

# State blocks local rent control measures

By Tim Richard  
staff writer

Cities can forget about rent-control ordinances under a legislative bill awaiting Gov. James Blanchard's signature.

"Rent controls have done nothing to help housing," said Sen. Richard Fessler, R-Commerce, sponsor of the bill.

"It has been tried in other states.

New York City did it. Their hope is pro lower income people. The goal is laudatory.

"What happens is that there is very little new construction. Where it (new construction) happens, it is luxury housing, not lower-income and middle-income housing. In older structures, where maintenance costs are high, the owner decreases his maintenance," Fessler said.

THE HOUSE last week gave 75-24 approval to the bill, with all Republicans and more than half the Democrats voting yes.

Western Wayne County Democrats voting yes were Justice Barnes of Westland, John Bennett of Redford and James Kosteva of Canton. Not voting was William Keith of Garden City.

Rep. Maxine Berman, D-Southfield, voted no. She also tried to win an amendment (to-barring the anti-rent control bill to her bill to require that landlords give more adequate warnings of rent increases. But the Berman amendment failed on a 39-54 roll call.

Two years ago Berman produced a package of tenant-protection bills, but the rent-control bill never made it through committee.

Rep. Perry Bullard, D-Ann Arbor,

delegation supported Fessler's bill. One reason Fessler sought a uniform state law was to avoid a hodge-podge of rent control ordinances. There had been support for Berman's rent-control bill from Detroit, Southfield, Westland, Ann Arbor and many college towns.

Earlier this year, Ann Arbor voters rejected a rent-control ordinance by a 2-1 margin.

Machiavellian subjugation of local autonomy leaves local units with fewer ways to respond to housing problems.

"This legislation pushes local governments toward public ownership of housing if they are to meet the needs of citizens, especially low-income families," Brown said.

SOME DEMOCRATS argued that Fessler's bill violated the rights of home-rule cities.

"I do not support rent control," said Rep. David Gubow, D-Huntington Woods, "but I believe this issue is one of local concern, and the state should not prevent a local community's right to decide an issue which addresses local housing problems."

Rep. Mary Egan, D-Kalamazoo, added another argument: "Such a

FESSLER SAID West Bloomfield, in his district, has seen a problem with older tenants unable to afford jacked-up rents when a new landlord bought a building.

But there are more workable solutions to the problem, he said, citing competition between builders and federally subsidized rents.

"Subsidized rents are far cheaper than putting people in retirement homes. And under federal guidelines, you get a good mix of people," he said.

## Campaign '88

### Prosecutor, judicial hopefuls on the trail



Oakland Republicans will have another chance to look over candidates for prosecutor at 7:30 tonight in the County Commissioners Auditorium, 1200 N. Telegraph.

"Prepare questions," advised Helen Wolfe, representing the sponsoring Birmingham Republican Women's Club.

Nonpartisan judicial candidates also will be presented, she said.

The Commissioners' Auditorium is the round building in the county complex on the east side of Telegraph north of Elizabeth Lake Road.

The Aug. 2 GOP primary will feature a four-way race for the nomination for prosecutor between Sen. Richard Fessler, attorney Jeffrey Leib, county commissioner John McDonald and chief assistant prosecutor Richard Thompson.

**Fulkerson Kaufman**

officer for the Oakland County Road Commission from 1973 to 1980.

Fulkerson was the Democratic nominee for prosecutor in 1980 and for 18th District congressman in 1982.

The Bloomfield Township resident earned his bachelor degree from the University of Chicago and U-D Law School.

David I. Kaufman, a former Detroit Recorder's Court judge who now lives in Huntington Woods, is seeking the probate judge vacancy left by the retirement of Norman R. Barnard.

Four other candidates are seeking two nominations in the Aug. 2 primary.

STATE SUPREME Court Justice James H. Brickley will be guest speaker at the fifth annual "Salute to Justice" sponsored by Oakland County Republicans.

The event will be held 5:30-7:30 p.m. Wednesday, June 22, in Roma's of Bloomfield, 2101 S. Telegraph Road.

Brickley was lieutenant governor when he was appointed to the Supreme Court on Dec. 27, 1982. He is seeking reelection.

Approximately 150 are expected to attend the \$50 per ticket event. Hors d'oeuvres and an open bar will be provided. For ticket information, call Oakland County Republican headquarters at 338-1133.

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## OU alumni honor 2 profs

Two Oakland University faculty who were willing to "go the extra mile" for their students have won academic advising awards.

Jane L. Briggs-Bunting, journalism professor from Oxford, and Richard J. Burke, philosophy professor from Lake Orion, were honored by the arts and sciences affiliate of the OUI Alumni Association. They received certificates and \$500 each at the College of Arts and Sciences June 4 commencement exercises.

The awards are funded by the arts and sciences affiliate and given each year since 1980 as "an expression of appreciation" to arts and sciences faculty who excel in academic advising.

The recipients are selected by a College of Arts and Sciences committee with representation from the Alumni Association. The \$500 awards may be used for any professional purpose.

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