

Housing Shortage Keys: Money, Codes

By DENNIS L. PAJOT

Gov. William G. Milliken told about 400 southeastern Michigan government and business leaders Tuesday that "many of this state's problems can be traced directly to the absence of decent housing for the people."

He proposed a four-point program of legislation to help meet the crisis, including unqualified support for a new statewide housing construction code and a new statewide housing maintenance code.

The large audience responded to a seminar sponsored by the Southeastern Michigan Council of Governors (SEMCOG) in cooperation with the Greater Detroit Chamber of Commerce.

No endorsement of the proposed codes has been given by SEMCOG, and can't be until the SEMCOG board of directors meet, according to SEMCOG housing division administrator Charles Chornel.

Dwight Havens, president of the chamber, said his organization has endorsed both new code proposals.

SEMCOG and The chamber presented expert panels of educators, businessmen, labor, government agents, tenants' representatives and spokesmen for the governor's commission that urged adoption of new codes.

Billis embodying the commission's recommendations were scheduled to be introduced in the Legislature this week. The commission called for new codes after several months of study of the present codes and housing conditions.

The construction code was prompted primarily by requirements of the Federal Department of Housing and Urban Development (HUD) "Breakthrough" project to encourage mass production of modular low and medium cost housing.

Panelists were far from unanimous in their views of the proposed codes.

A representative of the Michigan Municipal League expressed that group's "serious misgivings" about the housing maintenance proposals and "serious objections" to the construction code proposals.

A housing industry spokesman called them "a step in the right direction" and said "almost nothing is being done today that is meaningful or is there anything on the immediate horizon."

A county health department director said it's "a piece of

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legislation we can support, with some changes" and then rapped the intent to charge "total cost recovery fees" to inspected householders.

A representative of a tenants' rights organization similarly blasted this factor and another which he said provides a loophole for landlords to evade correcting deficiencies.

A municipal building and safety engineer said he saw nothing new in the codes "from a planning standpoint. He said he expects mortgagers will increasingly require their clients to meet standards anyway."

He took issue with attempts to justify use of some new materials, stating that while individual materials might be sound, they might not be practical to the "complete system" of construction and pricing.

WAYNE COUNTY Auditor Richard Austin served as master of ceremonies for luncheon speakers.

He reviewed the statistical impasse festering in the housing controversy, noting that new housing starts and rehabilitation are falling far below the pace of needs.

He said housing is nationally recognized as "one of the most critical factors affecting this nation."

Austin reminded his audience that HUD set a goal of 26 million new and renovated units by 1978, which would require a pace of 2.6 million per year.

Performance so far has been "far below" that pace, with only 1.5 million starts in 1969, excluding mobile homes, he said.

The six-county region of Southeastern Michigan needs 2.5 million units by 1980, or 86,000 units per year, said Austin, who is an executive board

member of SEMCOG. "Yet, in 1969 permits were issued for only 28,000 units. Less than half of those needed are being constructed."

GOV. MILLIKEN noted that Congress declared 21 years ago a decent home and a suitable living environment for every family as a national objective. "and we have not come anywhere near that national goal."

The governor said, "I have set the construction of 500,000 new housing units as a minimum state goal in this decade. The minimum goal for the state housing development authority is to finance 50,000 units for low and moderate

income families at a total cost of approximately \$1 billion."

He said 450,000 dwelling units in the state are "in serious disrepair" with close to 50,000 of these classified as "beyond repair."

"The problem is further complicated by the fact that about 50,000 new families are formed in Michigan annually," he said. "That's about the number of the annual new unit goal he set."

THE GOVERNOR OPENED his speech with the note that environment and housing are "almost impossible to separate. We are not going to have a decent environment unless we have decent housing."

He said he is optimistic the housing needs can be met and government will do its part, but that help of industry, financial institutions, businessmen, unions and private citizens is needed, also.

As government contribution, he is first asking that the state building authority capacity to finance projects by revenue bonding be increased 60% from \$90 million to \$300 million.

Second, he is recommending expansion of the qualified sponsorship of housing to limited dividend corporations, by which housing developers will be able to receive federal tax benefits.

Third, he is asking for a \$4

million state land acquisition program, so that the authority can purchase land "before speculators drive up the price."

His fourth item is backing of the proposed new state codes.

ADDITIONALLY, HE SAID, "My administration is giving unqualified support to HUD's Operation Breakthrough."

"I strongly urge each of you here today to help produce community support for these items of legislation. For without community support, translated into legislative support in Lansing, this legislation will not be passed."

The governor lauded SEMCOG and the chamber for their efforts to bring diverse local interests together on the problem.

"In a campaign to solve the housing crisis, there are a number of areas in which regional and local agencies can share responsibilities with the state," he said.

Finding sites, relating local factors for decision making and identifying sponsors and developers are uppermost, he said.

"What we are critically short of is time. Every day that passes means another day in which thousands of our citizens must live in rat-infested, dilapidated and overcrowded housing," said the governor to wrap up a day of concern.



AL LEWIS \$500 Guess

2 Win Company Contest

Al Lewis of 3294 Maine, Livonia, won \$500 in a lucky sweepstakes contest at Shatterproof Glass Corporation, Detroit based manufacturer of automotive glass.

Al Girard of 18126 Melrose Southfield, won \$1,000 in the same contest.

Lewis won for guessing close to the gross profits figure for the company in fiscal 1969 and Girard won for guessing close to the gross sales.

Chrysler Promotes M.G. Bolin

Mathew G. Bolin of 28968 Glenarden, Farmington, has been appointed Chrysler Corp.'s assistant comptroller for financial control and analysis.

Bolin will direct corporate profit and investment analysis and product analysis activities. He will also provide financial control and analysis services for the company's U.S. automotive manufacturing group.

Bolin, 43, received a B.C.S. in accounting from Detroit Business Institute and joined Chrysler as a financial analyst in 1955. His most recent post was director of planning and administration for the U.S. automotive sales group.

Call Them Commissioner From Now On

Your county supervisor becomes a county commissioner at 12:01 a.m. Friday, March 20.

And from that time on, the Wayne County Board of Supervisors will be known as the Wayne County Board of Commissioners.

The name change is dictated in a statute adopted by the State Legislature last year. The new titles apply to all 83 Michigan counties.

The change was made to distinguish between members of county legislative bodies and elected township executives who are also called supervisors.

It'll be Commissioner Harvey J. Beadle in the 19th District (Redford Township and Dearborn Heights), Commissioner Ralph Patrick Turco in the 56th District (Westland

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