Carrington Place rent squabble settled

When Pat Quiery first met former to Farmington Hills Mayor Aldo Vagnozzi, she was at an art fair and in strippers.

That's OK with Quiery Their meeting prompted her public complaints about a 9-percent increase at the subsidized Carrington Place Apartments for Seniors at Freedom and Drake roads, and a final resolution to that problems Monday night.

"Someday, when I wittle a book, I want you to know this will be a very important chapter," Quiery said.

Quiery and fellow resident Freed

CARRINGTON PLACE'S rent restriction is hased on a new state policy
prompted by meetings arranged
by state Rep. Jan Dolan, H-Farmingten Hills. councilwoman Nancy
Bates and with MSHDA.

The new policy requires MSHDA
to cap the amount of rent increase
allowed each year to 5 percent for
residents of MSHDA-financed housling.
Unfortunately, the Carrington contract with MSHDA in 1990 was
signed before this new state policy.
Though not required to follow the
policy, Carrington owners Yaker and
Kalayuljan onotheless agreed by
letter to limit their rent increases.

"This should give residents at Carrington Place an opportunity to plan future expenses and to feel contident they will not have to be fearful of another enormous increase."

Still, residents were forced to pay ap-percent rent increase in 1991 because it was based on a formula determined by the federal Housing and Urban Development index. "The 9-percent happened and there was nothing we could do about it," said Stee Brock, assistant to the city manager and staff member to the committee. "It was the formula. I think it was catching up for the 1980s (when rent increases were

THE MSHDA cap allows rents to increase from zero to 5-percent maximum per year. The HUD formula will continue to be used to determine the amount of increase that will be allowed, if any, But it and the service of the anot exceed 5 percent, according

cannot exceed 5 percent, according to the report.

In 1990, the city allowed the Carrington Place partners to make a 4-percent payment in lieu of taxes because they received MSHDA financing.

That means Carrington pays, Instead of property taxes, 4 percent of its reveaue from shelter rents, which are rent receipts after utility costs.

The special status allows Carring-

custs 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. Despite Carrington partners' agreement to limit increases in the next five years, councilinan Aldo Vagnozzi, also a committee member, remains annoyed. "I would have liked to have seen more. We really had no cloud 'I would have liked to have seen more assistance from the owner." Vagnozzi sald, "I would have liked to have seen more assistance from the owner. We halled timout (with the payment in lieu of laxes)."

That means Carrington pays, instead of properly taxes, 4 percent of its revenue from shelter rents, while means are rent receipts after utility costs.

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Committee addresses concerns Ite member Pat Quiery; state Rep. Jan Dolan, R-Farmington Hills, will Introduce legislation for an escape clause for solfors who are availting acceptance into subsidized housing but have a present lease elsewhere. Seniors are often forced to pay the remaining months' rent at their for-

Place owners:

• To protect future Carrington
Place residents from shock and
surprise about rental rates, applicants will be informed and sign a
statement of understanding that rent
may increase annually each June 1
hrough 1996 or 30 days after figures
are released from HUD, whichever

Market Street

Rent increases weren't the only topic before a Farmington Hills City
Council-sponsored committee
formed to negotiate problems with
the owners of Carrington Place
Apartments for Senors.
The committee addressed the following concerns with Carrington
Place owners:

To protect future Carrington
Place residents from shock and
Place residents from shock and
Fire drills will occur frequentFire drills will occur frequentFire drills will occur frequent-

ly.

Snow removal will be adequate
to allow for "reasonable and safe
use" of the sidewalks and parking

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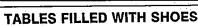
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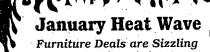
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