceiver with PA capability \$78245 \$39.99 35809
Rescuer Emergency Communication System with radio and more ERT \$24.99
Weed Eater Gas Trimmer/Edger with direct drive cuts a 12-in. path, 22.3 cc engine. X230 \$84.99
FREE Accessories Included a \$10.00 value
Braun Men's Cord Shaver features fully extendable long-hair trimmer, travel case. \$44.99 504739 2501
\$16.88 AM/FM Shower Radio hangs on the shower pipe or attaches to the wall. Plastic 516591 Polerex
All Dad's Favorite Watches on Sale
TIMEX 25% OFF SEIKO 50% OFF
33533 FIVE MILE AT FARMINGTON RD. 422-1155 937-1611
DAILY 9-6 SAT. 9-7 SUND. 10-5