

Urbana Renewal

Property of
The Urbana Free Library

SEP 7 1965

QUESTIONS

AND

ANSWERS

ABOUT

URBAN RENEWAL

CITY OF CHAMPAIGN
CHAMPAIGN, ILLINOIS

URBANA FREE LIBRARY

A
ILLINOIS
(Champ)
HAM
10/07 gift \$5.00

CITIZENS ADVISORY COMMITTEE

on

URBAN RENEWAL

John Severns, Chairman
Otho F. Bartholow
Donald M. Tennant
Roscoe Tinsley
Richard McNattin
Mrs. Robert White
John Petry
Reverend Blaine Ramsey
Jack L. Simpson

February 1963
City of Champaign
Champaign, Illinois

The purpose of this pamphlet is to inform you about Champaign's General Neighborhood Renewal Program. Answers to commonly asked questions have been supplied in the hope that the average citizen can be informed about urban renewal.

The General Neighborhood Renewal Plan (GNRP) is a long range program of development and public improvement within an area of deterioration and blight. The GNRP provides a blueprint for the future by outlining individual project areas within the renewal neighborhood and giving a timetable for work on each project. Champaign's urban renewal area, the Northeast neighborhood, will be divided into five or six project areas. The entire program of urban renewal, as it is set forth in the proposed General Neighborhood Renewal Plan, will take ten years to complete. We will need cooperation among the federal government, the city government, and the citizens of Champaign. Without cooperation, the urban renewal program will fail. With a blueprint for action and the required cooperation, Champaign will become a city of which all its residents will be proud.

QUESTIONS AND ANSWERS

1. Q. When will work on the first project area be started?
A. Presently a private consulting firm is preparing a report which will be completed by March 14, 1963. At that time, the City Council will hold a

public hearing to review the proposal. The Council will then either accept, modify, or reject the consultant's report. If accepted, urban renewal will then be set into action. It is difficult to set an exact date, but purchase of land is probably two years away.

2. Q. What if I am forced to move? Will I be able to find another suitable house?
 A. Yes, the federal law states that you will be helped to find a house which you can afford. The house must be in good condition and reasonably close to where you work.
3. Q. I have heard that the entire Northeast neighborhood will be torn down. Is this true?
 A. No! Only those buildings which are in such condition that they cannot be repaired will be removed. Other buildings which do not fit in with the over-all plan for the neighborhood may also have to be removed. At present, it is estimated that about one-half of the present buildings will have to be torn down.
4. Q. What happens if my home or property is marked for clearance?
 A. The property will be bought from you by the City of Champaign. You will be paid full market price for your property as determined by experts in real estate appraisal. At least two appraisals will be made on each property. You will then have the opportunity to buy or rent elsewhere.

5. Q. Will I be able to afford to live in this neighborhood after urban renewal?
 A. Federal Housing Administration (FHA) insured mortgages will be available to residents to help buy a home at a reasonable price. It is also expected that rental units will be offered at rates no higher than people are presently paying. Public housing will be available to those who cannot afford private homes.

6. Q. How much will a typical new home in the Northeast neighborhood cost?
 A. Most homes in other renewal areas have usually cost between \$10,000 and \$15,000. The table below shows monthly payments for various FHA 221 mortgage terms. These costs include interest and mortgage insurance, but do not include taxes.







<u>Amount</u>	<u>20 yrs.</u>	<u>30 yrs.</u>	<u>40 yrs.</u>
\$10,000	\$ 67.40	\$55.30	\$49.90
15,000	101.10	82.95	74.85

7. Q. My home needs some repairs, but it probably won't have to be torn down. Will I be able to borrow money to repair it?
 A. Yes! The FHA will also insure home improvement loans. The following table shows monthly payments required for various mortgage terms.

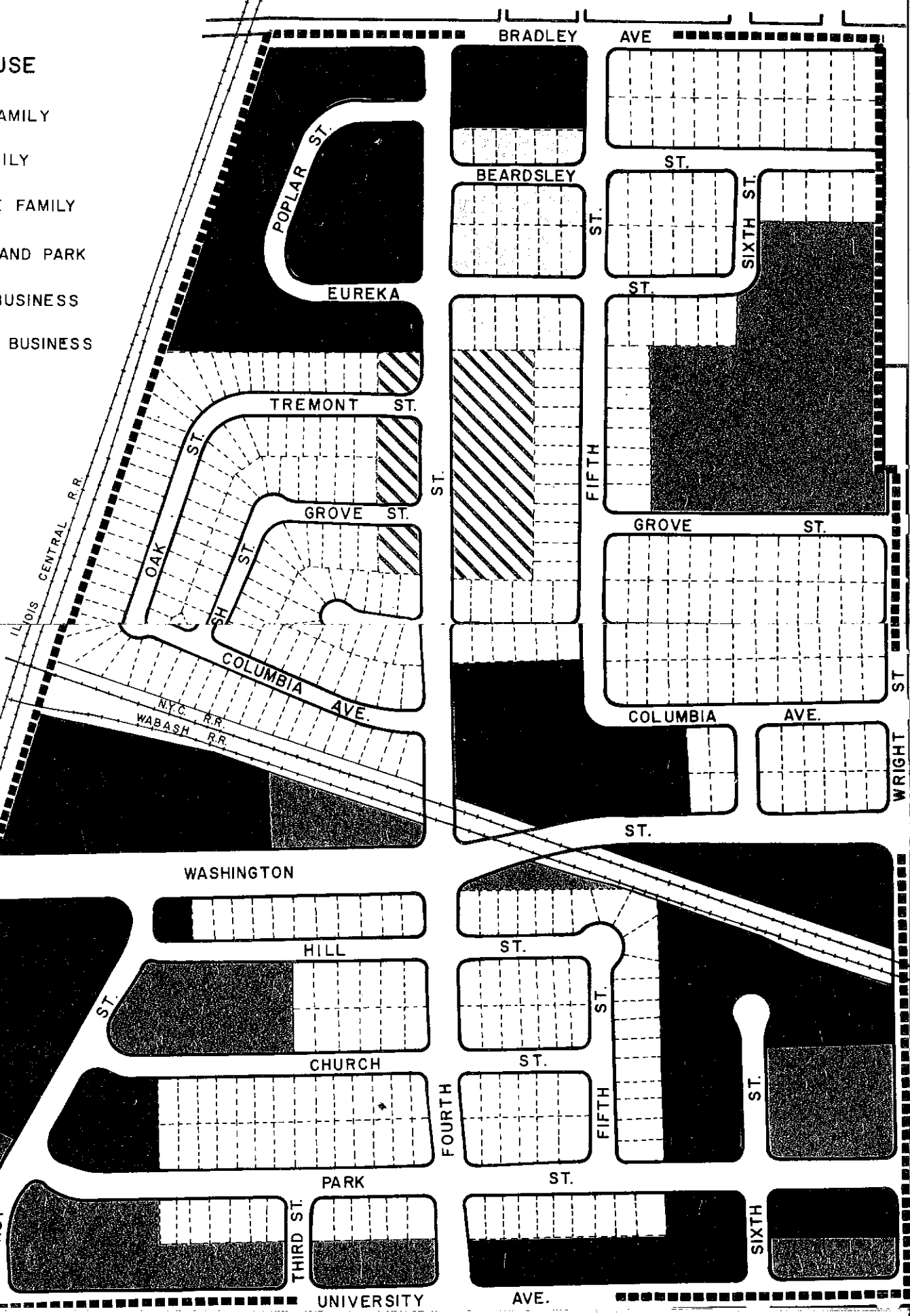
<u>Amount</u>	<u>5 yrs.</u>	<u>10 yrs.</u>	<u>20 yrs.</u>
\$ 1,000	\$ 19.34	\$ 11.11	\$ 7.17
2,000	48.35	27.78	17.93
6,000	116.04	66.66	43.02
10,000	193.40	111.10	71.70

NORTHEAST NEIGHBORHOOD

LAND USE

-  SINGLE FAMILY
-  TWO FAMILY
-  MULTIPLE FAMILY
-  SCHOOL AND PARK
-  LOCAL BUSINESS
-  GENERAL BUSINESS

JANUARY 1963



The map on the preceding page shows the proposed land use for the Northeast Neighborhood. This is what the land use will be after the ten year urban renewal program is completed.

8. Q. Will my expenses be paid if I am forced to move?
 A. Yes! You will be paid up to \$200 for the actual expense of moving. If a business is forced to relocate, up to \$25,000 may be paid. However, you will not be paid if you move into substandard housing.
9. Q. How will I find another place to live if my present home is torn down?
 A. A local relocation office will act as a clearing house to help you find a suitable dwelling place. Under no circumstances will a present occupant be forced to move before suitable housing has been found. Such housing must meet the standards set forth in the City's Minimum Housing Ordinance.
10. Q. Who will pay for urban renewal?
 A. The federal government will pay 3/4's of the net cost, while the City of Champaign will pay 1/4. Improvements to sewers, streets, schools, and the like will probably comprise the City's share. Many of these improvements to public facilities and utilities should be provided anyway.
11. Q. Why was the Northeast neighborhood selected for an urban renewal area?

- A. The main purpose for urban renewal is to improve the living conditions within an area of blight. According to 1960 Census data, over 60 per cent of the dwelling units in the Northeast neighborhood are substandard. One or more serious defects makes a building substandard. There are also several environmental defects within the Northeast neighborhood. This combination of building defects and environmental defects indicates that public action is needed to fight the spread of blight. Urban renewal is the best method we have to fight the spread of this blight.
12. Q. What are some examples of building defects?
 A. Some examples are inadequate or unsafe plumbing, heating, or electrical facilities, many minor defects which cause the building to have a harmful effect on the surrounding area, poor original construction or alterations, or serious defects which cannot be corrected by normal upkeep.
13. Q. What are some examples of environmental defects?
 A. Some examples are severe overcrowding, mixed land uses, poorly designed streets, sewers, or other utilities, too many dwellings per lot, or out-of-date building types.
14. Q. Other cities that have undertaken urban renewal have cleared residential areas of homes and sold the land to large developers. These developers

have, in turn, built huge shopping centers or large industrial parks, changing the neighborhood from residential use to commercial or industrial use, and causing the former residents to relocate elsewhere in the city. Will this happen in Champaign?

A. No! A small part of the Northeast neighborhood will no doubt remain as commercial use, but most of the area will be zoned as residential.

16. Q. How can I, as an individual, make my wishes about urban renewal known?

A. There are several ways for you to express your thoughts. You can attend the public hearing on urban renewal which the City Council will hold, or you can speak to members of the City Council or the Citizens Advisory Committee on Urban Renewal, or you can come to the office of the Planning Department and speak to the Planning staff.

If this pamphlet does not answer all of your questions about urban renewal, please stop in at the office of the Planning Department, which is located on the third floor of the City Building, or call 352-0591, extension 44. The staff of the Planning Department will try to help answer your questions.

This pamphlet has been designed to answer questions about urban renewal. You will want to keep this for future reference.