

Community Corner

This week's question:

What would you be doing on a normal Monday evening?

We asked this question Monday at the Farmington Hills City Hall, where 50 people were waiting for results of the annual school election.



"I'd probably be at a school or community meeting. They dominate a lot of my life."
— Susan Rennels
Farmington Hills



"I'd be finishing up teaching my class in economics at OCC."
— Jack Inch
Farmington



"I'd be home watching TV... nothing in particular, just watching."
— Arnie Campbell
Farmington



"I'd be working on my effective school evaluation for tomorrow."
— Tina Jensen
Farmington Hills



"I'd be watching 'Designing Women' on TV."
— Bonnie Murphy
Farmington Hills



"I'd be at my son's baseball game... except that he has a broken foot."
— Linda Kaplan
Farmington Hills

Hills OKs budget

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The Farmington Community Library budget that will go for a preliminary design of a new library on the city-owned Peltz land, west of Farmington Road, south of I-96.

THE DESIGN would let voters know what a library on the wooded site would look like before they are asked to financially support the library system and a new library.

"You don't spend money on the library," Marks said. "I'm not prepared to vote for the budget with something that's so superfluous."

But other council members disagreed when a vote was taken. With that, Marks voted to adopt the city's \$28.7 million budget.

"You have no consideration for the citizens — in other words," Di-rasian pronounced when the council adopted the budget.

The council also adopted the city's basic tax rate of 6.72 mills, which includes debt levy, capital improvements, drain levy and the half-mill levy for parks and recreation approved by voters May 7.

But hold on, that's not the rate taxpayers will pay in 1991-92. There's more.

Under the 1982 Truth-in-Taxation law, the city's operating tax rate of 7.9 mills had to be rolled back to 7.7 mills to offset additional revenues generated by increased values this year.

But that's not enough to balance the 1991-92 budget. In order to generate \$334,000 to balance the 1991-92 budget, city officials plan next Monday to roll up the 7.7 mills 7.8 mills — a .1419-mill difference.

That would bring the city's total tax rate to 8.8719 mills, which includes .4879-mill for debt and the half-mill for parks and recreation. The tax rate — number-wise — is the same as the 1990-91 tax rate. But city officials actually are capturing 1.6 percent more of the increased property value in the city.

FOR EXAMPLE, if your house had a market value last year of \$126,532, it was assessed at \$133,246. This year that same house has a market value of \$130,000 and assessment of \$85,000.

With the proposed 8.710 mills, that homeowner will pay \$576.61 in taxes this year compared to \$561.23 last year.

The new budget represents about \$620,000 in cuts from what department heads originally wanted in their budgets. The budget also has few changes. Salary increases for union employees are targeted at 4 percent, as are salary increases for department heads, including Costick.

Refuse collection continues to take a spotlight. In 1991-92, \$2.2 million is budgeted for garbage. That's compared to \$2.16 million budgeted in the previous year.

Rent hikes upset seniors, officials

Continued from Page 1
alized value of \$1.2 million. The city's share of the payment was roughly \$3,500.

The special status has allowed Carrington Place to provide low-income housing based on income eligibility. The tax break, which means lower costs for the partners, allows lower rents. MSHDA subsidies also are supposed to be available to tenants who use more than 40 percent of their income for housing.

That's why a 9-percent rent increase has shocked residents — not to mention the city council, which last year questioned Yaker on possible future rent increases.

"We were not given any specific answer," Mayor Aldo Vagnozzi said.

Someone representing Carrington Place — a partner or perhaps a representative from the management company PM Diversified of Birmingham — was expected to be at Monday's meeting. But no one showed up. And that made the council doubly annoyed.

"When they were asking for a tax break there was no shortage of their representatives in the audience. And now they're no where to be found," Vagnozzi said. "I really feel insulted the management would not come tonight. We baited them out."

Councilwoman Nancy Bates, who has studied Carrington residents' complaints, called for creation of a committee to try to negotiate with the development's owners and management company.

BATES WILL chair the group, whose members are councilman Ben Marks, city manager William Costick, assistant to the city manager Steve Brock and Carrington resident Pidrzuzy.

According to Bates and Brock, the rent increases come through a formula based on a median income of about \$31,000, according to the 1990 census.

"This represents one of the largest increases over a one-year period, and apparently is adjusting for insufficient increases over the past several years," Brock wrote in a report to the council.

Bates told residents that the significant increase is based on improved information. "I don't know why they would raise your rent because someone in Detroit got a raise (in income)," she said.

The rent increases mean that rent for a two-bedroom apartment will go up \$40 to \$490, about 8.89 percent, and rent for a one-bedroom unit will go up \$35 to \$430, about 8.86 percent.

"This increase... equates directly with the approximate 8-percent increase in HUD (Department of Housing and Urban Development) median income figures," according to Brock.

Carrington resident Micheline Valat-Kansin said she moved into Carrington Place because her

income falls within the guidelines for Carrington residents. But Valat-Kansin also works "... or I'd be the first bag lady in Farmington Hills if I didn't."

"THERE IS no one in Carrington who earns \$31,000 because they limit our income to \$17,000. If we made \$31,000 we wouldn't be living in Carrington for low-income housing," she said.

Councilwoman Jean Fox turned her attention to what Carrington pays for taxes under its city council-blessed break. "If the increase is going up 9 percent... I would think we should review our payment-in-lieu-of taxes and increase that 9 percent."

But the council is stuck. The 4-percent payment is frozen.

Fox also wanted to know why Detroit Baptist Manor — finally approved by MSHDA as an appropriate management company — never in fact became Carrington's management company.

"They have not kept their promise to the council. I am upset," Fox said.



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