

Impersonator to lecture on crime

Frank Abagnale, a man once sought by police in several continents, will lecture on his book "Catch Me if You Can" 2:15 p.m. Wednesday, Sept. 16 in the Oakland Center of Oakland University.

Admission is \$2. Tickets are available at the door and at the campus ticket office.

Abagnale has impersonated a college professor, an airline pilot, a doctor, a lawyer and an FBI agent in the course of allegedly swindling companies and bank officials in all 50 states and in 26 foreign countries.

Abagnale is serving the last year of parole on a U.S. prison term. Earlier he did time in Swedish and French prisons. He is a consultant on white collar crime.

Builder-publisher says

Zone for smaller, affordable houses

By Suzie Rollins Singer
staff writer

Home builders are being advised to persuade local governments to relax zoning regulations to allow construction of smaller, higher density housing.

Condominiums and smaller single-family residential houses will be the wave of the 1980s, said David Link, associate publisher of Professional Builder Magazine.

"Smaller, more affordable housing products will burst into a full-blown trend by 1982," Link told a group of about 100 southeast Michigan builders last week in a meeting in the Northfield Hilton Inn, Troy.

ONE ARE the days when rambling 3,000-square-foot houses on acre parcels were popular, he warned. High mortgage rates, skyrocketing utility costs, and escalating property taxes have forced people to seek smaller living quarters.

The decision is not the builders' alone. Suburban cities and townships typically zone large lots on which only expensive houses can be built in order to maintain high property tax revenues.

During the 1980s, said Link, the 25-35-year-old buyer will represent more than 40 percent of the households in America. Builders must offer affordable housing to young, first-time buyers to stay afloat.

"One of the most immediately effective ways for a consumer to reduce the cost of buying a house is to opt for smaller space," Link said.

"New one-bedroom condos for singles and young marrieds will be commonplace. So will housing units designed for shared ownership for unrelated individuals, with their two-master suites."

LINK'S RESEARCH revealed 89 percent of first-time house shoppers are now renting, 87 percent consider home ownership a desirable

goal, but 83 percent say the major reason they haven't purchased a house is that they are unable to accumulate the down payment.

"There are simply not enough of the right kind of existing houses in the right location to meet the lifestyles and pocketbooks of the big bulge of baby boomers," he added. Link predicted that two- and three-bedroom houses, detached or attached, with moderate square footages of 1,000 to 1,300, will be the hottest sellers in the next few years.

"Prices will generally be \$85,000 and under. These will be affordable units for the bulk of the 25-to-35 year old first-time buyers," he added.

AFFLUENT empty-nesters also must be considered during the upcoming year, Link said.

"The second hottest-selling product will be two-bedroom, two-bathroom luxury housing units. Size of the most popular units will range from 1,400 to 2,000 square feet. Prices will be

\$100,000 and up, even as high as \$300,000 or more. It's a market that has been grossly underbuilt."

The journalist calls himself an optimist when he predicts that by the latter part of 1982, interest rates will range from 12-15 percent. Adjustable rate mortgages, along with fixed rate mortgages with 5-10-year balloon payment requirements, will be popular.

Link's forecasts are based on the expectation that President Reagan's economic program will start to have a positive effect.

In 1980 and '81, Link said, a backlog demand of nearly a million new housing units accumulated. The backlog will swell until the financial abilities of frustrated would-be buyers and housing prices and financing are in concert.

But in the meantime, he warned, builders must work toward educating suburban residents that it is in their best interests to permit changes in zoning densities to encourage construction of housing their children can afford.

Headlee leads board

Richard Headlee was recently elected to a second one-year term as chairman of the Oakland University Board of Trustees, and Ken Morris, a UAW regional director who lives in Troy, was elected vice chairman.

Headlee, a Farmington Hills insurance executive, has been a member of the board since 1976. Morris was appointed a charter member in 1970.

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