

Goodman Brothers Sells Apartments for Co-Ops

A massive program to completely rehabilitate 1,000 inner-city apartment housing cooperatives, where tenants own their own units and make their own policies, has been undertaken by Alger F. Quast Building company. The first buildings to be rehabilitated formerly belonged to Goodman Brothers realty company.

Goodman brothers have been the target of criticism by rights organizations for conditions in at least 41 buildings they own throughout the city.

According to Milton Freedman, vice-president of building organization and in charge of the rehabilitation program for Quast, each of the 41 buildings will be analyzed and a work order drawn up, submitted to the Federal Housing Authority for approval.

The first two buildings have already been approved and a model apartment is on display to the public, particularly to those who may be interested in buying into the first cooperative and to those organizations which may want to undertake similar rehabilitation-cooperative programs.

The model is open from noon until 9 p.m. daily and Sunday in what is to be called the Rochester Manor Cooperative, located at 2704

and 2716 Rochester, one block west of Linwood. The buildings will include the first 52 of the more than 1,000 units which will be rehabilitated under the FHA 221-d-3 program.

Expected costs are \$79 a month and \$200 down, based on family size and income. The model unit includes the 21 major improvements which will be made in each unit, such as new wiring and plumbing, walls and ceilings newly lathed and plastered, and new Hotpoint free-standing range and double-door

frost-free refrigerator-freezers.

Other improvements are Adler-Kay kitchen cabinets, formica sink tops, garbage disposals, aluminum windows with self-storing storms and screens, new lighting fixtures and floors sanded or replaced.

Each resident will have his own storage locker facilities, and to the building will be added modern laundry room facilities, a garden-patio for co-op activities, and a paved, landscaped parking area with

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CCAC to Protest Quast Co-op Plan

Opposition to plans presented by the Alger Quast Building company last week will come in for strong criticism at the meeting of the Citywide Citizens Action committee (CCAC) which convenes Wednesday, Nov. 29, at 7:30 p.m., at Central United Church of Christ, 7625 Linwood.

The Rev. Albert B. Cleage Jr. indicates he will speak not only for CCAC but for "many grassroots organ-

izations in the inner city who are mobilizing against the redevelopment programs now being concocted by white real estate, insurance and metropolitan interests.

"A real knockdown struggle is shaping up between the black community and the white power structure," said Rev. Cleage, CCAC chairman. "Walter Reuther, through the Metropolitan Development Authority, and

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exterior lighting. The exterior of the buildings will be completely sand-blasted, architecturally landscaped and a canopy entrance provided.

Why is Al Goodman turning over his apartments to Quast? "Frankly, they are no longer profitable," said Freedman. "And there is a severe maintenance problem. If he were to make all of the changes which are needed, such as tearing down walls to add new plumbing and wiring, he would have to charge at least \$125 a month.

"It is not just Goodman brothers who face this problem, but most inner-city apartment owners. Goodman has been the victim of some very bad publicity, while there are other buildings which are considerably worse."

Freedman said that he expected that all of the Goodman buildings should be approved for either the cooperative ownership program or for a rent supplement program. Of the 41, 29 are in the Virginia Park area, and some are in the medical arts center. FHA will approve only buildings which are structurally sound for the program.

One of the biggest advantages of the program is that it will result in home ownership for the families in the cooperative, Freedman stressed. "We are going to try the co-op program wherever possible because we have seen the difference in our own investment properties when people own their own homes and have an investment in it; they feel much more responsible not only for their home and building but for the neighborhood."

As each building is analyzed and submitted to FHA, model units will be completed in that building to be shown to those interested in buying units; the building has to be presold before actual rehabilitation begins.

Priority for buying into the co-op will be given to those already living in the building, and next priority goes to others living in the immediate neighborhood. If there are any units remaining unsold, they will be of-

fered to the general public.

A temporary displacement of about four to six months is necessary while the units are rehabilitated.

"We know we have to work within the limits of what the people in an area can afford," Freedman said. "This is needed to stabilize the area, so that the original residents can remain." The comparatively low monthly payments are made possible through 40 year three percent amortized mortgages insured by FHA.

"Housing is no longer a problem for the growing middle class Negro," added Quast, president of the two firms bearing his name, "but remains a critical one for lower income groups who choose to stay in the inner city, because of economics, and for whom there is no decent low-cost housing available."

Quast added that the company has been considering the program for 11 months, and the decision was based on a market survey by the company's research department which revealed a very favorable reaction to the plan, studies by other groups since the July riots, and publicity given to the need for

Negroes to take over the tenements they rent, fix them up and own them in common in cooperatives.

Total cost of the 27 buildings immediately on the drawing boards is \$12 million. The first two buildings and land on Rochester were sold to Quast for about \$200,000.

"All of the cooperatives will be operated on a non-profit basis," Quast continued. "Each will select its own officers and directors, from among its residents, thus giving each member-owner a voice in the operation and management of the building and grounds in which he lives.

"It is my belief that this type of cooperative program will greatly strengthen the over-all community structure . . . because it stresses home ownership without subsidizing the occupants . . . and will also benefit the member-owner by tax allowances and equity growth."

Members of cooperatives are allowed income tax deductions on that part of their monthly payment which goes for the overall co-op mortgage, usually about half of the payment.

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