

# How homeowners, renters, business will fare under 'A'

Last in a series. Homeowners who reside in Michigan will reap most of the benefits from Proposal A if state voters approve such a constitutional amendment May 19.

Renters will get no property tax rebate, though they may benefit from the so-called "circuit breaker" in the state income tax law. Business will get little.

Those conclusions came from Dr. Douglas Roberts, deputy director of the state Department of Management and Budget. He was interviewed recently by a group of editors and reporters from Observer & Eccentric newspapers.

Roberts noted that about May 1, cities, villages and townships will mail an affidavit to every residence. Persons dwelling there will have to certify they are residents of Michigan and that that is their principal home in order to receive the proposed 50 percent homestead property tax cut.

Here are some of the questions to Roberts and his answers:

Q. What's the impact of the program on

renters?  
A. The only benefit to renters — they're just about dead even. They do get the benefit of the circuit breaker. Here's how it works: A renter would have to take 37 percent of his contract rent, and it's assumed that equals to their property tax bill (if they were owners). To the extent that property tax bill exceeds 2.5 percent of income over \$7,000, they would get an income tax rebate.

Q. Does the landlord get anything?  
A. No, the landlord does not benefit, because this is a 50 percent cut in the homestead property tax. It is not applicable to (apartments, which are) commercial properties.

The only way the landlord could benefit is the 6 percent cap on all commercial property.

Q. What's the net impact on this in terms of business versus homeowners?  
A. Homeowners clearly receive the benefits.

In terms of business, the items available to them are the following that I can think of:

One is an additional fee for retailers for collecting the sales tax, and this fee is one-quarter of one percent of the tax the first year and one-half of one percent the next year.

Business is clearly going to benefit in terms of equalization of (property) assessments by class.

And businesses could benefit in the future from the 6 percent cap (the amount a class of property's taxes can rise in any one year).

The negatives to businesses: Businesses will point out to you that they pay the sales tax as a cost of doing business, that is, when they buy typewriters, pencils and paper, they pay a sales tax like anybody else. Of the \$500 million that we're going to collect from the sales tax, something like \$200 million is going to be paid by business.

The issue of passing taxes on depends on what you believe. If you believe that \$200 million is going to be shifted, it will be shifted partly to Michigan residents and partly to non-residents. So that's a negative for business.

In toto, most of the benefits are for individual homeowners.

A conference on "Designing Better Housing for the Elderly" will be held on May 8 at The University of Michigan College of Architecture and Urban Planning.

The sessions are intended to provide architects, developers, housing and government officials and consumers with the latest information in the field of housing for the elderly, including housing prospects under the Reagan administration.

Other topics include approaches to innovative financing, the rehabilitation of existing housing and "alternative" housing solutions such as shared housing and cooperatives.

The conference will run from 9 a.m. to 5 p.m. on May 8, and 9 a.m. to 3:30 p.m. on May 9, in Rooms 2107-3 of the U-M College of Architecture and Urban Planning, North Campus.

Sponsors are the National Policy Center on Housing and Living Arrangements for Older Americans (NCH), which is headquartered at the U-M, and the Michigan Society of Architects, in cooperation with the U-M Extension Service.

"The morning of the initial day of the conference will focus on areas of special interest, such as the impact of President Reagan's proposed economic recovery plan on senior housing, innovations in fi-

ancing and alternative housing models," the sponsors said.

"The afternoon session will discuss the factors that contribute to resident satisfaction, and which factors are amenable to manipulation by designers, government agencies, managers, and planners."

"On May 9, the entire morning's session will be devoted to a practical review of existing and developing housing projects. A select group of consumers will be present to express their concerns and provide insight into how design solutions will be "lived in and with."

Norman Blackie, project coordinator at the housing center, said that the conference is one of a number of the center's programs providing professional training and a "two-way communication" link between housing professionals and elderly residents.

Registration for the conference (600) is available from U-M Extension Service, 412 Maynard Street, Ann Arbor, Mich. 48109 (phone: 313-764-5304). Elderly participants will be admitted free of charge.

Further information is also available from Theresa Short at the U-M College of Architecture and Urban Planning, 2000 Bonistell Boulevard, Ann Arbor 48109 (phone: 313-763-1275).

## Study identifies delinquents

If parents have conflicts, chances are that their adolescent daughters will develop delinquent behavior, according to a study of delinquency by two Michigan State University professors of social science.

Family environments, marked by multiple problems and lack of parental communication, characterized the backgrounds of delinquent junior and senior high school girls surveyed in a small Midwest residential community by Mary Zaenglein-Senger and Cyrus S. Stewart.

"The delinquent girls become enveloped in conflict-ridden families," they said. "Frustration and stress accumulate. As the situations escalate, acting

out delinquency becomes a reasonable solution.

"In the process, the lack of communication, congeniality and acceptance on the part of the family provides little or no insulation against delinquency."

Social workers at the university, they said, need to be sensitive to the impact that family problems and parental interactions have on adolescents and their school behavior.

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St. Mary Hospital, 35475 Five Mile Road, Livonia, Michigan 48154, has certified that for the fiscal year July 1, 1981 to June 30, 1982, it will make available to persons unable to pay therefor the sum of \$19,898 of Uncompensated Services, which amount meets the prescriptive compliance guidelines of the Federal regulations and is at least 10 percent of all Federal financial assistance received under the Act. Uncompensated services available for both inpatient and outpatient care will be limited to those persons whose annual family income does not exceed the level of income established by the CSA Poverty Income Guidelines.

Copies of criteria used for identifying persons may be obtained from Michigan Department of Health.

Records and documents on the basis of which the above level of uncompensated services was established are available for public inspection at 3423 North Logan Street, Lansing, Michigan between the hours of 9:00 A.M. and 5:00 P.M. on regular business days.

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NOTICE -  
I-696 FREEWAY  
FROM LAHSER ROAD TO I-75  
PUBLIC MEETINGS

The Michigan Department of Transportation has requested and received location/design approval from the Federal Highway Administration, U.S. Department of Transportation for the construction of the I-696 Freeway from Lahser Road easterly to I-75, Oakland County. This request is based on the final environmental impact statement which was approved January 16, 1981. The approved alignment begins at Lahser Road 11 Mile and proceeds easterly along 11 Mile to just east of Southfield where it swings south, crosses 10th Mile, then swings easterly crossing Greenfield approximately one quarter mile north of 10 Mile, then continues easterly to Church Street from Church Street the alignment swings southerly to join 10 Mile at approximately Cloverlawn, then proceeds easterly along 10 Mile to connect with the existing I-696 Freeway at I-75.

The Department will be holding public meetings from 2:00 to 4:00 p.m. and 7:00 to 9:00 p.m. on Wednesday, June 3 and Thursday, June 4, 1981, to discuss the portion of the approved alignment between Church Street and I-75. Meetings to discuss the segment west of Church Street will be scheduled at a later date. The purpose of the meetings will be to provide area citizens the opportunity to view the plans and discuss right of way acquisition procedures for the construction of the I-696 Freeway. The meeting scheduled for June 3 will be held in Community Center Building Hall A, 1450 Oak Park Boulevard, City of Oak Park. This meeting will be primarily to discuss the segment of the freeway within the cities of Oak Park and Huntington Woods, as well as Royal Oak Township. The meeting June 4 will be primarily to discuss the portion of the freeway within the cities of Pleasant Ridge and Royal Oak. This meeting will be held in the Pleasant Ridge Community Center Building, 4 Ridge Road.

Because no formal presentation will be given at these meetings, please feel free to stop in any time between 2:00 and 4:00 p.m. or between 7:00 and 9:00 p.m.

Preliminary interviews, leading to the purchase of right of way for this project will begin at these meetings. Department representatives will be present to discuss the relocation services and payments that will be available to all relocatees. Relocation assistance for displaced occupants is based on occupancy of the home at the time of purchase negotiations. Moving costs, funds to purchase housing, rental payments, and other benefits will be made available to eligible occupants whether they own or rent the housing to be purchased for the right of way.

The appraisal process is scheduled to begin June 3, 1981, with acquisition to start by October 1, 1981.

A copy of the request and approval, as well as other related material including the approved Final Environmental Impact Statement will be available for review at the meetings.

To further assist you, information on this project or any Michigan Department of Transportation Planning project, may be obtained by calling toll free 1-800-322-9276.

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