

SOUTH WEDGE PLANNING COMMITTEE

OAKLAND PARK NEIGHBORHOOD ASSOCIATION

Community Rep Reports on River Park

U of R Plan—Guests: Marjory David, South Wedge representative, and Carolyn Vitale from the City. There are six neighborhood reps on the Mayor's appointed committee—5 West and 1 East, City staff, County staff, and U of R officials.

Implementation Committee is chaired by Tom Frey. Process is open to all neighborhood people who are interested in this project. Various individuals have attended these meetings, such as 19th Ward rep, OPNA, STRONG, etc.

The committee reviewed the original plan, original neighborhood's recommendations to City Council and then held a meeting with the U of R rep to share this information. The road reconstruction was reviewed, pedestrian bridge across the river and the development of the Brooks Avenue area to serve the U of R campus.

Concerns that are being dealt with from the East: one is traffic plan calls for severing off Wilson Blvd. in two directions. Either dead ended at Ford or McLean streets. No longer get from McLean to Wilson Blvd. Intercampus Drive will be the through street. Discussion about how traffic will be handled, lights, etc. to protect pedestrians. The traffic engineer's studies did time run on this roadway. This was done just a few weeks ago during school time. Currently there are approximately 400 parking spaces on Wilson Blvd.—they propose to re-establish these spaces. Parallel fashion in old railroad bed will accommodate about half of the lost parking spaces. The entire 150-197 spaces from Elmwood to Interfaith Chapel will be either metered or managed as short term parking spaces.

Public dock—U of R discussion with City Parks & Recreation about the

Genesee Park facilities—U of R is willing to enclose the ice rink and the pool as well as the dock and take over the management of this facility. George Engel recently made Implementation Committee aware of this information.

What happens with the Park land? One group wants it returned to park use—U of R owns this. Compromise on table, Moore Rd. stays as it is and it and everything to the River remain as it is. The balance of 15 acres be left for U of R development. U of R would use railroad way. There is alot of parking on Moore Rd. that is used by U of R personnel, when county takes over Moore Rd. County will be able to control the parking. the U of R has accepted the neighborhood's input. There are no dates implemented for the pedestrian bridge to Genesee/Brooks. Impact of any new facility on present businesses is another area of concern.

How does it impact City Development? How does that impact Thurston Road businesses? Public access on East side of river? housing? Housing on east side is the last thing to be considered. Land adjacent to river on east side—the linear paths on each side of river to be developed with picnic areas and raising path area to see river. U of R owns paths.

If they close Wilson Blvd. will there be housing areas designated? How many?

East side will not be developed for 15 years. Neighborhood needs some guarantees around what will happen to Wilson Blvd. area.

Summing up U of R concerns:

1. public access to river on east side
2. traffic on Mt. Hope Ave.—thinking, trying to make prediction of what volume of traffic will Mt. Hope experience

possibly increase of 20%. Two lanes extra wide but not wide enough for four lanes—could adopt 3 12' lanes—1 north bound and 2 south bound. Volume in evening is heavier south bound.

Intersection concern—left turn on Highland and a traffic signal at McLean widening Mt. Hope here to four lanes. 3. Minor taking of grassy areas—36' wide at Linden St. etc.—in no place would there be more than four feet taken. Some trees may be lost. Consultant to advise which trees. This is rough form at this time.

4. West side in terms of housing—John Lane—consultant proposes a double loop approach to West side. Northern most section has two existing industrial properties to remain. Exchange street terminated at industrial properties with a cul-de-sac (total demolition not more than 10 houses). The housing in this area will be saved in a rehab process—as many as possible. Some demolition of warehouse on Exchange for redevelopment (residential/industrial). The streets that now end such as Flint would extend to river. Total development 380 units—affordable housing (which needs to be defined).

Marjory David feels the U of R is committed to working with all neighborhood organizations and individuals to meet their concerns and needs. Committee meets frequently. They hope to have recommendations ready for City Council in April. However, if they need additional time they will take it. Committee will take U of R plan back to constituents to make them aware of their recommendations before it goes to City Council.

The SWPC Board should develop clear information around the boat house and dock, as well as accessibility to the

Art Jones— New SWPC Pres



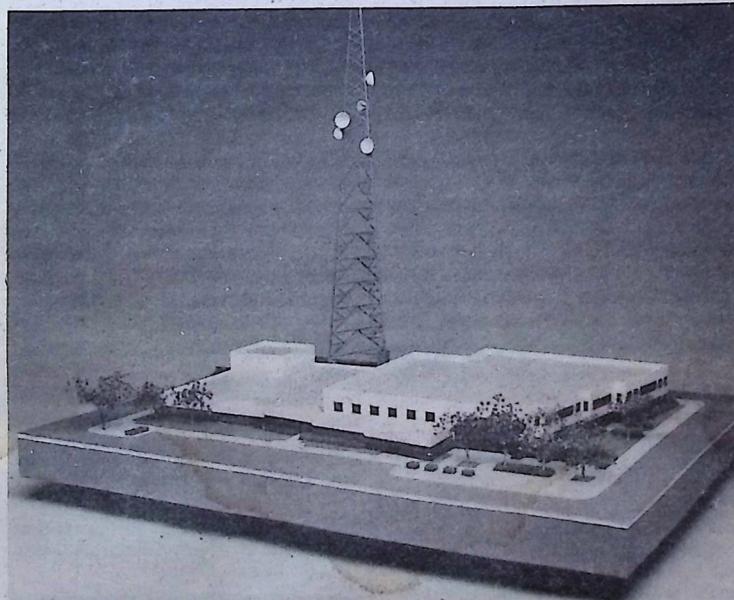
Art Jones, owner of the Gregory Street Market has been elected as the new President of the South Wedge Planning Committee. This post was formerly held by Bob Sheppard. Dorene Duane, SWPC Committee Community Resource Rep. was elected as Vice Chairman.

Genesee ice rink and pool areas and provide Marjory David with this information as soon as possible.

Karen Sanders raised the concern that the City had Marjorie David as the rep for the SWPC Board. Karen feels (as do other Board members) that perhaps she should be a member of the Board or that the City identify her as the rep for the South Wedge area. The Board recommended a staffperson notify Mayor Ryan's office that Marjory David represents the South Wedge neighborhood.▲

Carrier Route Pre-sort
Bulk Rate
U.S. Postage
PAID
Rochester, N.Y.
Permit No. 4041

South Wedge Planning Committee
68 Ashland Street
Rochester, New York 14620



Cablevision Starts Beaming

by Stephanie Gradinger

Greater Rochester Cablevision has officially moved into its new headquarters at 71 Mt. Hope Avenue in the South Wedge community of Rochester.

GRC's new building encompasses 60,000 square feet and is located on slightly over 10 acres next to the Genesee River. The site was purchased from the City of Rochester with the close involvement of the Economic Development Commission and the South Wedge Planning Committee.

The most recognizable feature of the building is the 260' microwave transmission tower located at the southwest corner of the facility. This tower sends and receives microwave transmission to GRC's four suburban transmission facilities. Located on the extreme north section of GRC's acreage is a satellite "farm," protected by a berm. The satellite dishes receive cable television signals beamed from satellites in space which are then routed into the main transmission area in the building.

continued on page 3

Letters, Events, Services

Lenten Worship Services

News Release—Each Wednesday during Lent (Starting February 19), the downtown churches of Rochester will sponsor two ecumenical noontime services. This series is the third year of an effort by six churches within the inner loop to provide a brief noon worship for those who work, shop or live downtown.

The worship will begin at 12:05 and conclude promptly at 12:30. Identical services will occur concurrently at two locations: Christ Episcopal Church, 141 East Avenue on the east side of the river, and St. Luke's Episcopal Church, 17 South Fitzhugh Street on the west.

Clergy, lay leaders and musicians from the greater Rochester area will be participants. Each service will consist of an organ prelude, scripture readings, prayers, hymns and a ten minute meditation.

This ecumenical noontime worship is sponsored by: the Lutheran Church of the Reformation, the Downtown United Presbyterian Church, Salem United Church of

Christ, St. Mary's Roman Catholic Church, Christ Church and St. Luke's.

On March 5, the Rev. Virginia Mackey, coordinator of the National Interreligious Task Force on Criminal Justice, will preach at St. Luke's. The Rev. Robert Wainright, rector of St. Paul's Episcopal Church will preach at Christ Church.

On March 12, Ruth Scott, president of the Rochester City Council, will speak at St. Luke's. The Rev. Deborah Mullen, of Trinity Emmanuel Presbyterian Church will preach at Christ Church.

On March 19, the Rev. Joseph Brennan, of the Roman Catholic Church in Scottsville, will preach at St. Luke's. The Rev. John Beeg, of Immanuel Lutheran Church in Webster, will preach at Christ Church.

On March 26, the Rev. Donald Domina, of Bethel Full Gospel Church, will preach at St. Luke's. The Rev. Dr. Theodore Weeden of Asbury First United Methodist Church, will preach at Christ Church. ▲

Judith Hook Dancers



News Release—The Judith Hook Dance Company will present the second in their series of Studio concerts on Friday and Saturday, March 7 and 8 at 8 pm. All concerts in this series will be held in the company's studio located at the Ellwanger-Barry School Condominiums on their corner of Linden and Meigs Streets.

The informal concerts will offer audiences the opportunity to view works in progress as well as pieces from the company's repertory.

Tickets are \$5 general admission, \$2.50 for children, students and senior citizens. ▲

"The Boyfriend"

Brighton High School Performing Arts Department presents *The Boy Friend* by Sandy Wilson, a musical spoof of the 1920's. Thursday, Friday and Saturday, March 6, 7, and 8 at 8:00 p.m. at the Brighton High School Auditorium. All seats are reserved. Tickets may be purchased for \$6 adults, \$4 K-12 students at the BHS Performing Arts Office 8:00-4:00 weekdays. ▲

"A New Attitude"

Sisters for a Better Black Community presents their 11th Annual Fashion Show Luncheon, *A New Attitude*, on Saturday, March 8, 1986 at 12 noon, at the Burgundy Basin Inn, 1361 Marsh Road, Pittsford. Fashions by Sibley's. Donation: \$17.00. Ticket must be purchased from members before show. ▲

Announcement of a Workshop

Play to Win—How to save money on your utility bill. A booklet published by the New York State Public Service Commission, will be reviewed on Thursday, March 20 from 6-7 p.m. at the South Wedge Tool Library which is located at Calvary St. Andrew's Parish at 68 Ashland Street. Please call 325-4950 if you wish to receive a copy of the booklet.

Network Notes

by Mary Spadoni

SCHOOL #12

The University of Rochester Community and Preventive Psychiatry Program and School #12 recently were awarded truancy prevention monies through the Youth Bureau and United Way. This unique partnership will hire 2 staff to assess kindergarten and first grade students. Some of the children and their families will be offered support services, such as tutoring, assistance with resources and counseling, to encourage school success for younger students. This project follows the liaison that U.R. and #12 School developed through the River Park Commons Child and Family Center. ▲

RIVER PARK CHILD & FAMILY CTR

345 Mt. Hope Ave., provides respite care for pre-schoolers in the complex. This allows the children to socialize and learn together. The Center also serves as a catalyst to reduce isolation of the parents. Mrs. Rutha Killings, the coordinator, will be leaving to pursue further goals after one year of dedication to this project. Anyone with experience in pre-school education who wishes to apply for this position should contact Doreen Smethurst, University of Rochester Community and Preventive Psychiatry Program, 275-3043. ▲

SOUTHEAST COMMUNITY RESOURCE CENTER STAFF

continues to seek residents in the area who need help. We visit Southview Towers, Pinnacle Place, Monroe High School, St. Joseph's House and River Park Commons weekly.

Mary Spadoni and Dorene Duane are available to assist you. Please call 461-3816. ▲

TAX TIPS:

Tax Information lines are available Monday thru Friday, 8:15 AM-4:15 pm by calling 1-800-424-1040. Monday is the busiest day. Calling before 10:00 am or after 3:30 pm on Thursday or Friday is best. ▲

Strong Museum

A Window Into the Past: The World of Antiques, the Strong Museum's annual series of illustrated talks, will continue on March 11 and 12 with "Doll's Clothes: A History of Costume," and "To Amuse and Instruct the Rising Generation": Novelties of the Victorian Nursery" on April 8 and 9. For more information regarding the series, call the Strong

Museum's Education Division at 263-2700, X202.

The Strong Museum, located in the heart of downtown Rochester, NY, collects, preserves, and interprets objects representative of American cultural history and popular taste during the era of industrialization. ▲

St. Boniface Spelling Bee

On February 10, St. Boniface School hosted its 4th Annual Spelling Bee.

5th-6th graders, and 7th-8th graders from 14 schools participated in the spell-off.

Lisa Fernandes, of Most Precious Blood School, edged out runner-up Christine Staropoli in the grade 5/6 competition. Christine correctly spelled "scorpion" to take the title.

IN the grade 7/8 contest, Monica Brochmyre, of Our Lady of Lourdes, correctly spelled "bankruptcy", to take the award from Loan Chu, of St. Anne's.

Refreshment and awards followed the competition, and all school representatives were applauded for their efforts. ▲



Managing Editor

Anne Battle McAndrew

Editor

Jay Parsons

Contributors

Mary Spadoni, Dorene Duane, Jon Hockenbury, Jay Parsons, Donna Femiaño, Anne Battle McAndrew, Monroe County Cooperative Extension, and the South Wedge Planning Committee

Photography

Carol McLaughlin and Jack Davies

Typesetting

Lynn Pasley, Letterworks

Printing

Webster Printing

Design and Production

Anne Battle McAndrew, Dave Burrows and Maxine Kilkenny

Advertising

Nan Curry, 35 Menlo Place, 473-9435

Treasurer

Penny Shepherd

Distribution

Helen Bennett and the Calvary St. Andrews Volunteer Staff, Art Grimwood, Sharon Rabau, Joe and Karen Sanders, Art Jones and the U.S. Mail.

Classified

Needed: Temporary and permanent persons to fill positions of school crossing guards at many locations throughout the city. You must be in good physical health and be able to work with children. For more information, call Officer Annie Craven at 428-6636 or 428-6637.

If you have holiday cards you would like to donate, the #12 school art teachers would appreciate it very much.

The final concert in the Strong Museum's *Muscle of Our Time* series, "The Nightclub," will be presented on Tuesday, March 4, from 7 to 9:30 p.m. This concert will

feature club jazz, the dance music craze, and all the glamour that revolved around the birth of the popular nightclub.

Ongoing Preschool Story Hour: Tuesdays, 10:30 am (2 year olds) and 11:00 am (3 and 4 year old) at the South Avenue Library

WANTED—Volunteers to help out once a week in a new Mental Health Social Club. Help give friendly support and encouragement by participating in outings, dinners, movies, bowling crafts, etc. You can make a difference. Please come and enrich someone's life by making it a little less lonely. Call Compeer—Barbara Leick for more info. 546-8280.

APARTMENT AVAILABLE* Luxury loft bedroom apt. with skylight over sleeping area. Bright and beautiful with light oak floors, spiral stair, custom kitchen, beamed ceiling, 2 1/2 story brick wall in living room. Must see! Call 263-4358 (\$400 plus)

BABY SITTING, Monday through Friday. My home at 25 Averill Ave. Single house. 232-3481 Regina Civalier.

WEDGE is a newspaper published bi-monthly in a cooperative effort by South Wedge Planning Committee and South Wedge residents. This organization, its members and the staff make every attempt to provide accurate coverage of neighborhood news as well as local, state and national news that affects the neighborhood. Articles in this paper do not necessarily reflect the view and/or opinions of the above mentioned organization, its staff or its members. Please send any story suggestions, news releases, etc to WEDGE, c/o Anne Battle-McAndrew, 43 Alexander Street, Rochester, NY 14620, before the 15th of each month pre-reading the issue in which you want information announced.

Tax Reassessment Resolution Modifications

BY COUNCILLORS KING AND ERB.

WHEREAS, Current city policy pertaining to property tax reassessment has sparked heated debate throughout all segments of the community, and

WHEREAS* the present reassessment policy places undue hardships on many, especially senior citizens and others living on fixed incomes, thereby creating fear that they could lose their homes, and

WHEREAS, the method for challenging the new assessments is burdensome and costly for many, especially senior citizens, and

WHEREAS, the present two-year reassessment policy might induce fear and panic leading to a de-stabilization of presently established neighborhoods, and

WHEREAS, the present two-year reassessment has established generally high or unfair values which might deter homeowners from making structural improvements, etc. on their homes because of even higher future assessments and taxes, and

WHEREAS, under the present two tier tax system there has been substantial tax increases on non-homestead investor/owners and 'Mom and Pop' businesses which in turn could lead to rents being raised, increased vacancies in rental

units, and a strong disincentive for investor/owners to upgrade and maintain rental property jeopardizing neighborhood revitalization efforts.

THEREFORE BE IT RESOLVED: 1. That this City Council petition the State of New York to review the present two tier system with the possibility of setting up an alternative classification for the protection of small business and investor/owners with four or more rental units.

THEREFORE BE IT RESOLVED: 2. That the City of Rochester carry out reassessments on a five year as opposed to a two year basis having a 20% phase in per year up or down to counter the shock impact of reassessment every two years.

THEREFORE BE IT RESOLVED: 3. Ask the New York State Legislature to review alternative revenue sources, such as payroll tax.

THEREFORE BE IT RESOLVED: 4. That a special task force or commission of 11 members appointed by City Council representing a broad spectrum of the community to review the current policy of reassessment and its impact, and report back to City Council. Be it further resolved that each member of City Council appoint one person to the task force and the President of the Council appoint three persons.▲

Goodbye Seven Astronauts

by Kelly Moseley

I felt bad when I saw you on the news. I feel bad still. I did not know you, but I feel very sad, because you did not have to risk your life for us.▲

by Lazarus Dennis

I felt very sad when I heard what happened. I am proud of what you have done. I know that your children are sad because your time came early.▲

Housing con't.
continued from page 7

on full development and careful examination of the facts, so the tenant should not attempt to utilize any of the above remedies without first seeking legal advice.▲

Emergency Housing for Fire or Disaster Victims;

DEPARTMENT OF SOCIAL SERVICES, 111 Westfall Avenue, Landlord/Tenant ext 3082, 482-4000

RED CROSS Emergency Housing

If you are being discriminated against because of race, color, religion, age or other such reasons in renting an apartment or buying a house, contact:

MONROE COUNTY LEGAL ASSISTANCE, 100 Powers Building, 325-2520▲

U of R and #12 School Working Together

by Barbara Wager, Principal

Recently School #12 was one of two elementary schools in Rochester which competed for, and won a grant which amounts to about \$45,000. You will be hearing a great deal about our project which will begin in February.

Who supplied the funds and why?

In August 1985 the Rochester-Monroe County Youth Bureau and United Way of Greater Rochester solicited proposals for the project which would have the prevention of truancy as its major goal.

Partnership:

Proposals had to involve a school and community agency working in partnership. The agency we asked to work with us was the University of Rochester Department of Psychiatry. We have already worked with them in the Community and Preventive Psychiatry program, and we have a strong relationship.

Who is involved?

We think that we can identify children very early who, because of academic or social problems, are candidates for school failure, truancy and dropping out in high school. Our project will involve children in the kindergarten and first grade. After identifying youngsters with special needs, children will be offered special services provided by two new staff members.

We have great hopes that this project will help many children who for a variety of reasons get off to a disappointing start in school. We know that early intervention makes a difference. If you are interested in hearing more about the UR/School #12 Intervention Program, we hope that you will join us at our next Parent-Teacher Group Meeting. We will make a short presentation at that time and answer all your questions.▲

Cablevision con't.
continued from page 1

Except for personnel employed at off-site cable stores, all 320 GRC employees function from the Mt. Hope facility. These employees include technicians, business office staff, sales force, studio, and management personnel.

The Mt. Hope facility has two television production studios, one reserved for community access producers while the other is dedicated to GRC-produced programming. Behind the two story front window area is the master control facility. There local advertisements are inserted on six satellite channels, access programs are cablecast, and the cable system is monitored.

Cable customers may transact any business they have with GRC at the Cable Store located in the front of the building. Current programming and customer information is also available at the Cable Store.

Greater Rochester Cablevision, a Time Inc. company, services 125,000 household in sixteen municipalities in Monroe County.▲

SOUTH WEDGE PHARMACY
454-2090

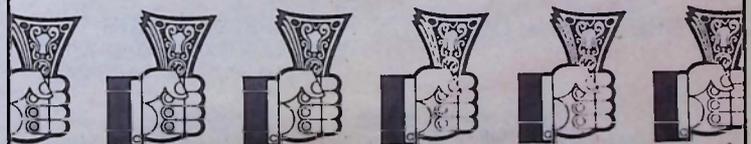
FREE DELIVERY IN WEDGE AREA

MEDICAID AND MEDICAP ACCEPTED
1/2 COPAY ON PRESCRIPTION PLANS

Have your blood pressure checked
Every Saturday 11 a.m. to 1 p.m.

489 SOUTH AVENUE

JOIN OUR GROWING FAMILY OF LOTTERY WINNERS



At the Gregory Street Market we like to pay our winners in cash, on the spot. We pay out over \$1,000.00 a week to our lottery winners. No lottery agent in the area has a better record of paying cash for winning tickets than the Gregory Street Market. It pays to play with us.

We are located at 133 Gregory Street and are open everyday from 8 a.m. to 9 p.m.. So play, and collect, at the Gregory Street Market.

The Gregory Street Market

Our Youth

Parents Can Help Prevent Teen Suicides

This article has been included as a public service for parents. April is the month there are more suicides than any other. This epidemic is spreading but can be stopped if parents are well-informed.
—A.B.Mc. Man. Ed.

Separating Myth From Fact

Experts tell us that a major problem surrounding the rise in the rate of youth suicide is our willingness to perpetuate myths about suicide. The following list of myths and facts should help in our efforts to identify potential suicides:

Myth:

People who talk about suicide don't commit suicide

Fact:

Of any 10 persons who kill themselves, eight have given definite warnings of their suicidal intentions.

Myth: Suicide happens without warning

Fact:

Studies reveal that the suicidal person gives many clues regarding suicidal intentions.

Myth:

Suicidal people are fully intent on dying.

Fact:

Most suicidal people are undecided about living or dying and they "Gamble with death" leaving it to others to save them. Almost no one commits suicide without letting others know how he or she is feeling.

Myth:

Once a person is suicidal, she/he is suicidal forever.

Fact:

Individuals who wish to kill themselves are suicidal only for a limited period of time.

Myth:

Improvement after suicidal crisis means that the risk is over.

Fact:

Most suicides occur within about three months of the beginning of "improvement," when the individual has the energy to put morbid thoughts and feelings into action.

Myth:

Suicide strikes much more often among the rich than among the poor.

Fact:

Suicide is neither the rich man's disease

nor the poor man's curse. Suicide is represented proportionately in all levels of society.

Myth:

All suicidal individuals are mentally ill, and suicide always is the act of a psychotic person.

Fact:

Studies of hundreds of genuine suicide notes indicate that although the suicidal person is extremely unhappy, he or she is not necessarily mentally ill. Δ

Warning Signals: A Plea For Help

At least 75% of all youth who commit suicide exhibit a series of common behaviors which, if understood, become important clues for us to notice. Not all of the warning signals are evident in each case, nor does a single person receive all of the clues. For this reason, it is important that we all develop a sensitivity to warning signals and trust our instincts enough to report the "gut feeling" to others who also may have recognized the clues.

Warning Signals

- change in school work or attendance
- withdrawal from people
- insomnia or oversleeping
- preoccupation with talking about suicide
- giving away possessions
- feelings of helplessness, anxiety, guilt
- change from depression to light heartedness
- an event that can cause deep depression or worthlessness (often a loss)
- recovering from severe depression
- occurrence of suicidal threats
- a previous suicide attempt
- sudden beginning of self destructive acts (like drinking, drugs, etc.)
- disruptive/violent in dealing with others
- irrational behavior, signs of severe mental illness
- rapid weight gain or loss
- your "gut feeling"

In addition to the general warning signals which we might use to identify a person who is thinking of self-destruction there are more specific signals which might indicate that the person is beyond the thinking stage and actually planning for death.

Urgent Warning Signals

- Giving away possessions
- unexpected elation
- development of a specific plan
- suddenly not talking about suicide anymore
- breaking off completely from important relationships.

As we assess the student's behavior and become convinced that there is a problem, we must evaluate the immediacy of the situation. The following four questions have been designed to provide information which will indicate the urgency for action. A "yes" response to any of the four questions should set into motion all available resources to intervene in what might be a lethal situation.

Assessing Immediate Lethality

1. Has the person attempted suicide in the past?
2. Does the person have a specific plan for suicide?
3. Is the plan lethal, specific, and is the method of death available?
4. Has a person in the immediate family of a relative ever attempted or committed suicide?

Caring and Helping What Can We Do?

Few of us can ignore a plea for help. Once we recognize that a student may have suicidal tendencies, there are some important steps which can be used as effective intervention in a potentially dangerous situation:

Step 1

Listen. A person in mental crisis needs someone who will listen to what she/he is saying. Every effort should be made to understand the problems behind the statements.

Step 2

Evaluate the seriousness of the youngster's thoughts and feelings. If the child has made clear suicide plans, the problem is more acute than when his/her thinking is less definite.

Step 3

Evaluate the intensity or severity of the emotional disturbance. It is possible that the youngster may be extremely upset but not suicidal. Often, if a person has been depressed, and then becomes agitated and moves about restlessly, it can be cause for alarm.

Step 4

Take seriously every complaint and feeling that the student expresses. Do not dismiss or underevaluate what the child is saying. In some instance, the child may minimize his/her difficulty, but beneath an apparent calm may be profoundly distressed feelings.

Step 5

Do not be afraid to ask directly if the child has entertained thoughts of suicide. The student may not openly mention suicide during the crisis period. Experience shows that harm is rarely done by inquiring directly about suicide at an appropriate time. As a matter of fact, the student frequently is glad to have the opportunity to open up and discuss it.

Step 6

Do not be misled by the youngster's comments that she/he is past the emotional crisis. Often the youth will feel initial relief after talking about suicide but the same thinking may recur later. Follow-up is crucial.

Step 7

Be affirmative, but supportive. Strong, stable guideposts are essential in the life of a distressed child. Provide emotional strength by giving the impression that you know what you are doing, and that everything possible will be done to assist the young person.

Step 8

Evaluate available resources. The student may have inner resources, including various mechanisms for rationalization and intellectualization, which can be strengthened and supported, and other resources such as ministers, relatives, friends who can be contacted. If these are absent, the problem may be more serious.

Step 9

Act Specifically. Do something tangible; that is, give the youngster something definite to hang onto, such as arranging to see him/her later or subsequently contacting another helping person. Nothing is more frustrating to a young person than to feel as though she/he has gained nothing from the discussion.

Step 10

Obtain appropriate assistance and consultation. Do not try to handle the problem alone. Seek the advice of physicians, school specialists, mental health professionals or other knowledgeable persons.

continued on page 5



SOUTHWEDGE AUTOMOTIVE

"SOLVING PROBLEMS IS OUR BUSINESS"

FOREIGN AND DOMESTIC

HERCULES TIRES

ASK ABOUT OUR CONDITIONAL
ROAD HAZARD WARRANTY

— COMPLETE CAR CARE —

- TUNE UPS
- BRAKE SERVICE
- TOWING
- WHEEL BALANCING
- ELECTRICAL
- NYS INSPECTIONS
- MUFFLERS



232-4857



110 MT. HOPE AVE.

Monday-Friday 7:30-5:30
Saturday 8:00-12:00

SNAKE SISTERS CAFE

South Ave • 271-6405

ETHNIC CUISINE
ROMANTIC AMBIANCE
GREAT NEIGHBORHOOD
SPOT FOR MUSIC,
POETRY AND FUN



Pickles



Pharmacy

AMERICAN GREETINGS



&

Russell Stover Candies

877 South Ave.
Rochester, N.Y. 14620
473-1847

**This listing of ten steps was prepared by Dr. Calvin Frederick, National Institute of Mental Health and appears in "Trends in Mental Health: Self-Destructive Behavior Among Younger Age Groups", Dept. of Health, Education & Welfare, Publication No. (ADM) 76-365.Δ*

Teenage Suicide and What We Can Do

Suicide is now the second leading cause of death among young people, with accidents being number one. An estimated 6,000 teenagers kill themselves each year, and for everyone who succeeds, another 100 try and fail. Why are more and more of our teens killing themselves?

Teen Age Magazine, July/August, 1984, surveyed 1,022 teens; the majority of those teens admit to having experienced depression, anxiety and suicidal thoughts—often because of school. According to the survey, teens reported that their main sources of depression have been a result of school work and environment, boy/girl relationships and family conflicts. Divorce, unemployment, missed opportunities and pressures to achieve were also mentioned. Children who have never been taught to deal with disappointment often don't know things will get better. A teen who has never failed before just doesn't have the experience to know that failure is temporary! Dr. Alan Berman, PhD, Professor of Psychology at the American University and president of the American Association of Psychology at the American University and president of the American Association of Suicidology has said that "suicidal adolescents are more likely than non-suicidal teenagers to use drugs and alcohol, exhibit aggressive behavior, withdraw emotionally from school and feel pressured to do well in school. Suicidal teens have also been found to have more problems with their peers, to be more sensitive and to be less likely to have a close confidant."Δ

Common Behaviors which may indicate suicidal tendencies:

- radical personality changes such as feelings of guilt, anxiety, helplessness, persistent sadness, loss of interest in one's usual activities
- withdrawal from family and friends
- the abuse of alcohol and other drugs in a self-destructive way
- a decline in school work and attendance in classes
- rebellious, violent or abusive behavior

- changes in sleeping or eating habits; neglect of personal appearance
- rapid weight gain or loss
- expressed thoughts/threats about death or suicide
- any previous suicidal attempt

A person who is beyond the "thinking" stage of death may:

- give away his/her possessions, throw things out, clean his/her room
- suddenly become cheerful after a period of depression; may not be talking about suicide anymore because the final decision has been made

For that person it is then extremely important that you:

- listen and demonstrate your love and acceptance of the youth
- take the threat of suicide seriously. Ask the youth whether she/he is really thinking about suicide and if the answer is yes, ask how she/he plans to do it and what steps he/she has taken to carry out the threat.
- stay with the youth and get help by contacting a trained professional. Life Line 275-5151 is an information and referral service offering assistance with all emergency and non-emergency medical, mental health, and human service problems, all medical emergencies, suicide, poison control, alcoholism, mental health problems, teen counseling, human services information and referral. Emergency services for the deaf are also available through Life Line.Δ

"Taming the Tube"

(From the Association of Elementary School Principals)

Children are now plopped down in front of TV sets for up to seven hours a day. This startling figure comes from a new report by A.C. Nielson, the company that monitors viewing habits for the TV industry. It means youngsters aren't doing much else— not playing, reading, participating in sports, or even talking to each other.

This is too much exposure. Harvard professor of pediatrics Dr. T. Berry Brazelton says preschool children should be limited to one hour of TV viewing a day. Other specialists believe elementary school children should watch no more than two hours. Among their reasons:

Excessive TV viewing is affecting school performance. A California Department of Education study has found that test scores of sixth and twelfth graders in reading, mathematics, and written expression—the keystones of education—go down as daily hours of TV viewing increase.

TV encourages obesity, teen pregnancy, and violent behavior. So says the American Academy of Pediatrics, based on a 16-month evaluation of children's viewing habits and their psychological impact. TV ads for junk food, sexually explicit soap operas, and shoot-'em-up police shows are the culprits.

TV violence is getting worse. In 1955, no violent crime shows; in 1965, six hours of violent programs, including one in the 8 p.m. time slot watched by many children; in 1975, 21 hours of violent shows, two at 8 p.m.; and in 1985, 27 hours of violence, nine such shows at 8 p.m.

What, then, can a parent do? Getting rid of the TV set works for some families, but deprives children of the good nature, sports, and educational programs that do come along. A better solution for your family may be to cut back on your children's viewing time and help them to select appropriate programs.

Here are some suggestions from Action for Children's Television and the National Council for Families and Television:

Help your children budget their non-school time. Keep track for a few weeks of how much time they spend on sports, play, homework, and TV. If TV time outweighs other pursuits, let them share in deciding how many hours to cut.

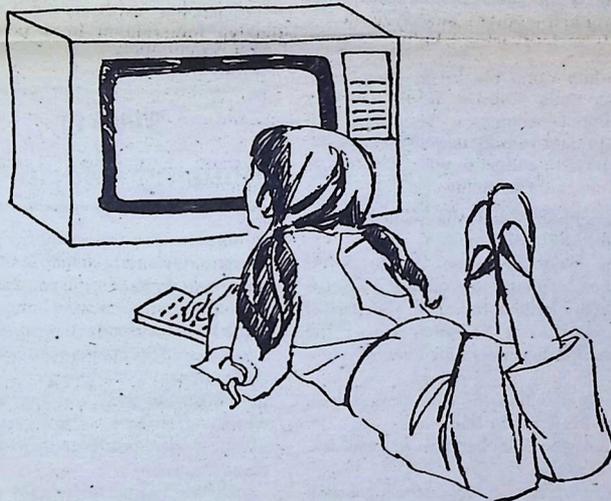
Agree in advance on which programs to watch. Have your children make their selections from the weekly TV guide. Rule out—and explain why— those programs which are totally unsuitable for their age. Develop a point system for approved programs. Crime shows should cost more points than situation comedies. Once points are used up, the children's TV viewing is over for the week.

View adult programs with your children. Explain that police show violence and soap opera melodramas are faked. The gunned-down police officer isn't really dead. The teenage runaway in the bus station at midnight is only playing a part.

Consider investing in a video cassette recorder. While expensive, a VCR offers your children a whole new range of TV viewing options. Many public libraries now carry video cassettes to be checked out like books, at no charge. Video stores offer an even wider selection for a small rental charge. You'll find rock concerts, ballet, classic movies, and conversational French readily available.

Finally, teach by example. Don't leave the TV set on all day as background noise. Don't turn it on after dinner "just to see what's on." Watch the programs you want to watch then turn the TV OFF.

Television can be a marvelous learning tool for our children if handled wisely. In most homes, it just needs to be controlled.Δ



**Cinema
Movie Theatre**

957 Clinton Ave.

**Double Feature
\$2.50**

New shows every Friday

271-1785

**SERVISTAR™
HARDWARE**

Wm. Lauterbach, Inc.
750 South Ave.
Cor. Caroline St.
(716) 271-7877

Housewares	Paint
Plumbing Supplies	Hardware
Glass & Glazing	Appliances
Electrical Supplies	
Aluminum	Screens
&	
Windows Repaired	

—Established 1899—

Sentry Color Labs Ltd
571 South Avenue
262-2030

Open 8:00 am to 7:30 pm Monday - Friday
9:00 am to 12:00 noon Saturday

AT FAMILY MEDICINE

WE TAKE CARE
OF OUR NEIGHBORS
OF ALL AGES

885 South Avenue
Evening & Daytime Appointments
Call 442-7470

Our House

Report on Housing Council/Neighborhood Meeting

MINUTES, JANUARY 16, 1986

The South Wedge Planning Committee invited neighbors to a meeting that was designed to educate the committee and the community about the housing services provided by the Housing Council of Rochester and the committee about the housing concerns of South Wedge Residents.

Art Jones introduced the guest for the evening, Linda Berger from the Housing Council. Also in attendance was Jack Marshall from Community Development, and Julie Everett, both City staff people.

Linda first clarified that the Housing Council is a not-for-profit agency. Not part of the City or County but are funded by City, County, and Federal funds as well as HUD, United Way and foundation support and private support.

Linda presented the following overview of what the Housing Council does:

1. Are basically central housing services for Monroe County.

a. run a very active hotline on landlord/tenant rights

b. in-house one to one assistance for landlord/tenant problems (vice versa)

c. assistance for anyone who needs it—average annual assistance calls 25,000.

d. hotline service free

e. rental listings—listed according to # of bedrooms, changed when landlord calls in—sent out or handed out regularly.

f. directory on subsidized housing in Monroe County area.

g. individual help for people who need special help—how to go about finding an apartment—language barrier—housing council will make calls for individuals.

h. SRO—Single Room Occupancy program—funded by United Way to assist individuals coming out of temporary housing—called housing resources.

i. provide homeowner counseling—one to one counseling—advice on how to buy house considering income, banks, etc.—called Pre-purchase Counseling—provides information such as mortgage availability and type best suited for individual.

j. Housing Council is involved in the Home Expo Program.

k. Prepurchase counseling also available on closing fees.

l. Mortgage Default Counseling—Housing Council can work out something between client/Bank to prevent someone

from losing their home.

m. Housing Council handles tax delinquent problems through their Tax Delinquent Counseling—will try to help with regard to new assessment problem.

n. Home Improvement Counseling—Assistance on City Housing Program—one person to go to neighborhood ½ day per month—taking applications and providing information. Handicap and elderly can be served in their homes.

o. Shared Housing Opportunity Program—program matches someone with apartment or home to individual in need. One individual must be 55 or older. Privately funded—may not exist after April 1. The funding provides the staffperson.

p. Planning technical assistance agency—maintain data on all residential sales in Monroe County such as sale price, term of mortgage, etc. for statistical information on mortgages in a specific residential area. Neighborhood can get access to this information. Know where banks are lending, how much and what kind of mortgages are available.

q. Provide assistance to City, County and Banks for program development for re-investment.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

r. Providing technical assistance for development of low and moderate income housing. Through Housing Opportunities Inc. building housing or facilitating housing for low moderate income. Grant from State to convert School 27 to low income housing.

transport them to shelter against their wishes.

6. There are shelter vacancies in the Rochester area at the present time so there is no need for anyone to sleep in the street.

7. Subsidized housing lists—family housing of 2 or 3 bedrooms has up to a 3-year waiting list. Single bedroom and studios come available as frequently as every three months.

8. Housing Council helps families identify where openings are and how long the list is at the various locations.

9. There is an extensive list of SRO's available through the Housing Council to assist people in locating appropriate housing. Housing Council does not have the staff to look for apartments. Rents—single room \$50 weekly—2 bedroom \$350 monthly.

10. Do not normally pre-screen for tenants.

11. Housing Council services are free to banks but Housing Council occasionally requests a donation.

12. No more red lining—banks would not lend money to specific areas as well as insurance problems.

13. Housing Council does not give legal advice but gives advice on tenant responsibilities and rights as well as landlord responsibilities and rights.

After the presentation and the Board's questions were answered, the Board brainstormed their concerns on Housing problems in the South Wedge. ▲

SWPC

Housing Information

The New York State Energy Office has designed a training to help landlords and tenants work together to conserve energy in multi-family housing projects. The workshops focus on encouraging tenants and landlords to cooperate in implementing comprehensive energy conservation campaigns for their building, as well as educating tenants on low-cost, no cost energy saving practices they can implement themselves.

The workshops include the following:

- Informal "Hands On" Demonstration

Sessions

- Informal Discussion Groups Dealing with Tenant/Landlord Relations
- Presentation of Case Studies with Follow-up Discussion Groups
- Slide Show Presentation and Demonstration

• Lecture on Goal Setting, Partnership Strategies and Negotiation Techniques

Any landlord and/or tenant that is interested in pursuing having these workshops presented locally should make their interest known to the South Wedge Planning Committee's Housing Committee by calling 325-4950. ▲

Housing Services—

If you have a complaint involving violations of the housing code or dangerous conditions, contact your local:

HEALTH DEPARTMENT:
442-4000

BUILDING DEPARTMENT
428-6250

HOUSING INSPECTOR Zoning
Complaints: 428-6522

If you are being evicted, contact:

LEGAL AID SOCIETY, 65 Broad
Street, 232-4090

HOUSING COUNCIL HOTLINE,
121 N. Fitzhugh, 546-3700

MONROE COUNTY LEGAL
ASSISTANCE (free legal advice for
low income), 100 Powers Building,
325-2520

If you have already been evicted or
lost your home or apartment,
contact:

BLESSED SACRAMENT CHURCH
Rutgers St. (20 bed maximum)

CORPUS CRISTI CHURCH
East Main and Prince Streets
(8 bed maximum)

continued on page 3

HIGHLAND MARKET

Fish Fry
with Coleslaw & French Fries
830 South Ave
461-4497
Weekly
Specials on Pepsi

Now Hot Food In Our Deli 11-8 Daily

RAY HUBBARD

Towing Service

- Towing
- Car Starts
- Tire Repair

271-4274
Home Allstate

258-1230
Mobile AAA

921-7506
Tel Page

(At tone leave message)

Special Discounts to Senior Citizens



Full Service Florist

Le Fleur Boxe

695 Clinton Avenue So.
Rochester, New York 14620

Cards
Gifts
Plants

(716) 244-5460



Start Your Day Right!

Have a good breakfast every day of the week

OUR BREAKFAST MENU

features
Belgian Waffles
w/ fruit topping

OUR LUNCH MENU

is even bigger;
clubs, subs, only the best.

We deliver to your table!

Hours: Mon.-Fri. 7 am-8 pm Sat. 7 am-7 pm

Housing Information From the South Wedge Planning Committee

This series of articles was researched and written by the Department of State Division of Economic Opportunity in conjunction with the Bureau of Legal Services.

Rent Withholding and Abatement

Several legal remedies are available to the tenant when the landlord fails to make repairs or correct dangerous conditions. A tenant must first ask the landlord to fix any dangerous conditions. Also, report any dangerous conditions to the health department or building department. Remember, before taking such a drastic step as rent withholding, seek legal advice.

Generally, section 755 of the Real Property Actions and Proceedings Law allows the court to stay (postpone any action by the landlord to evict a tenant for nonpayment of rent, or any action to collect the rent due when the landlord fails to make repairs or correct conditions ordered by the appropriate housing code enforcement agency. The condition to be repaired or corrected must be one which, in the court's opinion, will constructively evict the tenant from a portion of the occupied premises (constructive eviction is explained in more detail below) or is likely to become dangerous to life, health or safety (usually a serious problem, such as no heat). Upon proper proof of a condition that, in the court's opinion is likely to constructively evict the tenant or is dangerous to life, health or safety, the court may postpone the proceedings even though the conditions have not been inspected nor violations recorded by the code enforcement agency. Thus, if your community does not have a housing code, you may still be able to utilize section 755.

No such postponement will be granted by the court if the condition against which the order was directed has been caused by the willful or negligent act of the tenant or persons under the tenant's control.

If a postponement is granted, you must deposit with the clerk of the court the rent that is due to the landlord. The postponement may be vacated (withdrawn) by the court by giving the tenant three days notice if the tenant fails to

deposit the rent with the court clerk within five days after it is due to be deposited.

While the postponement is in effect, the court may direct, upon three days notice to all parties, the release of part or all of the moneys on deposit to a contractor or repairman for the maintenance of and necessary repairs to the building. The tenant must prove that the landlord is not meeting his legal obligation to repair or correct conditions. The court may withdraw the postponement of the legal proceedings against the tenant after the conditions are corrected and the landlord may then bring the action.

Multiple Dwelling Law and Multiple Residence Law

These two laws are almost identical except that section 302-a of the Multiple Dwelling Law applies to cities with a population of 400,000 or more and section 305-a of the Multiple Residence Law applies to cities of less than 500,000 population and to all towns and villages. Both laws apply only to multiple dwellings (buildings which contain three or more residential apartments).

The housing code enforcement agency in any community in which either of the above laws is applicable should have a published list of "rent impairing" violations. Rent impairing violations are those which have been found to constitute a fire hazard or a serious threat to the life, health or safety of the occupants.

Both laws provide that, in an eviction proceeding or action for rent due, the tenant may plead as a defense that a designated "rent impairing" violation has been officially recorded by the appropriate housing code enforcement agency, notice given to the owner and the condition has not been dismissed as corrected by the code enforcement agency for six months prior to the proceeding. The landlord may get additional time to make repairs if he files plans for corrective work within three months of the notice he receives.

The defense of a "rent impairing" violation may be raised by the tenant for either a violation existing within his own dwelling or in the parts of the building

used in common by all the tenants. To raise this defense, the tenant must deposit with the clerk of the court, at the time of filing his answer, the amount of rent sought to be recovered.

If the case is decided in favor of the tenant, all or part of the rent deposited in court is returned to him. If the landlord prevails, the rents are turned over to him at the conclusion of the proceeding.

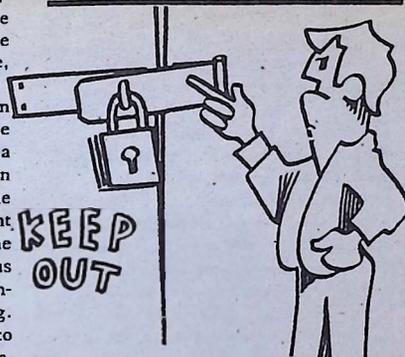
No rent reduction would be granted to the tenant, even after the six months' waiting period, if the court finds that:

- the condition does not in fact exist
- the condition has been corrected during the interval despite evidence to the contrary in the code enforcement agency files
- the condition has been caused by a tenant in the building or by his family or guests, or
- the tenant has prevented the owner from making repairs by refusing entry.

If the tenant voluntarily pays rent or an installment of rent which he is entitled to withhold, he cannot recover it.

Other legal theories which may be utilized by tenants in certain factual situations are "actual eviction" and "constructive eviction."

Actual Eviction



Physical dispossession of the tenant by the landlord from the tenant's dwelling is an actual eviction. For example, an actual eviction occurs when the landlord illegally removes the tenant's property from the apartment illegally. The tenant

is not liable for rent during the time which he is dispossessed from the apartment and may seek damages from the landlord. An actual eviction can also be partial. For example, if the landlord illegally removes or locks out the tenant from a substantial part of the dwelling that the tenant has a legal right to occupy, there may be a partial actual eviction. In certain situations, the court may find that the tenant may pay reduced rent or no rent at all, for as long as that particular portion of the dwelling could not be used for the purposes for which it had been rented.

Constructive Eviction

When the landlord's failure to repair or failure to maintain the premises has placed the tenant in such a position that he cannot, without extreme risk to safety and health, continue to use the premises, he may be legally justified in moving from the premises and stopping all further payments of rent. In effect, the tenant is justified in moving and in paying no rent because the landlord by his actions or by his failure to maintain or repair, has provided justification for the removal of the tenant with the same effect as though he had physically evicted him.

The tenant must vacate the premises within a reasonable time after the described situation occurs. The tenant must be very careful about relying on the constructive eviction theory because he may still be liable for rent if the court finds no sound basis for the defense. In all cases the landlord must be given a reasonable opportunity to make repairs or correct the conditions.

A constructive eviction may also be partial. For example, a ceiling leak in the bedroom could be so severe as to render it unusable, although the rest of the apartment is fit for occupancy. The tenant must actually vacate that part of the apartment that becomes uninhabitable. As was the case with a partial actual eviction, the court may find that the tenant may pay reduced rent or no rent at all for as long as that particular portion of the dwelling cannot be used for the purpose for which it has been rented (Real Property Law, section 227).

Remember, every situation depends
continued on page 3

A Commitment To Serve

At Chase Lincoln First Bank we've made a commitment to serve the financial needs of the South Wedge Area.

The Highland Hills Office on South Avenue is proud to be part of this growing community.

We're not just your bankers, we're your neighbors.



Chase Lincoln First Bank, N.A.
Highland Hills Office
875 South Avenue
Rochester, NY 258-6268

Office Hours: Mon.-Thurs. 9:30-3:00, Fri. 9:30-6:00

THE NEW CLINTON SUBS

627 S. Clinton Ave
244-2239

Under new management

featuring:
Tripe, "Best chili in South Wedge",
Shrimp Dinner

For FAST Service CALL AHEAD

OPEN FOR
BREAKFAST DAILY

Wed. Special—
Macaroni & Meatballs
Fri. Special—
Fish Fry
(50¢ with this AD)
March-April

EAT IN OR TAKE OUT

Clip and Save

Where is your ad
in the Wedge?

Personal Commentaries

Death and Taxes: Questions & Answers on Reassessment

by Art Grimwood

What is going on? This letter says my house has doubled in value in two years! They said that in 1984 so I complained. My neighbors values have all jumped too. By the early '90's our properties will be worth millions but they look like ordinary houses. The old system may have been just as bad but at least you knew what to expect.

You suffer from economic growing pains. Go and complain again. You can do it every two years until you give up. Squeaky wheels will get a little grease, it's expected. If you are over 65 or a veteran you may be eligible for a partial exemption. The South Wedge is a "high value neighborhood," 100% increases are common. Values are up everywhere, even in the poorest neighborhoods. When the value goes up the rate goes down, so on average real taxes will remain stable. Of course no one believes this.

Of course not. The letter says my tax increase is estimated at 26%, but that's based on last year's budget. This year's rate hasn't yet been proposed and what about 1987-88? Our County tax and Pure Waters bills are based on the City assessment. By inflating values the City can raise its 2% taxing limit. It looks like a Trojan horse to me.

Ignore the estimate, it means nothing. Fools a lot of people though. Every 5 years the State, not the City, determines the overall value to which the 2% is applied.

But the State will use the same data. I think the City is preparing for Federal aid cuts in the only way it knows: My neighbors imagine conspiracies involving foreclosure plans, or that reassessment is directly related to perceived excessive salaries paid to public officials. They say they're going to vote those seen as responsible out of office, but many of them don't vote. Last year's voter turnout was the lowest ever and issues like this will only further erode public confidence in government.

Do they think replacing Democrats with Republicans or vice-versa would reform the property tax? Fat chance. It's an electronic government run by clerks and machines, though the greatest clerks have not been the wisest of men. Elected representatives are always the last to know what's going on, they were probably as surprised as you. They all say the property tax is unfair and regressive, having nothing to do with a subject's ability to pay, but that nothing can be done about it. When the Court of Appeals ruled Monroe County couldn't tax residents and businesses at different rates, you got a 50% increase and were told any change would hurt someone else. A County lawyer advised "It might be best for everyone concerned to leave well

enough alone."

When Rochester decided it had to tax at full value I thought it meant not only not less but also not more. I could never get this much for my house. Why should the burden of proving value be mine? How did they arrive at this absurd figure?

The City has created 80 separate "valuation neighborhoods". Lot size, building size and type and other information are fed into a computer along with prior assessment data and compared with recent sale prices of properties assumed to be comparable within that "neighborhood". Appraisers from the Assessor's office then visit to see if the computer's estimate is accurate. Since there are about 70,000 properties to be reassessed and only 8 appraisers, about all they can do is drive by. The major determining factor is what the assessor calls "the whims of the buyers and sellers."

I have not entered into any agreement with any buyer or seller since I bought my house. How can I be a party to whims or transactions of which I have never been informed? These "valuation neighborhoods" seem to represent a City composed of arbitrary computer generated districts presumed homogeneous in value and therefore graduated in affordability from one to the next. In a free society one expects formation of high rent districts, but it is improper for government to promote establishment of unequal opportunity housing zones, however transitory it pretends them to be. It's a form of segregation. A poor family living on a block with wealthier neighbors or on a block in which realtors have taken an interest, is in big trouble.

You think they're in trouble? Think about tenants. Buildings with 4 or more units are considered commercial property and are taxed at a higher rate. Landlords will be less likely to seek adjustment of inflated assessments because they can just pass on the tax increases. This will exacerbate the acute shortage of housing available to persons with low incomes. Due to impending expiration of subsidies, there will soon be a rapid decline in the number of subsidized units, with no replacements planned. Combine that with the greed of developers and owners, the lack of imagination endemic to politicians, and the apathy of the public, and you have a quietly building crisis of enormous destructive potential. Local officials will blame the federal government which will say it's no longer in the housing business, then everyone will look to the State for a solution it can't possibly provide alone.

Nobody ever talks about the Community of Monroe any more. Why can't we have a County-wide income tax instead? Perhaps combined with rent

controls.

Because it's impossible, that's why. Please don't mention it again.

I guess there's no way of ever making the property tax fair, but why not base assessed value on the last sale price of individual residential properties? The City-wide average value increase could be evenly added every two years, and it wouldn't be hard to take into account substantial improvements or substantial devaluation. The amount of rent charged should be part of the formula for assessing rental property.

That scheme would discourage speculation, which would be bad for business. In an area where there are no 30,000 dollar houses, a 20,000 dollar house is worth 40,000. You may not like the property tax but plenty of others do. Most of our major corporations have gotten big breaks from these court decisions and reassessments. People in the suburbs pay lower overall rates than those in the City and their kids go to better financed schools, so to them it's more than fair. You seem to think the money just disappears. Any wealth the poor may possess is necessarily derived from the wealth of the rich, so by enabling the rich to grow richer, government automatically helps the poor at the same time.

That's gibberish. I don't believe it. Then perhaps you are a communist. We are a nation of laws, and the national health can be measured by their growth and number. Nothing is healthier than the tax laws.

I'm an American. The American Revolution began with property owners; when they said taxation without representation was tyranny, they meant representation for those who could own property. Slavery was practiced for another 85 years and women couldn't vote until 1920. And look what happened to Native Americans. The Founding Fathers were not all advocating democracy as we think of it today, and had they foreseen what taxation with representation was to become, they might have abandoned the whole risky enterprise and sent pious envoys to his majesty to plead for tax reform. 200 years of evolving tax laws have created a multi-headed monstrosity so grotesque, so discriminatory, so hungry and utterly unappeasable that widespread discontent among its subjects can be safely assumed. The most egregious aspect of all, the property tax, has mutated again in only two years! A government resting on the value of property, in which the rich have power and the poor have nothing is an oligarchy, as Plato defined it. Almost every war that's ever been fought has been about land, not philosophies or ideals, and it's time we wake up; Washington has been ripping us off for

years, taking far more in income taxes than it returns in any form, giving the money to rich businessmen and sponsoring wars all over the world. And what does come back has so many strings attached it doesn't go where it's needed. We are treated like a colony. The City and County are nearly as corrupt, but as you suggest, they will be the last to notice. Look at all these land use and development plans, our 'input' is permitted only to the extent that the results are unaffected. Someone will get rich from Science Park but it won't be us, and the whole scheme is, as usual, justified by property taxes. The rich always get what they want and anything we get is incidental. We should organize and withhold payment, income taxes, too. The whole deranged system ought to be overthrown and replaced with genuine democracy, as Plato envisioned it, and by any and all means required.

You're mad as a hornet. Or a hatter. Quite a tirade, all because your property taxes are going up. You could get in a lot of trouble for such subversive overreaction, producing nothing but enemies. Here's what Edmund Burke had to say on the subject: "Reflect on how you are to govern a people who think they ought to be free and think they are not. Your scheme yields no revenue, it yields nothing but discontent, disorder, disobedience; and such is the state of America, that after wading up to your eyes in blood, you could only end just where you began; that is, to tax where no revenue is to be found... all is confusion beyond it."

Burke was an Englishman who said that in futility in 1774, hoping to forestall the inevitable. His words were less than prophetic then and remembered today only because no one has original thoughts any more. It's discouraged. Just look at newspapers, television, or political campaigns and you'll see what I mean.

Even your Plato said democracy would be disorderly, would pass into despotism. Have you any last words before our time is up?

Are we out of time, or space on the page? I saw an interview with the City Assessor in which he said most people don't know what their property is really worth...

He also said the system would improve, predictions would become more accurate, and he hoped through education people would better understand its workings.

The interview concluded with this rather odd statement: "Work with the numbers and understand that numbers can be fun". Do you have any idea what on earth he meant?

None whatever. It sounds like the utterance of a clerk. ▲



Coffee and Donut Stop
473 South Ave

Fresh Donuts and Coffee

OPEN WEEKDAYS AT 5 AM
(Also open on weekends)

Also serving soft drinks
EAT IN OR TAKE OUT



Hours
Mon, Tues, Wed, Sat, 11-5:30
Thurs & Fri, 11-7
Sun - classes only

Classes & Workshops in spiritual & psychic unfoldment & wholistic living
Consultations & life readings by appointment • Gift Certificates Available

Books on Eastern & Western paths of self-realization, self-help & wholistic living

New Age Music Tapes & L.P.'s

- Quartz Crystals
- Austrian Lead Crystals
- Jewelry
- Incense
- Meditation Benches