

#### Improvements Described

Homes which have been improved, and work done on them, are: 1105 N. 6th St., new siding; 107 N. 6th St., outside and inside remodeled; 312 E. Park St., new siding, new porch, new basement; 410 E. Church St., new siding, new garage; 608 E. Church St., exterior painted.

At 612 E. Church St., new siding, new roof; 412 E. Hill St., new siding, new roof; 111 E. Hill St., new siding, new garage; 102 E. Hill St., exterior painted; 209 E. Washington St., exterior painted; 214 E. Washington St., exterior painted, new garage; 508 E. Columbia Ave., new siding; 505 E. Columbia Ave., house completely remodeled.

At 503 E. Vine St., new porch, exterior painted, new siding; 605 N. 4th St., new siding; 704½ N. Poplar St., new siding, new porch, new storm windows and door, two new sidewalks; 414 E. Tremont St., new garage, new siding; 407 E. Beardsley Ave., new garage, exterior painted.

At 402 E. Eureka St., outside remodeled; 412 E. Eureka St., two-story house moved in; 414 E. Eureka St., outside remodeled, room addition; 506 E. Eureka St., outside restyled, new roof.

At 510 E. Eureka St., new front; 603 E. Eureka St., new front added; 305 E. Tremont St., aluminum siding; 413 E. Tremont St., exterior painted; 601 E. Grove St., complete land clearance; 604 E. Columbia Ave., interior remodeled, new sidewalks, new entrance. At 1007 N. 6th St., new siding; 504 E. Columbia Ave., interior remodeled; 503 E. Washington St., new siding, new roof; 410 E. Tremont St., exterior painted; 1005½ N. 6th St., new roof, exterior painted, new furnace, and 609 E. Eureka St., remodeled.

## U.I. Owes Him Something

But HHFA Chief Here to Speak, Not Collect.

The federal Housing and Home Finance Agency, whose administrator will speak March 18 at University of Illinois, has loaned the university some \$29 million for construction in the past 10 years.

Charles S. Havens, U. of I. director of physical plant, said the funds were obtained under the college loan program, one of several projects of the federal agency.

Robert C. Weaver, named HHFA administrator in 1961 by the late President Kennedy, will lecture here as part of the Lora Taft series.

Weaver's agency makes loans to colleges and universities at a "college loan rate" when the institutions cannot sell bonds publicly at lower rates.

Whether or not an institution qualifies for an HHFA loan depends primarily on the project and on how much the institution has borrowed already that year. Havens said. The loans are repaid just as public bonds are.

First project at U. of I. to receive funds under the college loan program was Taft-Van Doren residence hall in 1954,



Robert C. Weaver

which received a federal loan of \$1,165,000.

Havens said the HHFA has loaned U. of I. about \$22 million for residence halls construction and \$2.75 million for an addition to Illini Union, all at Champaign-Urbana, and \$4 million for a union building at Congress Circle, Chicago.

## List Repairs To 95 Homes On North End

About 95 north Champaign homeowners have completed or are in the process of making repairs on their homes, in an effort to forestall demolition of the buildings for the Urban Renewal project.

The Rev. A. W. Bishop, head of the North Champaign Homeowners Inc., Thursday released a list of 35 addresses where everything from painting to installation of new siding or roofing has been completed, and asserted work on some 60 more homes was still in progress.

The Rev. Mr. Bishop's announcement was made at a meeting which featured an address by Councilman Virgil Wikoff, who answered questions about what homeowners could do to retain their homes when work begins in the Urban Renewal area.

Wikoff explained what residents could do to avoid demolition of their homes when Urban Renewal work begins, and assured the 50 or so persons there that the project would not have a "Bulldozing" effect.

#### Aware of Standards

The Rev. Mr. Bishop also read at the meeting a letter he had received from City Manager Warren Browning, explaining that homes brought up to minimum standards under Urban Renewal would not be removed.

"The people at the meeting," Wikoff asserted, "were all aware of what they would have to do to comply with the standards, but most of this group has pretty well taken care of their houses in the first place."

Also at the meeting, the Rev. Mr. Bishop warned against quack furnace inspectors and repairmen, who allegedly have gone to several homes in north-east Champaign on the pretense of inspecting furnaces as a pre-winter precaution. The "repairmen," he said, then disassembled the furnaces and told the homeowners they needed to be repaired.

#### Mail Bag:

## Not to Help Poor?

Urban Renewal Planned for Other Reasons.

To the Editor,

Sir: In the discussion following his talk, Robert C. Weaver, federal housing administrator, was asked to comment on the article, "The Mounting Scandal of Urban Renewal," appearing in the current Readers Digest. His answer should be memorized by all participants in the continuing urban renewal discussion in Champaign-Urbana.

The first and major objection to the article which Mr. Weaver made was that it criticized urban renewal for not accomplishing what it was never intended to accomplish.

"Urban renewal," said Mr. Weaver, "was never designed to help poor people." It was de-

signed, he explained, to improve the financial base and physical structure of the city. It was "hoped" that the program would also provide some safeguards against harming poor people, but it was not designed to help them.

Whatever our personal opinions about urban renewal as a national program, and about Mr. Weaver as its present administrator, we must all recognize that no one knows better than he the purposes to which the program is directed.

"Urban renewal," said Mr. Weaver, "was never designed to help poor people."

DOROTHY T. SAMUEL  
Urbana



# New Renewal Head Sees Job as 'People Engineer'

By James Klein

David D. Gensemer, newly hired urban renewal director for the city of Champaign who began his duties Monday, said that "people" are the reason for his interest in urban renewal.

An experienced urban renewal director who has been actively involved in projects since October of 1959, Gensemer carefully explained his interest in such projects.

"People excite me," he said. "I love to talk to them and help them with their problems. To help people who need help does something to me."

Gensemer said that his biggest thrill occurred when he went into a newly constructed home in a renewal project and had an old man say to him, "Mr. Gensemer, I didn't know what you were trying to do. I fought you, but thank you for making me understand."

## Community Project

Gensemer stressed that Urban renewal is a community project for the people. "I want to do the kind of job here that the city of Champaign wants done."

Along this line, he explained that his job is primarily one of persuasion and information.

He left the impression that although his technical knowledge of urban renewal projects and their operation would be valuable and important, he felt that his primary job was that of "people engineer" who would inform the people that urban renewal is primarily to be done by them and for them and to persuade them to take advantage of its opportunities.

"Urban renewal used to have an evil connotation," he said, "but when people grow to understand what is involved, they will not fear it."

Gensemer also emphasized that urban renewal is a slow process. He said that nothing would be done physically here for a year or more, and that then progress would be only as fast or as slow as the people of



David D. Gensemer

Champaign and the nature of the project here dictate.

He hopes an arrangement can be worked out so that people whose homes were too substandard to be rehabilitated could be paid for their razed homes, keep the title to their land, and be helped to privately redevelop their own homes on their own land with the personal help and advice of his department.

This procedure—of retaining title and rebuilding homes—was followed for the first time in the United States at Edinburg, Tex., where he held a similar position, Gensemer said.

The new urban renewal director said that one of the first things he would do is to check with the rules of the regional office to see if such a plan could be followed here.

Gensemer also emphasized that rehabilitation rather than razing was the desire of urban renewal. He said that, generally speaking, only housing that is too substandard to be rehabilitated would be razed and rebuilt.

When asked about the racial problems inherent in urban renewal, Gensemer said that "we must recognize the problem and

attempt to deal with it—I don't have a magic answer."

Asked about the claim of some that urban renewal simply rebuilds the "negro ghetto," Gensemer said that the purpose of the urban renewal project is not to change the character of the community but to provide adequate housing for those who need it.

The urban renewal director became interested in his work while on a subcommittee for capital improvements while serving on the plan commission at Corpus Christie, Tex.

He explained that after attending twice-a-week meetings for three years there he became so engrossed in this type of work that he sought and got a job as director of urban renewal at Edinburg, Tex. in 1959.

Since then he has held several positions in the urban renewal field.

Gensemer said that to start with here, he will attempt to learn the city of Champaign, its people and its problems, and try to see how the broad outline of urban renewal projects can be best suited and tailored to the needs and desires of Champaign and its people.

## House Move Is Opposed

Champaign City Councilman Kenneth Stratton Tuesday night opposed the proposal allowing Max Henson of C.T. Henson and Sons to move three more houses into Urbana from Champaign.

The council vote on the issue was 6 to 1 in favor of the move.

The houses presently are at 50 E. Springfield Ave., 52 E. Springfield, and 103 S. 6th St.

Stratton gave three reasons for his disapproval. His primary reason was that he didn't think the proposed route was a "good moving route." He said he felt that the University Avenue route tended to tie up traffic.

His second reason, he said, was that he has an "affinity for the Urbana group opposing the move."

Stratton's third reason was that "Champaign should look into its rules and regulations on house moving."

The houses are to be relocated on Wascher Drive. North End leaders have been opposing earlier house movings there on the basis that the process "adds to an already existing ghetto."

## UR Workshop Is Told Of Plan Needs

Photographs of local substandard housing to point up the need for low-cost dwellings in the development of Champaign's urban renewal project were shown at a workshop on low-cost housing Friday at the Hotel Tilden Hall.

Mrs. Madeline Ross, county director, and Floyd Bowman, district representative of Illinois Public Aid, showed the unidentified pictures of a Champaign shack in which a family of seven lives in three rooms with a single window.

The total space is slightly more than the top of a desk for each person, for which a rent of \$50 is paid.

One local mother sometimes has to stay up all night to keep rats away from her sleeping children, Mrs. Ross said.

Bowman pointed out that the houses described were not identified because of threatened eviction by landlords of some of the tenants if addresses were published.

## Program Opener

Opening the program will be Prof. Robert Katz of the department of community planning and landscape architecture at the University of Illinois. He will talk on privately-developed housing under 221 (d) (3) of the urban renewal program. A question and answer session will follow.

A discussion of the kinds of social services that can be supplied to families in low-income housing and ways in which it can be done will be presented by Mrs. Frances Ziegler, director of the Joliet Housing Authority, at 10:30 a.m.

A luncheon will be at noon. Reservations may be made in advance by phone.

A five-man panel discussion of public housing and urban renewal will be at 12:30 p.m.

Participating will be Mrs. Madeline Ross, director of local Illinois Public Aid who will speak on "The Need for Low-Cost Housing"; Mrs. Ziegler, "Why Public Housing"; Harold Sloan, executive director of Champaign County Housing Authority, "Public Housing in Urban Renewal"; John Severns, chairman of the Citizens Advisory Committee on Urban Renewal, moderator; Robert Bowles, executive secretary of the Champaign County Urban League, summarizer.



## Attacked In Forum Speech

The University of Illinois is taking little affirmative action to help the American Negro, a UI professor of labor and industrial relations said Friday.

Speaking to persons attending the YMCA-YWCA Faculty Forum, Prof. W. Ellison Chalmers, local civil rights leader, called on the UI to adopt an "affirmative posture" in the civil rights crisis, "especially in light of prospects of possible future deterioration of the American Negro."

Chalmers examined five general functions of the University in relation to the Negro and concluded that "thus far there is little going on" which has positive bearing on the Negro problem.

### Faculty Members

In the area of faculty, Chalmers noted that the UI has a larger number of Negro teachers than ever before, "but it doesn't take many to reach that point."

There are six Negro instructors on the faculty, he said, and added that the University is "doing little" to expand this number.

Further there is a small number of undergraduate and grad-



### HOUSING WORKSHOP

Participating Friday in a workshop on low-cost housing, held in the Hotel Tilden-Hall, were, from left, Mrs. Robert Bader, workshop chairman, of the League of Women Voters;

Dave Gensemer, director of Champaign urban renewal; Neil Smith, director of Family Services, Champaign County; Mrs. Madeline Ross, speaker from the State Department

of Public Aid; Donald Moyer, chairman of the Champaign Human Relations Commission; and Robert Bowles, executive secretary of the Urban League of Champaign County.

## Local Families' Housing Plight Told at Workshop

Pictures of a Champaign shack in which a family of seven lives in three rooms with a single window were shown at a workshop on low-cost housing Friday at the Hotel Tilden-Hall.

Mrs. Madeline Ross, county director, and Floyd Bowman, district representative of the Illinois Public Aid Department, showed the unidentified photographs of local sub-standard housing to point up the need for low-cost dwellings in the development of Champaign's urban renewal project.

The house with three rooms,

they said, provided a space slightly larger than the top of a desk for each person, and the monthly rent is \$50.

One local mother sometimes has to stay up all night to keep rats away from her sleeping children, Mrs. Ross said.

### Fear Eviction

Bowman pointed out that the houses described were not identified because of threatened eviction by landlords of some of the tenants if addresses were published.

The residents have no place to which they can move, and "they at least have a roof over

their heads now," Mrs. Ross explained.

Mrs. Frances Ziegler, executive director of the Joliet Housing Authority, said Joliet has found public housing to be the answer to meeting the need for low-cost housing among people who now must live in sub-standard housing.

"Public housing would certainly be the first to move out of the picture if private enterprise could build decent housing which could be rented for \$30 to \$50 a month," she said. "Not many private developers can do this at today's interest rates, she said, and not many are interested."

At the morning session of the workshop, Prof. Robert K. Merton of the University of Illinois' department of community planning and landscape architecture said that low-cost housing, public or privately developed, need not follow the stereotype of the bleak barracks-type structures which have been built in many communities.

### Preserves Dignity

Through imaginative design and site planning, he explained, low-cost housing which preserves the privacy and dignity of the individual family can be built and has been built.

Housing built under the 2

## Renewal Director Sought

### City to Grant Department Head Status.

City Manager Warren Brownson to assist area residents to find other housing, a draftsman and a clerk.

Under the General Neighborhood Renewal Program, a portion of their salary will be paid by the federal government.

The city last week received a contract from the federal government for the first project area, a 47-acre tract of land bounded by the Illinois Central Railroad on the west, Bradley Avenue to the north, the city limits to the east and an area in the vicinity of the northern boundary of the Washington

work force of four people in-



**To Direct Renewal:**

# D. Gensemer Appointment Is Confirmed

The Champaign City Council confirmed the appointment of David D. Gensemer, director of urban renewal, at its Tuesday night meeting.

Gensemer, who assumed his duties here Monday, will head a newly created city department to administer the urban renewal projects here.

The new urban renewal head has been active in such projects since 1959.

In other council action:

—An ordinance that revises and recodifies the city ordinances for the first time since 1959 was passed. The new ordinances will be bound and available on a limited basis.

—An ordinance that revises the table of organization for the Champaign Police Department was passed. The changes in the new ordinance include provision for seven lieutenants instead of six, for four sergeants instead of six, and for 41 patrolmen instead of 40.

—Ordinances also were passed directing the installation of six fire hydrants and providing for storm drainage outlets for Weller's Holiday Park.

—Ordinances were passed annexing lot 526 in Weller's Holiday Park and Southwood V subdivision.

Urban renewal is more than tearing down buildings and putting up new ones, said Mrs. Robert Bader, chairman of the workshop which was sponsored by the League of Women Voters.

Adequate low-cost housing — privately developed and public — and accompanying social services must be provided in Champaign's urban renewal project, she said.

Mrs. Frances Ziegler, executive director of the Joliet housing authority, answered the question, "Why public housing in connection with Urban renewal?" with a shrug. "You have just heard the answer in the descriptions of local conditions which are not unique to Champaign. We have the same situation in Joliet," she said.

"Public housing would certainly be the first to move out of the picture if private enterprise could build decent housing which could be rented for \$35 to \$50 a month," she said, "but not many private developers can do this at today's interest rates, and not many are interested."

Public housing is subsidized housing, according to Mrs. Ziegler, for which the taxpayer pays 10 cents per year for each \$10,000 of his yearly income.

Mrs. Ziegler also said that often a landlord can charge exorbitant rents for substandard

said that low - cost housing, public or privately developed, need not follow the stereotype of the bleak barracks-type structures which have been built in many communities.

### Preserves Dignity

Through imaginative design and site planning, he explained, low - cost housing which preserves the privacy and dignity of the individual family can be and has been built.

Housing built under the 221 (d) (3) section of the National Housing Act may be row units, garden apartments, high-rise buildings and new units scattered among older housing, he said. Non - profit groups like churches, unions, new cooperatives or certain public agencies can qualify to build low - cost housing in Champaign under the federal program at below - market value interest rates, he said.

The workshop was sponsored by the League of Women Voters in cooperation with the Citizens Advisory Committee on Urban Renewal, the Champaign County Urban League, the Illinois Public Aid Commission, the Champaign Human Relations Commission, Family Service of Champaign County and the United Church Women.

ted Church Women.

Invitations have been sent to board members of local agencies and organizations such as city governing bodies welfare groups and neighborhood groups. The public is invited.

The workshop will open at 9:15 a.m. and will consist of talks, panel discussion and optional luncheon.

### Includes Apartments, Businesses:

# Plans for 5-Story Campus

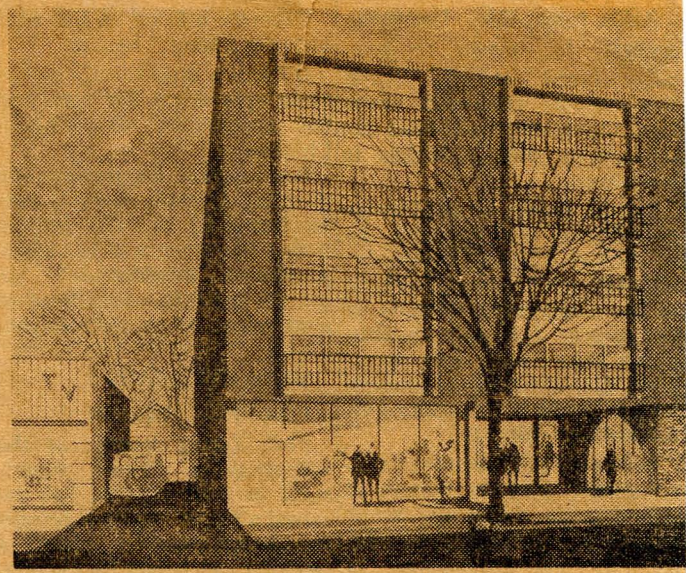
By Richard Icen

Plans for a five - story commercial - residential complex in the heart of the campus business district were announced Tuesday by George T. Shapland and three other backers of the million dollar project.

Shapland, president of Shapland Construction Co., said work on Lando Place will begin "almost immediately" by his firm, with the building scheduled for completion sometime next fall.

Included in the project, located at 707 S. 6th St., where two houses are being razed, will be space for 10 commercial developments, three along the west side of 6th Street and seven others within the interior courtyard, along with 76 one-bedroom apartments aimed primarily for the use of graduate students and staff members at the University of Illinois.

The commercial units will be spotted along the ground floor level with the apartments, ranging in size from 500 to 550 square feet in the four remaining



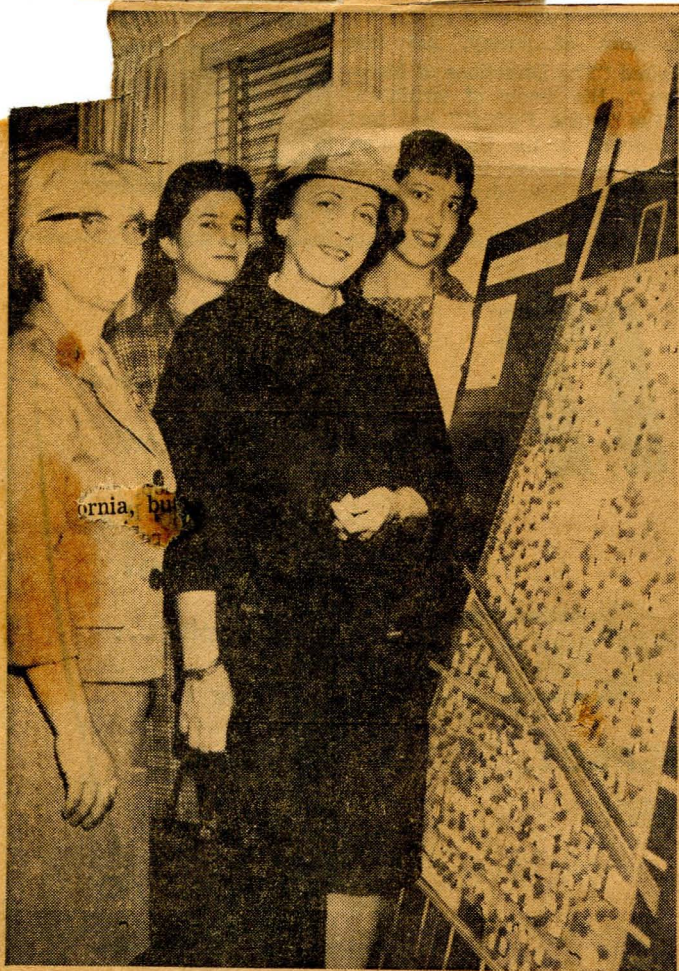
LANDO PLACE SKETCH

This is an artist's drawing of Lando Place looking west in the 700 block of S. 6th Street. Space for three commercial developments facing the street

have been set aside. An accessway to the interior court has been provided between the first commercial space to the left and the one in the

### Street Improvement Program:





News-Gazette Photo by Ian Ingalls

**HOUSING NEEDS EXPLORED.** A workshop examining the "Role of Low Cost Housing in Urban Renewal" was held at the Hotel Tilden Hall by the League of Women Voters. Shown here are, from left, Mrs. Herbert Laitinen, member of the league's urban renewal committee; Mrs. Walter Phillips, committee member; Mrs. Frances Ziegler, director of the Joliet Housing Authority, one of the workshop's principal speakers; and Mrs. Herbert Hamilton, committee member.

## How Joliet Reacted To UR Plans

An illustration of how one community is making its public housing program do more than just provide a roof over the heads of its residents was presented Friday at a League of Women Voters workshop on low cost housing.

Mrs. Frances Ziegler, executive director of the Joliet housing authority, described the community services included in that city's many new public housing units.

She said that the housing authority's "wild dream" of providing more than the average amount of services was embraced wholeheartedly by the Joliet community.

Mrs. Ziegler said the housing authority was able to obtain approval for extra community space and facilities from federal housing officials by showing the community's support of such projects.

### Wide Variety

In Joliet a wide variety of local organizations have agreed to staff community rooms and contribute money and equipment for such programs as libraries, craft and woodworking shops, meeting rooms and sewing rooms in Joliet's proposed high rise building for the elderly.

Mrs. Ziegler pointed out that a questionnaire of public housing residents showed an "amazing variety of interests" and a desire to learn.

In view of such response educational courses are being planned to be staffed by volunteers. Pre-school classes for children from deprived homes as well as adult training programs will be provided, according to Mrs. Ziegler.

Mrs. Zeigler gave many examples of the kind of support Joliet is giving:

### Union Helps

A local machinists union is assessing each member a penny a day for a year to buy wood-

working equipment for a shop in public housing.

The retired teachers union has volunteered to teach classes for the pre-school children.

The Joliet Park Board has agreed to provide a staff member to supervise the public housing recreation program.

An Illinois Youth Commission worker has set up teen-clubs.

A group of property owners may be put in charge of the community building.

The Library board will provide a part time worker for the proposed library.

The Joliet housing authority will coordinate the efforts of such groups to provide a well-rounded program of social services to public housing residents.

In this way residents will "at least learn to strive" for a better way of life, Mrs. Zeigler said.

CHAMPAIGN-URBANA COURIER November 11, 1964

Tuesday, Nov. 17, 1964

CHAMPAIGN-URBANA COURIER

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Business Districts:

# Little Action by Improvement Groups

By Richard Icen  
Aside from East University Avenue, the moves to form neighborhood business district improvement groups in Downtown Champaign have been discouragingly slow, according to one source.

Since a speech in mid-December, urging this approach, by J. J. Michael O'Byrne, Champaign attorney and former president of the Champaign Chamber of Commerce, the only positive action taken has been by a group of merchants and business men in the East University Avenue business district.

Sufficient funds have been raised among property owners in this area to retain the architectural firm of Dyer and Uggerby for the development of various plans for presentation at a later date.

**Discussed Informally**  
Another source indicated the formation of a committee has been discussed informally among Main Street merchants, but that nothing has been de-

veloped yet.  
"There's nothing in the wind as far as I know," he said.

O'Byrne's speech outlined two basic approaches for improving the appearance of downtown Champaign.

One involved the possible use of urban renewal funds in conjunction with the city government. The other was the aforementioned neighborhood approach in which committees of merchants and property owners

## \$22,200 NSF GRANT FOR PROF. REINER

Prof. Irving Reiner, of the University of Illinois department of mathematics, has received a \$22,200 National Science Foundation grant for support of research on "Group Representations and Related Topics."

Reiner's research will deal with representation theory of finite groups, with special emphasis on integral and modular representations.

The grant is for two years, beginning Jan. 1.

would then get together to develop a central plan.

Although the projected redevelopment of downtown Champaign has not become a major issue in the current City Council campaign, most of the candidates have recognized the need for some type of program.

### Consensus Told

The general consensus among the candidates has been that the downtown merchants should provide the basic financial support, with the City Council and various other city officials giving help and assistance wherever possible.

Since a major portion of city funds come from sales tax receipts, the city obviously has an interest in maintaining downtown Champaign's shopper appeal.

Despite increased competition from Urbana's Lincoln Square, the city's share of sales tax funds, which provide a guideline to total receipts, have increased in the months reported since September, when the Urbana center opened.

### Heads Separate Department

According to Browning, Gensemer apparently became interested in urban renewal while a member of the planning commission in Corpus Christi, Tex.

The \$735-per-month job for which Gensemer has been hired here will be to head a separate city department.

Browning said that close cooperation between the planning department and the urban renewal department would be needed, but that each would function separately under his supervision.

Browning said that Gensemer would set up a temporary office in the planning department, but that an office in the Project One area of the urban renewal region would be set up soon.

According to the city manager, three other persons will be hired to form Gensemer's staff.

Browning now envisions a work force of four, including Gensemer as the director, another employe to help project area residents find other housing, a draftsman and a clerk.

Under the General Neighbor-

hood Renewal Program, a portion of their salaries will be paid by the federal government.

The Champaign City Council signed the contract for the "pre-construction" planning stage of Project One at the council meeting Oct. 20. Construction is expected to begin in 17 months.

In all, six urban renewal projects are planned at a local cost of \$8.7 million. Champaign's share of the expense is roughly one-fourth. After resale of land, Champaign will have to make a cash outlay of roughly \$1 million over a 10-year period.

# City Renewal Director Is Hired Here

*Cover*  
*11-11-64*

By James Klein

Champaign city manager Warren Browning announced Wednesday morning that a head of the new city urban renewal department had been hired.

Browning said that 49-year-old David D. Gensemer, of North Little Rock, Ark., will begin his duties as urban renewal head Monday.

Gensemer is well qualified to head an urban renewal project, Browning said. From 1959 to 1962 Gensemer was executive director of the Edinburg, Tex., urban renewal agency.

Browning said that project, comprising 650 acres, was quite similar to the one Champaign faces in the next few years.

When Gensemer left the Edinburg project, Browning said, it had been in operation for 16 months. The rehabilitation phase was 90 per cent completed, the acquisition phase 85 per cent finished and the relocation 75 per cent finished.

### Directed Arkansas Project

After leaving Edinburg, Gensemer became the executive director of the urban renewal agency at Ft. Smith, Ark. He remained at that position until a referendum ended the program at Ft. Smith in 1963.

In 1963, Gensemer moved to Little Rock, Ark., where he was a member of Associate Planners for Urban Renewal Services, a private consulting firm for urban renewal programs.

Gensemer left that job last July to become a research analyst for the Arkansas State Commission on the Coordination of Higher Education Finance.

Born in Creston, Ohio, Gensemer attended Miami University, Oxford, Ohio.



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Gensemer is well qualified to head an urban renewal project, Browning said. From 1959 to 1962 Gensemer was executive director of the Edinburg, Tex., urban renewal agency.

Browning said that project, comprising 650 acres, was quite similar to the one Champaign faces in the next few years.

When Gensemer left the Edinburg project, Browning said, it had been in operation for 16 months. The rehabilitation phase was 90 per cent completed, the acquisition phase 85 per cent finished and the relocation 75 per cent finished.

**Directed Arkansas Project**

After leaving Edinburg, Gensemer became the executive director of the urban renewal agency at Ft. Smith, Ark. He remained at that position until a referendum ended the program at Ft. Smith in 1963.

In 1963, Gensemer moved to Little Rock, Ark., where he was a member of Associate Planners for Urban Renewal Services, a private consulting firm for urban renewal programs.

Gensemer left that job last July to become a research analyst for the Arkansas State Commission on the Coordination of Higher Education Finance. Born in Creston, Ohio, Gensemer attended Miami University, Oxford, Ohio.



## Head Sought In Champaign

The City of Champaign has started seeking the services of a relocation officer for the Urban Renewal program, and applications for the post can be obtained from the City Manager's office.

David Gensemer, director of urban renewal, said the relocation officer will work out of his office and have the responsibility of making all surveys of families in the project area during the planning period for the Urban Renewal program.

He said the relocation officer will talk to all families personally to learn from them their desires — where they want to move to or if they want to stay in the area they are presently living.

He described the relocation officer as a "go-between" between the families and the city. Whether people will be required to move will depend on the conditions of their homes, Gensemer said.

The success of the urban renewal program "will rest on the shoulders of this man," Gensemer said. "He will be the channel of information for reaching the local people.

He said because of his personal contacts with the people in the project area the relocation officer "will be working for them, in my mind, more than for the city."

It will be the relocation officer, Gensemer continued, who will explain the minimum housing standards, the building code, fire regulations and other city regulations relating to housing.

The relocation officer, Gensemer said, "will be a vital cog in the administration of the urban renewal program in the city."

The relocation officer will be a city employee receiving all the benefits of a city employee, he said.

## Fair Housing Bureau Picks Committees

The Fair Housing Bureau has set up committees, designed to increase contacts between the FHB and local churches, and to spread information about its work to the Negro community.

The action was taken at a meeting of FHB volunteers last week at the home of Mrs. Bjornar Bergethon, 1712 Lincoln Rd. At that meeting, it was pointed out that all requests for housing so far have come from persons seeking rental units, many of them at \$100 a month or less. The bureau presently has about 10 houses listed for rent or sale on an open basis.

Mrs. David Lazarus was named head of a committee to handle the rental requests, and Mrs. Bergethon will be in charge of a group responsible for continued contact with churches. Mrs. Richard Hildwein was named chairman of a committee which will print a monthly bulletin to be circulated in the Negro community, summarizing available houses and apartments.

The bureau is open from 7 to 9 p.m. Mondays and Wednesdays and 9 a.m. to noon Saturdays. Those wishing to sell or rent houses or apartments on an open basis may call during those hours, at the Urban League office.

## Williams Given UR Position

Appointment of James L. Williams, 43, 507 E. Columbia, C, as relocation officer for the Department of Urban Renewal of Champaign, was announced Thursday by City Manager Warren Browning.

In announcing his appointment of Williams, Browning said both he and David Gensemer, director of urban renewal, felt they have "the right man for the job."

### Useful Purpose

Browning said although Williams does not have a background in urban renewal, he is well acquainted with the Northeast Neighborhood and it was felt with his background and his acquaintance in the area Williams "has a definite advantage and can serve a useful purpose in the Urban Renewal program."

Williams' primary duties, Browning said, will be to arrange for relocation of families that will be displaced by the Urban Renewal program.

When the program goes into its execution phase, Williams will head up an office in the project area, Browning said, where he will be more available to people in the area, Browning said.

### Office Moved

The Urban Renewal office was moved from the City Hall to the Lewis Building Thursday. Gensemer will work out of this office because of the close relationship required between the Urban Renewal Department, the City Manager's office, the Department of Public Works and the Planning Department, Browning said.

Williams is a native of Champaign and a graduate of Champaign High School. He attended the University of Illinois for three years, majoring in sociology and psychology.

He served in the Army Air Corps for two years during World War II. Williams, who is married, is presently employed as a dispatch clerk at the Champaign Post Office. He has been with the Post Office for 15 years.

The relocation officer job will pay \$550 per month and he will begin his duties Jan. 18.

## Architect Is Contracted For Housing

By JIM BLAKELY

News-Gazette Staff Writer

Champaign County Housing Authority Board Wednesday afternoon approved an architect's contract with a Champaign firm for work on the new high-rise apartment building for elderly residents.

No final fee for the firm, Berger-Kelley-Unteed and Associates, is available, as the fee is geared to a percentage of the total cost of the structure which is not definitely established as yet.

Board Chairman Oscar Steer said the fee schedule is the standard one approved by housing authorities for use throughout the country.

Various details of the plans for the six-story, 60-unit structure were discussed by members of the board.

### Near Hospital

The structure will front on South Second Street between White and Stoughton in Champaign. Location of the building, just two blocks from Burnham City Hospital, is considered especially desirable by board members because of its convenience to the hospital for the residents.

Coming under close scrutiny by the board was the arrangement of the first floor in order to give maximum recreation and lounge facilities.

The entire project, including site and structure, is estimated to cost approximately \$900,000, all to be financed by the Federal Housing Authority.

Authorities are hopeful of starting construction sometime this spring.

### 62 Year Rule

Local housing authority executive director Harold Sloan said residents must be 62 years of age before they can make application for residence in the new low-cost rent dwelling.

Also discussed by the board at its quarterly meeting Wednesday were legal questions pertaining to all county residence requirements in housing units.

Board member Glynn White posed the question of whether or not persons applying for housing in any of the authority's dwellings have to be residents of the county, state or even federal government.

White said the law is not clear and has in the past resulted in the county "getting stuck" with paying for out-of-county and even out-of-state residents.

### Examine Problem

Steer indicated he would instruct the board's attorney to examine the problem and report at the next meeting.

Steer said the question was



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White said the law is not clear and has in the past resulted in the county 'getting stuck' with paying for out-of-county and even out-of-state residents.

#### **Examine Problem**

Steer indicated he would instruct the board's attorney to examine the problem and report at the next meeting.

Steer said the question was pertinent for UI students. He said:

"The board has in the past been criticized by some who say we prohibit UI students from being tenants in the housing.

"But this is not the case. Students can apply for residence with us, but whether they



# Enlarge UR Area, Boost Study To 15 Months

By GEORGE COMINOS  
News-Gazette Staff Writer

The Northeast Urban Renewal Project 1 was enlarged to take in 12 more acres Tuesday night by the Champaign City Council, but two councilmen refused to go along with a request for more money for carrying out the planning and surveys for this project.

Councilmen William G. Skelton and Virgil Wikoff said they agreed with the expansion of the project area but were against asking the government to increase its loan for the planning of Project 1 from \$82,563, as originally approved by the federal government, to \$99,137.

David Gensemer, director of urban renewal, explained the Project 1 area, bounded on the north by Bradley, on the east by the city limits and on the west by the Illinois Central Railroad tracks, would be extended southward by adoption of the resolution to take in Douglass Park, the Booker T. Washing-

ton School, and other areas.

The new south line would then go north on a section of Sixth and a nearby alley to Tremont, over Tremont to Poplar and south on Poplar to an east-west alley north of Vine and along the alley to the IC tracks.

## 'Rec Facilities'

Gensemer explained that Douglass Park and the school were proposed to be added so as to have recreation facilities in the project area. It would also permit conducting a conservation or rehabilitation program for a tier of houses in an area south of the alley between Eureka and Tremont, he said.

It would also permit doing street work on Tremont, he said. In addition, a blighted area east of the IC tracks and an east-west alley north of Vine would be included because it is a blighted area, he said.

He said work needed to be done in this area as soon as possible. Under the new boundary lines, about the same number of families—about 160—would still

have to be displaced, he said.

The planning period would also be expanded from 12 to 15 months, he said. The longer period would require increasing the sum needed for planning and surveying to \$99,137.

## Objects to Cost

Skelton spoke first concerning his objections, saying: "I object only in part to this resolution—that part being the change in planning cost—I find this a little hard to take and it concerns me that this might be one of the first lumps on the road down to urban renewal as far as cost estimates made and to be made."

Skelton said he was still "very much in doubt" as to the wisdom of the City Council in having raised the utility tax to take care of urban renewal. He cast a "no" vote on the resolution.

Wikoff, speaking next, said "as to the extension of the boundary line, he agreed," and added: "I am, like Councilman Skelton, a little concerned about

(Please turn to Page 1, Col. 2)

the need for more money and about the increase in the utility tax."

He referred to the Humko petition to disconnect over the utility tax and then said he favored extending the area, but not the increase in the budget. He also voted "no" on the resolution.

## 'Government Money'

Councilman Ellis Danner replied to Wikoff: "The utility tax has nothing to do with this. This is government money."

Councilman Kenneth Stratton said that if the city holds up projects because of objections from one tax contributor "the city won't get very far." He said "if previous City Councils had not done something because of objections to taxes, Champaign would not have a City Building."

Wikoff then challenged Danner's statement, declaring that "all of the urban renewal money is not government money but the city has to pay a share of the costs."

The vote on the resolution was five to two and the discussion ended with Mayor Emmerson V. Dexter saying: "I think the city will be well paid back for getting in such a project."



# Fair Housing Report Tells Needs In C-U

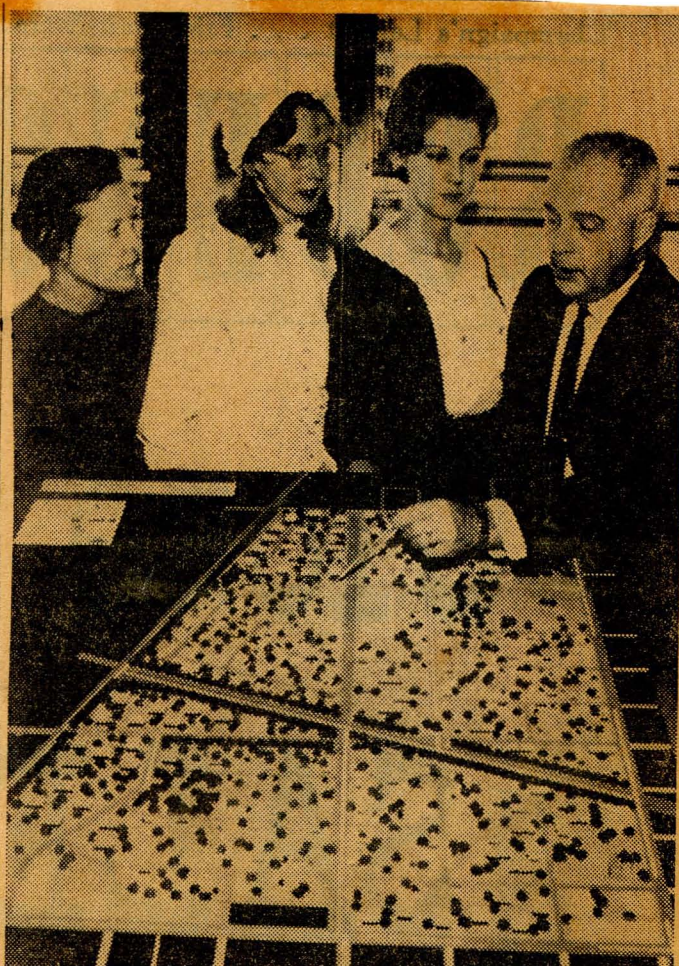
A report from Mrs. Bjornar Bergethon and Mrs. Ulrich Kruse at a recent meeting of the Fair Housing Bureau of the Champaign Human Relations commission pointed out a "deperate need for low cost housing in Champaign-Urbana."

A special committee to be headed by Mrs. David Lazarus is being set up to handle the rental problem. The bureau has about 10 houses listed for sale or rent on an open occupancy bases at this time.

Included in the discussion of the bureau's operational plans for 1965 were ways and means to secure more listings of houses of this sort and ways to make the bureau's activities better known throughout the community.

Two committees are being established to accomplish these goals. The first, headed by Mrs. Bergethon, will seek continuing contact with local churches. The other, with Mrs. Richard Hildwein as chairman, will print a monthly flyer to be circulated in the Negro community giving a brief summary of available houses and apartments.

The Fair Housing Bureau is staffed by volunteers from 7 to 9 p.m. Monday and Wednesday and from 9 a.m. to noon Saturday. Persons interested in selling their homes or renting apartments on an open occupancy basis may contact the Fair Housing Bureau in the offices of the Champaign County Urbana League, 29½ Main, C.



News-Gazette Photo by Ian Ingalls

**URBAN RENEWAL DISCUSSED.** Two members of the Champaign County League of Women Voters visited the new offices of the Department of Urban Renewal of the City of Champaign Monday morning on the fourth floor of the Lewis Building relating to a project the League would like to see developed. David Gensemer, director of urban renewal, points to a spot on the model of the renewal program for the Northeast Neighborhood in discussing urban renewal. Next to him is Cheryl Sink, administrative secretary for the department. Representing the League were Mrs. Robert Bader, chairman of the League's Urban Renewal Committee, left, and Mrs. Donald Burkholder, a member of the committee.

## Ask Corporation To Build Rental Units

Two representatives of the Champaign County League of Women Voters expressed the League's interest in seeing a non-profit corporation formed for providing low-cost private rental units in the Northeast Neighborhood under the renewal program.

The two, Mrs. Robert Bader, chairman of the League's Urban Renewal Committee, and Mrs. Donald Burkholder, a member of the committee, met Monday morning with David D. Gensemer.

The National Housing Act of 1961 makes provision for assistance in meeting "the housing needs of low and moderate income and displaced families," Gensemer said.

The decision as to type of housing — whether a high-rise apartment building of several floors or of a development of single-family houses would be up to the non-profit corporation, Gensemer said.

The local non-profit corporation would sponsor the project and would be responsible for its management once it was built, Gensemer said. He said construction would be financed through lending firms or other private sources and the loan would be insured under the Federal Housing Act by the Federal Housing Administration. Gensemer said the sponsoring corporation would hire the contractor.

Gensemer said two local contracts had expressed interest in constructing this type of development for a local sponsoring group.

## Relocation Officer Hired

James Williams to Aid in Urban Renewal

City Manager Warren Browning Thursday announced the hiring of James L. Williams, 43, of 507 E. Columbia Ave., as relocation officer for the city's urban renewal project.

Williams, a native of Champaign and a 1939 graduate of Champaign High School, will be responsible for planning relocation of families to be displaced by the project, as well as arranging relocations once the work is underway.

Browning said Williams will head an office in the project area after work is begun, "to make him more accessible to the people in the neighborhood."

For the immediate future, however, he will join other urban renewal staff members in an office in room 400 of the W. Lewis & Co. building, 113 N. Neil St. Employees of the city's newest department were setting up shop in that office Thursday.

Williams is a veteran of 10 years with the Air Force, World War II, and he attended the University of Illinois for 4 years, doing work in sociology and psychology. He currently employed as a dispatch clerk at the Post Office in Champaign. "While he has no actual ground in urban renewal," Browning commented on Williams, "he is well acquainted with the northeast neighborhood of Champaign. Someone with his background, will have a definite advantage in this and serve a good purpose in urban renewal."

"We're enthused about and feel we have the right for this job."

Williams and his wife, have three children, James Lonnie III and Brenda Joyce Piper. He began his new job Jan. 1 with a monthly salary of \$550.



# Urban Renewal 'Good Business'

By James Klein

Champaign Urban Renewal Director David Gensemer told the Lions Club at the Tilden-Hall Hotel Wednesday that urban renewal "is just good business and it's good for business."

Gensemer went on to make a financial case for the feasibility of the Northeast Project 1 area, only the first of six projected areas of renewal.

The newly hired renewal director told the Lions that the assessed valuation for the area is approximately \$684,180, which at the current tax rate brings in an annual tax return of about \$25,600 to the city of Champaign.

Gensemer said, "In every project completed across the nation, on an average, the assessed valuation goes up from 500 to 800 per cent."

Taking the lower increase, Gensemer noted that in 4 to 4½ years, when the execution of the Northeast Project 1 area is complete, the \$25,000 tax revenue that the area returns at present will jump to about \$125,000.

## Pay City's Share

Estimating that the first project will take about \$937,500 in federal money and \$12,500 in city funds, Gensemer pointed out that the increase in tax revenue alone should pay the city's cost for the project in five years or less.

In addition to this, he said

loans for construction in the area will come from local sources if it is available, "and the federal law allows you (businessmen) to make a normal profit."

Further, Gensemer pointed out that realtors, construction firms, and regular retailers all benefit from the "hypo" such a project gives to a community's business.

This added stimulus is the result, Gensemer said, of the private investment in the renewal area, which averages five

times the combined federal and city investments in the area.

## Improve Lives

The urban renewal director, however, did not simply make a dollars and cents pitch for urban renewal.

He told the Lions that he saw his job as one in which he could help people move from substandard to standard housing and, in so doing, help them help themselves and improve their lives.

Gensemer said there are 219 residential units in the Northeast Project 1 area. Of these, he estimated, on the basis of pre-

liminary surveys made in December, 181 have deficiencies of some kind, and he said he believed that this is a conservative estimate.

Up to 160 families may be in time either temporarily or permanently displaced. Gensemer estimated that two-thirds of the dwellings in the area could in the end be rehabilitated.

But up to 160 families may be temporarily displaced while their housing is either razed or rehabilitated.

Gensemer said that not all the people displaced will necessarily be relocated outside of the renewal area.

He did say, however, that whenever a family is forced to leave its home—permanently or temporarily—it is done with the full and personal interest, advice and concern of his department.



## 6 Pct. Called Poverty-Hit In County

About six per cent of the population of Champaign County fall into the category of poverty-stricken," those whose annual income averages \$3,000 or less, the Champaign - Urbana Ministerial Association was told Tuesday.

Addressing the group at its regular meeting, Dr. James G. Coke, director of the Office of Community Development and associate professor of urban planning at the University of Illinois, said about 10,000 people in the county have an average annual income of \$3,000 or less. Included in this figure are some aged, some disabled and some mentally retarded persons, for whom there is little possibility of obtaining a job, he said.

Dr. Coke proposed a three-point program of aid in the county, to be carried out through a committee composed of the mayors of Champaign - Urbana and the county supervisors.

First, there is need for more employment opportunities, he said. Secondly, the problem of lack of motivation and lack of skills must be solved. Finally, work must be done with pre-school age children from these homes.

Although, the educator did not outline a specific role for the association, the ministers indicated their intention to discuss the program in more detail with Dr. Coke, through Rev. Harris J. Mowry, association president.

## Henry Spies Tells Stand On Renewal

Champaign City Council candidate Henry R. Spies said Wednesday that Champaign's housing problems should be attacked from three directions — private enterprise, public housing and urban renewal.

"And I feel private enterprise should be allowed to do the job wherever possible," Spies said.

Spies, editor of the University of Illinois Small Homes Council, said he feels that while his interest extends to all areas of city government, he "can make a particularly useful contribution in the areas of urban renewal and public housing" because of his occupation.

Spies made his remarks in a statement of candidacy, the second such paper of the campaign.

Concerning urban renewal, Spies said he will support the current program "if the results of the present survey indicate it is desirable and a concerted, cooperative effort to attack all phases of the renewal problem seems possible."

He believes urban renewal will be one of the major problems facing the city during the next four years.

### Pursue All Aspects

"In some cities, urban renewal has been an unqualified success. In others, it has been an expensive failure. Unless all aspects of the problem are actively pursued, including selective clearance, relocation, rehousing and the related problems of education, employment and extended social services, the results will probably be disappointing. I believe that a renewal program should emphasize rehabilitation of existing buildings where practical."

Spies said the total cost to the city for urban renewal, while high, will be a sound investment if the project is a good one because of the increased tax base expected to develop.

Spies believes the development of low cost private housing can be encouraged through adoption of a special building code contained in the federal Housing Administration's Minimum Property Standards for Low Cost Housing.

### Explains Standards

"These standards do not compromise the structural properties and the exterior finish of the building, but do permit smaller rooms, less interior trim and other savings which do not affect the basic livability of the house."

Such housing, he said, can be built for less than \$10,000 and can be purchased for payments of \$50 to \$60 per month with 100 per cent financing. This would include mortgage insurance, but not taxes. The monthly payment, he noted, is less than the current rental allowance for families currently in the Aid to Dependent Children program.

"Public housing has a place in the picture for those families whose income is such that they can not afford to rent or buy even the housing described," he said.

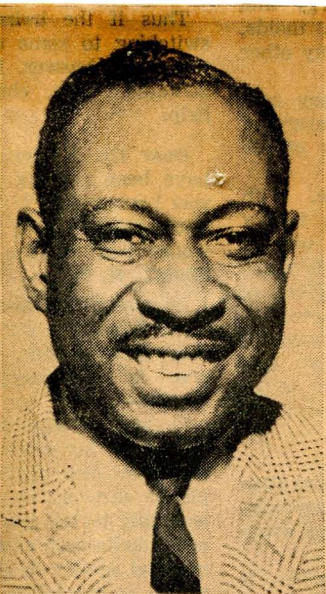
### Restudy Building Code

He also recommended "a study of the present building code with regard to new materials and construction techniques developed by the building industry."

Regarding other municipal problems, Spies said any downtown revitalization program should be initiated by businessmen themselves, and the council should cooperate with them "to the greatest extent possible within the public interest."

Concerning financing and taxation, Spies said city income must be increased through higher tax rates or a larger tax base. He recommended the abolishment of the utility tax in an effort to attract new industry and increase the tax base.





## Renewal Is Good Business Says Director

By HAL ALEXANDER  
News-Gazette Staff Writer

"Urban Renewal is good business and good for business," David Gensemer, director of Urban Renewal for Champaign, told the Champaign Lions Club at a regular meeting Wednesday.

In the wake of the enlargement of North East Project 1, the first of six projects in the planned Urban Renewal, Gensemer explained to the club that the requested \$16,684 increase for the first project did not increase the total cost of the General Neighborhood Renewal Plan (GNR).

Gensemer said that by increasing the scope of the initial project, he had decreased the land area and cost of projects 3 and 4 of the overall plan.

Gensemer said that the increase in tax revenue from the area after redevelopment would pay for the cost of the project in three to five years. He said that he expected the total property value in the affected area to go up at least 500 per cent.

"At the present time, the property in this area is valued at approximately \$1,370,000, and with the present assessed valuation and current tax rate, the area is paying \$25,657 in taxes. After redevelopment, the assessed valuation will be such that this area will be paying at least \$125,000 in taxes — an increase of \$100,000."

"Since the cost to the city of project 1 is \$312,000, one could expect the cost to be paid in a little over three years after completion of the project which is expected to take about 4½ years," Gensemer said.

## Champaign To Reaffirm UR Policies

The Champaign City Council Tuesday night will consider a resolution adopting general policies pertaining to the acquisition of land improvements within the urban renewal project areas.

City Manager Warren Brown Tuesday morning said the policies resolution would reaffirm present city policies.

According to the resolution "the interests of all persons concerned will be protected impartially by insuring that fair prices are paid for all property and improvements which are to be acquired."

"Methods and practices concerning acquisition procedures will be utilized in such ways as to minimize hardship to owners and tenants."

Land in the urban renewal area has been appraised by an outside firm from St. Louis.

The council is expected to pass a resolution Tuesday night authorizing an agreement with J. Lloyd Brown of Urbana to appraise the property again.

Federal urban renewal policy requires two appraisals.

Wednesday, Jan. 13, 1965—

## CHAMPAIGN-URBANA COURIER

### FAIR HOUSING, URBAN RENEWAL ARE TOPICS

Representatives of local civic and civil rights groups will discuss "Fair Housing and Urban Renewal" at the regular meeting of the Champaign Human Relations Commission, at 7:30 p.m. Jan. 21 in the city council chambers.

Those appearing will review the history of their own organizations in the areas of fair housing and urban renewal and discuss specific problems they feel must be met.

Also participating in the program will be David Gensemer, director of urban renewal for Champaign, and John Severns, chairman of the Citizens Committee on Urban Renewal.

## Urban Renewal:

## Council Vote To Expand Project Area

The Champaign City Council passed a resolution Tuesday night authorizing the application for the revision of the survey and planning budget and boundary line of the Project 1 area of urban renewal.

The action allows the city to apply to extend the southern boundary of the Project 1 area to include Douglass Park, Booker T. Washington School, two half blocks in the 400 and 500 blocks of Tremont Street and an additional 4.5 acre tract south of the junk yard to be added to the southwest corner of the tract.

The action also provides for extension of the planning period from 12 to 15 months and increases the planning phase budget from \$83,970 to \$99,137.

Urban renewal director David Gensemer explained that the additional money will be needed because of the extended time period of the planning phase.

Councilmen William G. Skelton and Virgil C. Wikoff voiced their strong reservations about the increase in the budget for the planning phase.

Skelton said he was afraid there might be the "first lump in the road" of urban renewal cost estimates that proved inadequate.

Wikoff added that while he was in favor of all the revisions except for the budget increase, he felt that the decision to increase the planning phase budget would only antagonize "the largest single contributor to the utility tax" (HumKo), which is presently considering whether or not to detach from the city.

(Champaign's share of the urban renewal project costs was financed by a council decision on Jan. 21, 1964, to raise the utility tax from 2 per cent to 2.75 per cent.)

Councilmen Ellis Danner, Kenneth Stratton and Mayor Emerson V. Dexter briefly replied to the arguments of their opponents on the matter.

The vote was 4-2 in favor of the measure.



# Carnes Tells C-U Blight Story With Photo Slides

By HAL ALEXANDER  
News-Gazette Staff Writer

Prof. William Carnes, chairman of the division of landscape architecture of the University of Illinois, did not tell the Champaign - Urbana Kiwanis Club Thursday that the local area needed improvement.

He didn't have to. He brought color slides from other American and European cities and compared them with slides taken in Champaign - Urbana.

Long a vocal critic of the appearance of several cities, Carnes expressed his concern over the fact that several of the most talented, educated young men of the midwest are moving to other areas of the country. "You might say that

the University produces these excellent young graduates for export only," Carnes said.

Carnes said also that the industrial growth of the Midwest was not keeping pace with other sections of the country. He said also that more unemployment existed in the Midwest than the national average.

"Problems of this sort are always on the agenda of the conference of midwestern governors," he said.

Carnes said that while the Midwest had its disadvantages as a scenic wonder, "every type of the good earth has its advantages." He said that at one time the Midwest had been a lush, damp prairie with forested areas having trees six feet

in diameter standing 100 feet tall.

Carnes said that while the development of the Midwest into one of the world's greatest agricultural centers was a "great pioneer achievement," other areas had accomplished equal achievements without destroying the influences that had prevailed previously.

Carnes cited specifically the colonial mansions and forests of New England, the plantation effect of huge houses surrounded by moss-draped trees in the South and the influences left by the Spanish in areas of the Southwest.

Carnes then took the club on a tour of Champaign-Urbana via color slide projector. Choosing the three major means of transportation — air, rail and highway — he showed the club three of the entries to Champaign-Urbana.

Showing the point where highway 10 becomes Springfield Avenue in west Champaign, Carnes commented, "All the new arrival has to do on this part of the road is to watch other cars, beware of pedestrians, dogs and cats, read speed-warning signs, watch for traffic signals—and at the same time read all of these advertising signs and develop a tremendous urge to buy something."

Carnes showed areas in other cities, contrasting their beauty to the Champaign-Urbana scenes. Few local areas had escaped his camera.

Showing parking areas at local shopping centers, Carnes said that "they could have filmed 'The Asphalt Jungle' in some of them." He showed slides of other parking areas that boasted easily drivable lanes, a profusion of trees and shrubs and easy walking access to stores.

Carnes also showed downtown businesses, traffic problems, schools, playgrounds and apartment and housing developments, citing the shortcomings of each and suggesting possible remedies.

Carnes concluded his talk by saying that it was most difficult to fix responsibility in cases as the ones he had shown. "The problem calls for cooperation from everyone involved," he said.

## Rehabilitation

"I believe," he continued, "that a renewal program should emphasize rehabilitation of existing buildings where practical. I will support urban renewal

# Spies Urges Repealing Of Utility Tax

By GEORGE COMINOS  
News-Gazette Staff Writer

Repeal of the utility tax and enactment of a more equitable tax in its place was urged Tuesday night by Henry R. Spies, a candidate for the Champaign City Council.

The utility tax, Spies said, was costing the city in that it was keeping new industry from locating here.

Spies discussed the utility tax with a reporter as he listed four of the major problems he said will be facing the City Council in the next four years.

The four are urban renewal, housing, business areas, and finances and taxes. In discussing finances and taxes, he said in a statement that increased services now provided to Champaign residents at lower tax rates than five years ago "reflect the increase in efficiency which we expected from the city manager form of government."

A continued demand for more services means income must be increased through increased tax rates or a larger tax base, he said. Annexation of property to the city and attraction of new industries are the more promising solutions, he said.

## Industries Uninterested

He added that no new industries have expressed interest in locating in Champaign since the utility tax was enacted and said HumKo has petitioned for removal from the city. It was here he called for replacement of the utility tax with a more equitable tax and said the possibilities of doing this rest principally with the State Legislature.

An increase in present tax rates, he continued, "would only make Champaign less attractive for annexation and for new business and industry."

An editor (with rank of assistant professor) of the Small Homes Council of the University of Illinois, Spies said that while his interests extend to all aspects of city government, he feels his work is directly concerned with housing and that he feels he can make a useful contribution in the areas of urban renewal and housing.

Speaking on urban renewal, he said that "unless all aspects are actively pursued, including selective clearance, relocation, rehousing, and the related problems of education, employment, and extended social service, the results will probably be disappointing."

the results of the present survey indicate it is desirable and a concerted, corporate effort to attack all phases of the renewal problem seems possible.

"While the total cost to the city will be high, the increased tax base of a good renewal project will make it a sound investment in the city's future."

Concerning another major problem he cited, housing, Spies said that although many aspects of the substandard housing situation "fit into the urban renewal program, there is much more that can be done."

He said the housing problem in Champaign can be attacked from three directions — private enterprise, public housing and urban renewal. He said private enterprise should be allowed to do the job whenever possible.

Low-cost privately-developed housing can be encouraged, he continued, by permitting construction of low-cost housing under a special building code with provisions similar to those in the Federal Housing Administration's "Minimum Property Standards for Low Cost Housing."

## Smaller Rooms

These standards, he said, permit smaller rooms, less interior

present rental allowance for families receiving aid through the ADC program.

Public housing has a place for those who cannot afford to rent or buy this type of housing, he said. He added that urban renewal can provide some sites suitable for low-cost housing for which special financing is available.

"I also advocate a study of the present building code with respect to the new materials and construction techniques developed in the building industry," he said.

## Business Areas

The other major problem cited was business areas and Spies said the increase in shopping centers and the aging of buildings in downtown Champaign "has created a need for a program for revitalizing our business center."

He said he felt that such a program should be initiated by the businessmen and that the Council should support the effort in principle and cooperate "to the greatest extent possible within the public interest."

"The campus business area," he continued, "has many of the same problems, and is also deserving of cooperation, particularly in the area of parking."

trim, and other savings which do not affect the basic livability of the house. Housing built under the present Champaign building code cannot be "low-cost," he said, adding that builders in other cities and states are marketing low-cost housing for less than \$10,000 which can be purchased with 100 per cent financing with payments including mortgage insurance but not taxes, of \$50 to \$60 per month, which is less than the

## Gensemer Speaker At Assn. Meeting

David Gensemer, director of urban renewal for Champaign will speak to the regular meeting of the Northeast Champaign Homeowners' Assn. at 8 p. m. Thursday at St. Luke's CME church, 809 N. Fifth, C. The public has been invited to attend.



# UR Survey Forms Need To Be Okayed

Urban renewal director David Gensemer said Monday that both structural and family surveys in the Project 1 area of the urban renewal project will be delayed for two or three weeks while forms for the surveys are approved.

Gensemer said the forms will be submitted to the Federal Housing and Home Finance Agency district office in Chicago sometime during this week.

He said he expects them to be approved by the end of the month. Both structural and housing surveys will begin shortly after the forms have been approved.

City housing inspector Martin Harris will be making the structural surveys. He will determine whether or not housing in the project area is standard, substandard but fit for rehabilitation or too substandard to be rehabilitated. Generally, only housing which cannot be rehabilitated will be razed.

Newly hired relocation officer James L. Williams will be making the family surveys to determine the housing needs that will occur when the execution stage begins in the Project 1 area and houses are razed or rehabilitated, either temporarily or permanently displacing families.

## *Revision of Contract To Be Requested*

Urban renewal director David Gensemer said Monday afternoon that the application for revision of the urban renewal contract will be submitted to the district office of the Federal Housing and Home Finance Agency in Chicago this week.

The application calls for an extension of the boundaries of the project, an extension of the time period for planning the project, and an increase in the planning budget for Project 1.

Gensemer said he expects to know informally what the decision of the district office for the revision is in about one month. Official word on the application may take up to two months, Gensemer said.

When the revisions are approved, Gensemer said, the city council will have to sign an amendment to the contract calling for more planning money.



**RENEWAL HEADQUARTERS**

Champaign Urban Renewal director David Gensemer and his secretary, Miss Cheryl Sink, look at maps of the city

in the new urban renewal office in room 400 of the Lewis Building. The newly formed

urban renewal office began moving into its new quarters last week.



# Land Bank For Urban Usage Is Proposed

By JOHN PIERSON

United Press International

WASHINGTON (UPI) — Urban Renewal Commissioner William L. Slayton had a sleeper in one of his recent speeches. "We have land banks to meet agricultural needs," Slayton said, "why not land banks for urban purposes as well?"

A check with the Urban Renewal Administration revealed that the agency is still a long way from coming up with anything that might be called an urban land bank program. But here's what they're driving at:

Back in the 20s and early 30s, farmers in the plains states plowed up the grassland and planted it to crops. Then came dry years and the land began to blow away. Many Americans remember the dust bowl.

The reason was not hard to come by. The grasslands had no business being plowed up and put to corn or cotton. Their best natural use was in grazing.

So the government began a conservation program designed to put land to its best natural use.

Slayton says it's high time cities started doing the same thing. "For the dust is starting to blow, and in quantity. A million acres of open land are being converted to urban uses each year," he says.

An urban land conservation program would be built along a few simple principles. For example, houses should not be built on flood plains; at worst it's dangerous, at best there's a drainage problem.

Tops of mountains and ridgelines should be kept in open space, for beauty's sake and to reduce the cost of roads and other public facilities. Woods can often hold soil and water on a hillside better and less expensively than concrete and riprap.

Slayton says that with these and other guidelines, a city can put land to its best use, making a better life for the residents and in the long run saving money.

In order to control land use, a city does not always have to buy the land, he says. A hiking trail across a piece of property can be secured by the simple device of an easement. Zoning is another tool. Land can be purchased and leased back to the former owners for limited uses.

In other words, says Slayton, a community need not go broke trying to get control of the kind of development now threatening to make a mess of so much of the countryside.

Breakdown given

Of the 229 buildings in project 1 area, only six are businesses; two are schools, two are churches and 219 are residential structures. Gensemer said that he hoped that the business dwellings would not be relocated.

Gensemer said that of the 229 buildings, an outside survey had revealed that 181 have deficiencies. He said that an inside survey soon to be conducted would probably reveal that more have deficiencies. Of the 220 families living in the area, only two are white. "After Urban Renewal, the area will be a nice place to live for anyone, regardless of race," he said.

The greatest problem of Urban Renewal projects of this sort is the relocation of the families whose property is deemed deficient by the Urban Renewal department. When a person owns such a house and is not paying rent or mortgage, it is difficult to find similar low cost property that passes Urban Renewal standards.

The deficient houses are appraised twice by outside appraisers and the property is purchased for a fair price. But a fair price for a deficient house will not purchase a house that passes city standards.

Gensemer said that he had faced this problem before on other Urban Renewal projects, and had found that an exchange of information between redevelopment authorities and the affected persons would usually result in at least an adequate solution for both.

## July Completion

Gensemer said that a survey of all families in the affected area would be completed by July of this year. He said that he hoped to find what sort of property the family would be interested in acquiring.

"We will search the town to find property of the type that the family desires and can afford. We will show them the property and describe all implications of ownership or rental involved, and advise the person as to whether this would be within their means," he said.

Gensemer said that he hoped to submit a plan to the Champaign City Council whereby the former owner of a redeveloped lot would have a 10-day option to re-purchase the lot after the

improvements had been completed.

Gensemer said that he was not "moving in with bulldozers to throw people out in the streets," but rather the clearance of deficient housing would be conducted on a "spot clearance" basis, giving redevelopment authorities adequate time to deal with the problem of relocation.

Gensemer said that several people who had "thought me every step of the way," had come back later to thank him "for making it possible for them to live in a decent place."



## THE NEWS-GAZETTE

# Several Tools Provide Rec Land Acquisition

By NANCY ALLISON  
News-Gazette Staff Writer

"What tools are available to Champaign County residents for recreational land acquisition?"

Law is fuzzy on public use of waters, which are not navigable, by persons other than those owning the land.

There are several tools, however, for acquiring and protecting lands which are used frequently. Among these are condemnation, easements, purchase and leasebacks, use of state and federal funds, and donations.

The newly formed Champaign County Development Council may play an important part in land acquisition through the Urban Renewal Administration's Open-Space Land Program.

The legislation, initiated by Congress in 1961, authorizes a basic grant to state and local governments of 30 per cent for underdeveloped land in urban areas. The land must be used for parks, recreation, conservation, scenic or historic purposes.

The amount of 30 per cent is granted specifically when there are intergovernmental agreements for regionwide, coordinated planning and acquisition.

**Grants for comprehensive county planning are available from the Urban Renewal Administration for up to 75 per cent of the cost of planning.**

The long term coordinated plan must be submitted to a "board of review" which, it has been stated, could be the Champaign County Development Council. Then any agency taking part in the coordinated plan, could use the money for land acquisition. The funds needn't be used by all agencies involved, according to a Council member.

Another act, through which funds could be obtained through the state, is the Land and Water Conservation Fund Act.

Grants are available to states on a 50-50 matching basis and can be transferred by the states to local governments for projects in accord with an over-all state plan.

Illinois is currently developing such a plan through the State Board of Economic Development.

It has been suggested that

county officials could press for action in this area and in working with the state to see that county projects are incorporated in state plans.

**Other federal aids range from grants for youth work-training programs, which the Champaign Park District is currently considering, to the grants for sewage treatment works construction.**

Courts have increasingly held that local governments can acquire land simply to preserve open space it states in the County Action for Outdoor Recreation publication.

Courts also have held that counties may acquire lands needed to meet future recreation needs as well as imminent needs.

Although the power of condemnation is seldom used for space and park acquisition, it is often used as a means of encouraging negotiation.

Louis Wetmore, head of the University of Illinois Department of Urban Planning and Landscape, recommends use of scenic easements. The landowner agrees to keep the land in a natural state while it also remains privately owned and on the local tax rolls. This too can be used by the forest preserve, school boards, park boards and sanitary district. Cost is about 10 per cent of the land value. Used extensively in Wisconsin's state program of open space, the easements preserve beauty for tourism and control billboards along highways.

**Another tool is a public access easement which compensates landowners for allowing the public to cross or use the land for recreation. In New York a program using these easements has opened many miles of streams for fishing.**

Another tool for acquiring land is to purchase it and lease it back to the owner until needed. This enables the county to acquire sites in advance of need while the land is available and reasonably priced.

The Outdoor Recreation Re-

nally could afford a new home, "when he can't maintain the one he already has." Then the Rev. Mr. Bishop told the Biblical story of how Christ fed thousands of people from only five loaves of bread and two fishes.

"We can't work that fast today," he added. "You must remember, there aren't many Christs around now."

John Severns, chairman of the Citizens' Advisory Committee, replied to the Rev. Mr. Bishop.

"Each group must recognize what they can and cannot support," he said. "They must recognize their limits and be willing to cooperate wherever possible."

Personally, I feel Urban Renewal and its ramifications will be with us for a long time here. I'll agree on one point," he added—"That there aren't many Christs today, but I'm afraid sometimes we have too many Judases."

Others who spoke at the meeting were Mrs. Robert Bader, of the League of Women Voters; George Pope, Champaign - Urbana Improvement Association, and David Gensemer, director of Urban Renewal for Champaign.

# UR Project Seen Key to Open Housing

By Paula Peters

The main question involving Urban Renewal locally, according to Prof. James Coke, is whether the project will "provide the stimulus needed to bring open occupancy to Champaign."

Coke was one of several persons who discussed "Urban Renewal and Fair Housing" at the Champaign Human Relations Commission meeting Thursday. His ideas on the local project drew enthusiastic applause from an audience of about 60 persons.

"Urban Renewal," Coke commented, "has become a sophisticated tool and a permanent part of the American city's arsenal to deal with blight. It is and will continue to be an important way for communities to deal with blighted areas—and with human blight."

Coke, who represented the Council on Community Integration, asserted that when an Urban Renewal project deals predominantly with a Negro neighborhood — and a low income area — "it becomes a community program."

## Alternatives for Occupants

"It (UR) changes the rules of the game," he explained, "and for the first time, the public takes the initiative. For the occupants of these areas to gain, there must be real, not theoretical alternatives for them to change their pattern of life."

"If the rules of the game are changed in a project area," he went on, "they must be changed elsewhere in the community, and here is where the question of fair housing enters."

Other speakers included J. Nelson Young of the Interfaith Council on Fair Housing, who suggested those who had signed the council's covenants might serve as a nucleus to lead to greater public acceptance of fair housing. The need for a variety of types of housing was pointed out by Robert O. Bowles of the Urban League of Champaign County.

"While about 40 per cent of the Negroes locally are in the public housing bracket," Bowles said, "there are others in the \$15,000 to \$20,000 bracket — and there is a need for housing for these people, too."

## Enforcement Urged

He also urged strict enforcement of the housing code necessary for a UR project, and called for maximum involvement in the program on the part of persons living in the project area.

The Rev. A. W. Bishop, of the Northeast Champaign Homeowners Corp., denounced the program when he stated that



Outdoor Recreation Review Commission says that public agencies especially park districts, seek and encourage gifts of money and land from private individuals and groups.

Arnold D. Gesterfield, professional park manager at Champaign Park District, said there seems to be more interest recently in donating money, land, trees and sculpture to the park district. Although its too early to tell if it is a "trend," the interest coincides with the district's stepped-up program in arrange planning, indicating that an efficient, sound operating district may be more likely to receive donations. However, the district is also seeking out donors and encouraging this practice.

The key for using any of these tools most effectively, says planning commission, is a coordinated planning effort.

## UR Schedule To Be Topic

A proposed schedule for carrying out Project 1 of the Champaign urban renewal project was to be discussed at a meeting Wednesday among officials of the Housing and Home Finance Agency and the City of Champaign.

Among the HHFA representatives are John E. Kane, area coordinator for the Chicago regional office; Jerry Fieldhouse, field representative; and Irving Horwitz, community organization specialist.

They were to meet with City Manager Warren Browning, David Gay, head of the planning department, and David Gensemer, head of the urban renewal department.

survey be distributed to families in the area by James Williams, relocation officer.

He further went into the matter of meeting with individual block committees (families within each block) during the next month for discussions relating to the surveys.

### Explain Forms

These discussions will be the forms relating to the families themselves and forms relating to houses and non-residential structures. Martin Harris, Champaign housing inspector, who will make the survey of the houses and buildings

(Please Turn To Page 14, Col.

## To Discuss Renewal Project

Three staff members of the Chicago regional office of the Housing and Home Finance Agency will come to Champaign Wednesday for discussions relating to the urban renewal program for Northeast Champaign.

David Gensemer, Champaign director of urban renewal, said the three are John E. Kane, area coordinator for the regional office; Jerry Fieldhouse, field representative for this region; and Irving Horwitz, community organization specialist.

Gensemer said the three will confer with City Manager Warren Browning, City Planner David Gay and himself concerning Champaign's urban renewal program and will visit the project site.

He said the proposed survey forms for families and forms on private dwellings and buildings in the project are to be filled out will be discussed.

The planning schedule for Project 1 will be discussed, Gensemer said.

to improve his property. He will then be penalized by higher property taxes. To property owners who are sincerely interested in improving their conditions, and it appears feasible to do so, I believe a fund should be available to do so.

He will have more to say on this subject."

J. H. Heisser: "1. Reduction deteriorated portions of city. 2. Livable conditions for more people. 3. Increase employment for many men. Two candidates, M. O. Brown and Seely Johnston. Johnston in a reply to League said he felt his platform as stated in his platform published in the news were sufficient.

### Seek Best Uses

"We will find out what is there now and the conditions that exist and determine, on the basis of this, what should be done—what the highest and best use would be for the area," Gensemer said.

Attending the general meeting in the morning were, besides Horwitz, Williams, and Gensemer, John E. Kane, area coordinator for the Housing and Home Finance Agency's regional office in Chicago; Jerry Fieldhouse, field representative for this region; and David Gay, head of the Champaign Planning Department. City Manager Warren Browning attended an afternoon meeting.

Among the main topics discussed by Horwitz was the bringing in of community organizations into the urban renewal program.

Another topic of discussion during the afternoon was a city request for enlarging the Project 1 area, extending the planning period from 12 to 15 months, and an increase in the budget.

Gensemer said regional officials indicated they were not against these changes. He said the regional office would make a recommendation concerning these requested changes to the Washington where the decision will be made.

### Meet The Candidates, I:

## Heisser Suggests Ceiling On Utility Tax Payments

By James Klein

J. H. (Curly) Heisser is running for the Champaign City Council because he believes he can "contribute something to the community."

"I've been here for 25 years. I am interested in the progress of downtown Champaign and in getting better streets for outlying areas. I've had enough education to form an opinion, and I think I could contribute something to the community."

Heisser is a strong believer in the city manager-council form of government. He said he believes that it is more economical and he expressed the belief that "it keeps the graft out."

Asked for his views on urban renewal, Heisser said he was "a little on the fence."

### For Improvements

He said he hated to see people forced out of homes that they have come to own and love. On the other hand, he said, he is for progress and improvements in living conditions and in the looks of the city.

Asked for his views on the utility tax hike—which was necessary last January to finance the urban renewal project—Heisser said:

"I think it's unfair to the big users. We are losing HumKo, and this tax could keep other big companies from moving to town.

"I think there ought to be a ceiling on the amount any one corporation should have to pay. We are penalizing the big users, and even the smaller businesses downtown; too.

"HumKo wouldn't be interested in withdrawing from the city if they weren't being gouged so much."

Heisser said that he did not have specific proposals for setting a ceiling on the amount of utility tax that should be paid by any one concern. He said that would have to be worked out.

Friday, Jan. 22, 1965

CHAMPAIGN-URBANA COURIER



# Expect A Heavy Investment Of Private Funds In UR

By GEORGE COMINOS  
News-Gazette Staff Writer

For every federal dollar invested in the Urban Renewal program in Northeast Champaign it is expected that \$5 will be invested from local lending sources, says David Gensemer, director of urban renewal.

Gensemer said experience with similar projects in other parts of the United States showed this ratio of private

money has been invested, which he pointed out will raise tax revenues from the renewal area.

The plan calls for the federal government to put in \$900,000 in the Project 1 program Gensemer added.

Gensemer said it can be expected that \$4½ million in private money will be invested in the project area during that time. This money will go into new houses (one or two-family dwellings) and apartment buildings.

This will boost the valuation of the project area and result in more tax money for the city and other taxing bodies, he pointed out. Assessed valuation of the Project 1 area, he said, was \$684,180, based on approximately 50 per cent of its fair cash value.

Total amount of taxes going to all taxing bodies, based on this assessed valuation, Gensemer said, was \$25,650 per year.

"We found," he continued, "that in many cities in the United States tax revenues have

been increased over 500 per cent, based on other projects of this type that have been carried out."

Increased tax income to all taxing bodies should come to \$125,000 per year after the en-

Paul M. Somers: "The 'program' ceases to be a 'program' and becomes a brick and mortar fact, I would expect reduction in crime in the renewed area, an attitude of neighborhood pride among the residents, and a revenue-producing rather than a tax consuming area in our Northeast section."

William G. Skelton: "An Urban Renewal project should produce many important human benefits. People should be able to get better housing, they should no longer need live in squalor and filth. It is the dream of Urban renewal that it should produce very tangible dollar-and-cents benefits to a community by a substantial increase in tax revenues to the city."

"Properties adjacent to the renewal area should increase in value. Obsolete land uses should be replaced with more efficient, more pleasant patterns of development. But there are many important if's in regard to this program. Will the people involved actually be able to afford the better housing offered?"

"Will the relocation and process of confiscation of their present homes and the compensation for their land be fair? Will private contractors be interested in building on these sites? These are as yet unanswered and concern me greatly."

Frank E. Schooley: "Better living conditions for hundreds who do not now have the opportunity; recognition of human dignity; improved tax base for government; and one step in which Champaign moves forward in bringing up the general conditions of the city."

Kenneth R. Peterson: "The most obvious one is that it improves the appearance of the city. Hopefully, it will upgrade the housing standards for a significant segment of the city's population. Further, it will bring a substantial increase in business income and employment into the city. It contributes to a lower crime rate."

Maurice H. Klebolt: "It is expected that many blighted areas will be improved which will tend to correct an evil which has existed for many years. Community spirit and progress and only that reflects our own war on poverty. We need these improvements for the betterment of all."

tire plan is executed in five years, he said.

As for Champaign itself, Gensemer said, the city receives \$3,712 per year now as its share of the property tax collection in Project 1 area.

Multiplying this by five would boost it to \$18,560 in four years when the Project 1 area has been completed, he said. He estimated that in 15 years from the time of completion of the project the city would have received enough money in taxes

The family surveys will be made by Williams. Gensemer said the block meetings will be held so people living in the area will understand the forms that will be asked to fill out.

Gensemer said the information from these surveys will provide information for the department as to who lives where and how many live in a house and information about them. Gensemer said the information obtained from these surveys will determine the proposed land use for the urban renewal area.

Charles F. Keeling: "If Urban Renewal will work as it is intended (in some instances it has, although, in many many cases it has not) there can certainly be a benefit to the community. It can result in greater pride of neighborhood and personal property by those previous residents of blighted areas. It has the potential to increase the city's tax revenues. It may promote better race relations."

Robert W. Horney: "First of all let me say that I am not in favor of Urban Renewal as it is now being conducted. The obvious benefits are of course an elimination of health and fire hazard and slum areas within the city. The preceding are certainly worthwhile but they do not get down to the real cause for the need for Urban Renewal."

"I believe that we could do much more if we could stimulate the public and the individual to improve his own condition rather than trying to eliminate an eyesore. Of course there is little stimulus for one

to pay off its share of the Urban renewal project.

The city's share for the Project 1 area will come to \$300,000 while the federal government through the Housing and Home Finance Agency have paid \$900,000 of the cost.

New housing for the area will be put up by private developers to whom land will be given where the present dilapidated houses must be torn down. Another means of providing

new housing for the area has been suggested is by having it put up by a non-profit corporation to insure low-rent housing.

The Housing and Home Finance Agency will require the Urban Renewal Department to give proof that the city to give proof that the people who must be displaced because they live in homes should be torn down and relocated.

Gensemer said providing

All of the candidates for Champaign City Council answered a questionnaire. Champaign County League of Women Voters endorsed the city's Urban Renewal project either directly or by pointing out benefits to the city should result. Some, however, expressed reservations about some aspects of the project. Five questions were asked of the candidates by the League in its effort to obtain information that will give the public a better understanding of the candidates stand on urban issues.

Answers to the first question were carried in Tuesday's News-Gazette and related to whether the candidates favored the Urban Renewal program. Question 2 relates to the Urban Renewal program.

Horwitz gave local credit for the benefit of his experience in organizing civic groups in the renewal area to expect relocation and to help with problems that come with the execution of the renewal project. Champaign urban renewal director David Gensemer said relocation officer James Williams was the particular agent of much of Horwitz's vice.

In addition, Gensemer said Williams was invited to spend a day in the Chicago regional office to get an idea of what men in his position have done in other places.

Gensemer said Williams would go to the regional office when his orientation in the urban renewal department is complete, then return to Chicago in February for a relocation workshop.

## Fair Housing Meeting Topic

Names of those who will participate in a panel discussion on "Fair Housing and Urban Renewal" at the Human Relations Commission meeting at 7:30 p.m. Thursday in the City Council chambers have been announced.

Main speakers will be Mrs. Robert Bader of the League of Women Voters; James Coke, Council on Community Integration; J. Nelson Young, Interfaith Council on Fair Housing, and Robert O. Bowles, Urban League of Champaign County. David Gensemer, director of Urban Renewal for Champaign, and John Severns of the Citizens' Advisory Committee on Urban Renewal will also take part.

## 9 Candidates Reveal Views On Renewal

Editor's Note, This is the second in a series of articles on the answers candidates for the Champaign City Council have given to questions posed by the Champaign County League of Women Voters.

housing for families to be relocated has to be done by local builders and also possibly through a non-profit corporation

## Advice For UR Families Explained

By GEORGE COMINOS  
News-Gazette Staff Writer

An explanation as to how to advise families living in the urban renewal Project Area 1 about the surveys to be made was given at a Wednesday session of Housing and Home Finance Agency and Champaign city officials.

At a general meeting in the morning, said David Gensemer, director of urban renewal, Irving Horwitz, community organization specialist of the Housing and Home Finance regional office in Chicago, spoke on the means of informing residents of the project area about the types of surveys to be made and the reasons for making them.

He suggested brochures and handout literature regarding the



## C-U Friends Ask Housing Integration

An end to alleged segregation in public housing in Champaign-Urbana was demanded Monday by the Urbana - Champaign Friends in a letter to the Champaign County Public Housing Authority.

The letter, signed by Clerk Gene Gilmore, urged that the Authority adopt at once a policy of assigning applicants to public housing wherever there is a vacancy so as to gradually bring about an integrated situation.

The Friends further urged that any additional housing to be built in C-U be built at a distance from the north areas of the community now largely occupied by Negro families. Housing constructed north of University Avenue in the Negro area "is almost certain to be segregated, as existing public housing is," the letter stated.

Copies of the letter were sent to David Gensemer, director of urban renewal, Champaign; A. Dean Swartzel, regional director of urban renewal, Chicago; William E. Bergeron, regional director, Public Housing Administration, Chicago; and Robert Weaver, director, Federal Housing Agency, Washington, D.C.

"To build new housing which will be segregated is to continue school segregation and all the other problems resulting from unfair treatment," the letter said. "... Anything which contributes to segregation in our community, especially an action of a government body such as the Champaign County Public Housing Authority, would be a very costly mistake. It would place an official body on the side of perpetuating segregation rather than ending it. It would add one more area of segregated public housing.

"The fact that all public housing units in our county are now segregated presents enough of a problem for us all to solve. Further segregation must not be considered."

The letter stated that public housing appears to be the best answer to the urgent need of low-cost housing in C-U but that in providing this housing further discrimination should not be included "as part of the package."

"We deplore the attitude that integrated public housing is not possible in our community," the letter concluded. "We strongly urge that you adopt at once a policy of assigning applicants to public housing wherever there is a vacancy ... and that all new public housing be built at a distance

Meet the Candidates, 2:

# Horney Suggests Monthly Letter on City Problems

(Editor's note: This is the second in a series of articles on the views and qualifications of the 11 candidates for the three expiring terms on the Champaign City Council. Five of the candidates will be eliminated in the Feb. 9 city primary election.)

By James Klein

Robert W. Horney is running for the Champaign City Council because he believes he has the educational background to make a competent councilman and because he is interested in helping people.

Horney, who has been the chairman of the executive board of the March of Dimes in Champaign County 4½ years, has a background in both engineering and accounting.

Born in Decatur in 1927 and a graduate of Stephen Decatur High School, he was graduated from Purdue in 1952 with a BS degree in chemical engineering.

He presently is studying accounting through the LaSalle Extension University.

Horney believes that this educational background will help him on the city council. "It will give me an idea of the technical problems involved," he said.

### Employed at Tuscola

A Champaign resident 10 years, Horney was employed by Allied Engineering and Casting for 2½ years and has been employed by U.S. Industrial Chemicals Co. in Tuscola seven and one-half years.

Horney is president of the USI Credit Union, which he describes as "a little over a million dollar organization," and he feels that this experience helps qualify him for the council.

Horney believes that a present local problem is the lack of communication between the city council and the community.

"I don't think the citizens are made aware of what the problems and the financial needs of the city are," he said.

Horney offers a proposal to combat this problem: "I would like to see a publication of the city council which is mailed directly on a monthly basis to the residents of the city."

### Would Outline Problems

"This publication would more or less outline the problems of the city and those proposals being made to finance some of these programs to meet the problems.

"It would also request that citizens themselves come to council meetings and present their own proposals.

but I believe it would be worthwhile if citizens would take an active interest in the affairs of the city council."

Horney is not in favor of the utility tax increase voted last January and he is opposed to urban renewal as it is presently being administered where a portion of the renewal area is acquired by the city.

Instead he favors something like a "tax break" to enable those living in rundown properties to perform their own "renewal" at less cost. "You have to make the citizens help themselves," he said.

### Favors Income Tax

Horney did make it clear, however, that urban renewal in some form is essential.

Horney is also opposed to property taxes. He believes that in the future that local and state governments as well as the federal government should be supported by an income tax, a tax which he feels is much more equitable if the loopholes are taken out of it.





# CHECK RENEWAL AREA

Officials of the Federal Housing and Home Finance Administration were in Champaign Wednesday to look over the Urban Renewal project area with local officers involved

ed in planning the work. From left are Irving Horwitz, community organization officer for the Urban Renewal Administration, Chicago; G. E. Fieldhouse, field representative,

Chicago; Constance Werner, of the Urban Renewal Administration's Central Office, Washington, D.C., and John E. Kane, acting chief of operations.

# Relocation Discussed at UR Meeting

Officials from the Housing and Home Finance Agency in Chicago, the regional office of the mother agency of urban renewal, were in Champaign Wednesday to survey the Champaign project and to advise local urban renewal officials.

The officials discussed Champaign's application for the revision of the boundaries and budget of the Northeast project 1 area, but the primary purpose of the meeting was to introduce Irving Horwitz, community organization specialist, to the local department.

CHAMPAIGN-URBANA COURIER  
CHAMPAIGN-URBANA COURIER  
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Friday, Jan. 22, 1965-  
CHAMPAIGN-URBANA COURIER  
THE NEWS-GAZETTE



# Candidates Tell Renewal Views

Urban renewal would prove beneficial, all nine Champaign City Council candidates replying to a League of Women Voters questionnaire agree, but some express reservations about the program.

Robert Horney said, "First of all let me say that I am not in favor of urban renewal as it is now being conducted. The obvious benefits, are, of course, an elimination of health and fire hazard and slum areas within the city. The preceding are certainly worthwhile but they do not get down to the real cause for the need for urban renewal. I believe that we could do much more if we could stimulate the public and the individual to improve his own condition rather than trying to eliminate an eyesore."

"Of course there is little stimulus for one to try to improve his property if he will then be penalized by higher taxes. To those property owners who are sincerely interested in improving

their conditions, and it appears feasible to do so, I believe a fund should be made available to do so."

Charles F. Keeling expressed concern about two facets of urban renewal, including the possibility that blighted areas will be shifted to other parts of the city and that some property owners will have their rights violated.

As for benefits, Keeling said, "If urban renewal will work as it is intended (in some instances it has, although in many cases it has not) there can certainly be a benefit to the community. It can result in greater pride of neighborhood and personal property by those previous residents of blighted areas. It has the potential to increase the city's revenues. It may promote better race relationships."

Incumbent William G. Skelton also listed a number of "ifs" regarding this program:

"Will the people involved actually be able to afford the better housing offered? Will the relocation and process of confiscation of their present homes and the compensation for their land be fair? Will private contractors be interested in building on these sites? These are as yet unanswered and they concern me deeply," he said.

Benefits Cited

Skelton believes urban renewal will produce "many benefits. People should be able to get better housing: they no longer need live in squalor and filth. It is the dream of urban renewal that it should produce very tangible dollar-a-cent benefits to a community by a very substantial increase in tax revenues to the city. Properties adjacent to the renewal area should increase in value. Obsolete land uses should be replaced with more efficient more pleasant patterns of development."

J. H. (Curly) Heisser believed it will "recondition deteriorated portions of the city, create livable conditions for more people and increase employment for many men." Other comments are:

Maurice H. Klebolt — "It is expected that many blighted areas will be improved which will correct an evil which has existed for several years. Community spirit and progress and only that reflects our own war on poverty. We need these improvements for the betterment of all."

**Improves Appearance**

Kenneth R. Peterson — "The most obvious one is that it improves the appearance of the city. Hopefully, it will upgrade the housing standards for a significant segment of the city population. Further, it will bring a substantial increase in business income and employment to the city. It contributes to a lower crime rate."

Incumbent Frank Schooley — "Better living conditions for hundreds who do not now have the opportunity; recognition of human dignity; improved tax base for government; and one step in which Champaign moves forward in bringing up the general condition of the city."

Paul Somers — "When the program ceases to be a program and becomes a brick and mortar fact, I would expect a reduction of crime in the renewal area, an attitude of neighborhood pride among the residents and a revenue producing rather than a tax consuming area in our northeast section."

Henry F. Spies — "I expect better housing for many people now living in substandard units. The rehabilitation and family and social service efforts that must accompany a successful renewal program should improve the spirit and social responsibility of the areas affected. The city will take on a much better appearance from one of its main entrances, the Illinois Central Railroad, and all costs to the city should be repaid in many ways, intangible as well as the tangible, increase in revenue from the increase in revenue from the increased tax base and the spending involved."

FRIDAY, JANUARY 27, 1965.

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**'New Patterns'**

He said that for occupants of the urban renewal area to be fit there must be "real alternatives in creating a new pattern of life." For this to happen, he said, "the rules of the game must be changed in the community."

He then raised the question of fair housing.

He said the urban renewal program had opened up to the community a larger issue: urban renewal open up occupancy in Champaign area?

J. Nelson Young said the organization he represents, Inter-Faith Council, had moved toward helping families relocated. He said the organization had published the names of 2,500 persons as individuals "willing to make a public statement of their support of housing."

He told of other steps planned in support of open housing. He said they hoped to enlist their support among churches for the principle of open housing, and added:

"We have not been overwhelmed by support from churches. The churches have supported this as a magnificent job, but not enough churches have."

He said the Inter-Faith Council would assist in



# Families In UR Project To Express Own Desires

By GEORGE COMINOS  
News-Gazette Staff Writer

What is considered to be the most important form in the urban renewal planning program will soon be filled out by families in the Project 1 area of Champaign's program.

In discussing this form, David D. Gensemer, director of urban renewal, said:

"This is the most important form in the whole planning process, in my estimation. Everything you do in the area will depend on the desires of the people. Through this form the family speaks, and is heard."

The Champaign Department of Urban Renewal is presently setting up the family survey form as well as two other types of forms — one to contain information about homes in the area the other to contain information about non-residential structure. All three forms must be approved by the Housing and Home Finance Agency's regional office in Chicago.

The family surveys will be made by James L. Williams, location officer of the Urban Renewal Program Department while the surveys of houses and other buildings will be made by Martin Harris, Champaign planning inspector.

## Go Together

The two will go together, filling the surveys, and getting questionnaires filled out, Gensemer said, and it is expected they will start this task within a month.

The surveys, Gensemer emphasized, will be confidential for the use only of the Urban Renewal Department.

The family survey will be concerned with the number of people in the family, including grandparents or uncles or aunts or other close relatives — everyone living in the house — and what their relocation and housing requirements are.

The condition of their present homes will be set forth as will their monthly living expenses and their major debts and assessments, if any. They are to

give their desires as to where they might want to build or rent a house if their present dwelling is found to be in a condition that requires that it be torn down.

The forms provide space for the families to comment regarding housing and relocation requirements, monthly living costs and any other comments they might wish to make.

## Family Needs

These forms, Gensemer said, "will give us the opportunity to find out what the families want, what they need, and what they can afford."

He said it will be possible to figure from information on these forms how much rent a family can pay or how much of a pay-

ment it can make on a house.

Gensemer said detailed reports on the relocation program are required for submission to the Housing and Home Finance Agency, as on all phases of the Urban Renewal program as it progresses. This agency is paying three-fourths of the cost of renewal program—the city one-fourth.

Furthermore, he said, a public hearing must be held by the City Council on the relocation program and on the urban renewal plan.

The city must prove to the federal agency that the families to be displaced can be relocated in other housing, Gensemer pointed out.

He said his department knows

of 220 families in the Project 1 area and that 160 of these must be displaced. He said he felt this would be the maximum number to be displaced based on surveys made in the area of houses to determine their condition.

## To Do Planning

Gensemer said that besides setting up the relocation program during the planning period, planning of the urban renewal program is carried out during this same period.

The land-use plan for the Project 1 area will be worked out specifically during this planning period, Gensemer pointed out, as will zoning for the area.

The Housing and Home Finance Agency, Gensemer said, will require complete reports on the relocation plans, on zoning and land-use plans, on rehabilitation (of houses) and conservation (of areas), of street make-up, with any changes from the present.

Other reports will be con-

cerned with both sanitary sewers, distribution, gas and electric landscaping and side signs for these services. The renewed area will be out by an engineering firm hired by the city.

Relocation of families and actual work of renewal project area will begin during the planning period.



white neighborhoods and help them in moving in. He said the group was giving attention to the possibilities of housing through a non-profit corporation.

"We stand ready to help in any way in relocating of Negro families in the community," Nelson said.

Robert Bowles said, "Urban renewal cannot just be concerned with new buildings. Urban renewal has a way of uncovering many social problems that have been dormant for many years."

He said there are Negro families which can afford houses costing \$15,000-\$20,000. Urban renewal, Bowles continued, "is a problem for all the community. It has to be accepted and supported by all factions, real estate interests, banking interests and public aid."

Bowles urged maximum involvement of people in the area . . . "otherwise, we're doing something for people not concerned and not interested."

As far as social problems are concerned, Bowles said the Economic Opportunity Act "should give an opportunity to work on these problems." He said he would like to see a committee appointed to investigate what can be done about these problems.

#### Make Wishes Known

He added: "We're trying to create machinery whereby people can make their wishes known. There still remains a considerable amount of fear and concern on the part of the people. They must be convinced they are in on the decision making."

Rev. Jarmor Reeder Jr., a member of the Human Relations Commission, asked how he was reaching the business, real estate and banking communities in regards to urban renewal.

Bowles said this was "an area of weakness." He said "the business community never encompassed urban renewal," and added he knew the Chamber of Commerce was against urban renewal. "Until the business community accepts urban renewal it will be difficult to put some of the things into practice."

He said the question of credit for people who may want to build may be difficult. He said in Baltimore banks had put money in a special fund for this purpose and said loans from this source were paid back better than regular loans.

John Severns, chairman of the Citizens Advisory Committee on Urban Renewal, serving with David Gensemer, director of Urban renewal as resources panel, said it was necessary for the people of the business community "to see the long-term benefits of the urban renewal program."

Both Severns and Gensemer disputed Rev. Reeder's criticism of news media, both saying "there has been good coverage." Rev. Reeder replied he was not criticizing the news coverage but the lack of editorial support for the program from

#### In Agreement

George Pope, of the Champaign - Urbana Improvement Assn., said his group was in agreement with the urban renewal program as a means of improving living conditions and removing blight.

He said the group had two concerns: That the cost of new houses to be built in the urban renewal area be kept within the financial ability of people living in the area, and a climate be established so people would be allowed to buy homes outside the urban renewal area.

"Negro families have to pay such high rents they have to double up, making for family breakdowns and crime," Pope said. His group favors fair housing, he said, and urges integration of present public housing units and the appointment of a Negro to the Champaign County Housing Authority.

Rev. Bishop, the last speaker, said he didn't see how a person making \$2,500 a year could buy a new house "if he can't maintain his present house." He said residents of Northeast Champaign now have the best houses they can buy for the money they were making.

"We have forgotten the Golden Rule," he said, adding "there are plenty of houses on the west, east and south sides." But, he said, "everytime a Negro wants to buy a house in these areas a real estate man runs out and buys it himself."

#### 'Help Ourselves'

"We organized as homeowners to help ourselves," Rev. Bishop said. "We don't want anybody in urban renewal doing for us what we can do for ourselves."

He said the homeowners group had a letter signed by Mayor Emmerson Dexter, City Manager Warren Browning and Planner David Gay advising

that houses in good repair would not be torn down and said he "hoped they would honor that letter."

Severns ended the discussion by saying "urban renewal will benefit everyone in the community."

"In the long term it is good business in terms of new jobs, a better tax base, and if related to the other social activities, it will be a benefit to all individuals," he said.

FRIDAY, JAN. 22, 1965

## Charges Lack Of 'Full UR Cooperation'

(Continued from Page 3)

Monday, Jan. 25, 1965-3

### Letter to Officials:

## Quakers Ask 'Open' Public Housing Here

The need for low-cost housing in Champaign - Urbana — on a non-segregated basis — was stressed by the Urbana-Champaign Friends Meeting Monday.

A letter to the Champaign County Public Housing Authority, signed by Gene Gilmore, clerk of the local Quaker group, Monday emphasized this need.

Copies of the letter were sent to David Gensemer, director of the Urban Renewal program; A. Dean Swartzel, regional director of Urban Renewal, Chicago; William E. Bergeron, regional director of the Public Housing Administration, Chicago, and Robert Weaver, director of the Federal Housing Agency, Washington, D.C.

The letter reads as follows:

"One of the greatest needs of our community is low-cost housing." This has been the conclusion of many local meetings and workshops. Those who wish to state the problem in human terms point out that sickness, poor performance in school, and broken families, can be the results of years of over-crowded living conditions. We need to be reminded that small, cold, damp, inadequate rooms are often paid for at a price far in excess of their value on the open market.

#### Housing Scarce

"But many of our citizens cannot buy or rent on the open market. They must pay the asking price because any housing for Negroes is scarce. The primary reason for this situation is racial discrimination. Despite considerable progress in Champaign and Urbana, many of our citizens still face discrimination in jobs, salaries, working conditions, education, and housing. As long as this discrimination continues, our citizens will suffer from its effects. Therefore, it is important that community action should combat discrimination and not just some of its effects. This is particularly true in the field of housing.

"More low-cost housing is urgently needed. Public housing seems to be the best answer to this need, and public housing is being considered as part of the urban renewal program in Champaign. But it is very important that in providing low-cost housing we do not include further discrimination as part of the package. This would be the result if new public housing were to be built north of University Avenue in the area now occupied largely by Negro families. Housing built in that area is almost certain to be segregated, as the existing public housing is.

"To build new housing which will be segregated is to continue school segregation and all the other problems resulting from unfair treatment. Our country and our community are beginning to make progress in the area of civil rights. To build more public housing in the north end might create the impression that we had helped solve a problem.

#### Costly Mistake

"It seems more likely that anything which contributes to segregation in our community, especially an action of a government body such as the Champaign County Public Housing Authority, would be a very costly mistake. It would place an official body on the side of perpetuating segregation rather than ending it. It would add one more area of segregated public housing. The fact that all public housing units in our county are now segregated presents enough of a problem for us all to solve. Further segregation must not be considered.

"We deplore the attitude that integrated public housing is not possible in our community. We strongly urge that you adopt at once a policy of assigning applicants to public housing where ever there is a vacancy. This would gradually bring about an integrated situation in all public housing as required by law.

"We further urge that all new public housing be built at a distance from the areas now occupied largely by Negro families."





News Gazette Photo by Robert Arbuckle

**UR SURVEY STARTS.** Mr. and Mrs. John Hannett, 407 E. Beardsley, discuss the family form required to be filled by residents in the Urban Renewal Project 1 area in Champaign with David Gensemer, director of Urban Renewal, Mayor

Emmerson V. Dexter and City Manager Warren Browning, left to right. Mr. and Mrs. Hannett were the first to be interviewed and additional interviews of residents for filling out the forms will continue on Monday. *Feb 28, 1965*

## Start Questioning Families In Urban Renewal Area

By GEORGE COMINOS  
News-Gazette Staff Writer

In interviewing Friday afternoon Mr. and Mrs. John Hannett, 407 E. Beardsley, met with James Williams and Martin Harris, answering questions for which answers are needed in carrying forth Champaign's Urban Renewal plans.

As this was the first interview to be conducted, other city officials joined Williams, who is relocation officer of the Department of Urban Renewal, and Harris, Champaign housing inspector.

With them at the house of Mr. and Mrs. Hannett were Mayor Emmerson V. Dexter, City Manager Warren Browning, and David D. Gensemer, director of Urban renewal.

Williams and Harris will continue the task of making addi-

tional surveys on Monday, meeting with others in the Champaign's Urban Renewal Project Area 1.

Two types of forms were filled out during the interviews with Mr. and Mrs. Hannett, and these will also be the basis for interviews with others. One form was concerned with obtaining information about the residents themselves.

The other form related to the structural survey of house.

### Form Important

Gensemer has pointed out the family form is the most important part of the whole planning program, having pointed out that through these forms the family "speaks and is heard."

It is through the forms that the desires of a family are made known to city officials. Informa-

tion obtained for the forms will be confidential — for the use only of the Department of Urban Renewal.

The family survey will be concerned with the number of persons in the family, including close relatives and anyone else living in the house — and what the relocation and housing requirements are.

The condition of their present dwellings will be set forth as will monthly living expenses and any major debts. They are to tell their desires as to where they might want to build or rent if it is determined that their present housing is such as to be required to be razed.

The forms provide space for commenting regarding housing and relocation needs, and oth-

(Please turn to page 28, col. 1)

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**ANSWER QUESTIONS FOR SURVEY.**  
Discussing the family and structural forms required for the Urban Renewal survey in the kitchen of the home of Mr. and Mrs. John Hannett, were Mrs. Han-

nett, Champaign Housing Inspector Martin Harris, Hannett, and James L. Williams, relocation officer of the Champaign Department of Urban Renewal.

## Start Survey Of Area To Be Renewed

(Continued from Page 3)

er comments a family might want to make.

The city must prove to the Housing and Home Finance Agency that the families and individuals to be displaced can be relocated in other housing at least comparable to what they have had.

Gensemer estimated there are 197 structures in the Project 1 area, and as there are duplexes and apartment houses in the area, the number of families was estimated at 229.

### Take Two Months

The surveys are expected to take about two months.

Hannett, an interior decorator, sitting in the living room of the well-kept house on E. Beardsley, said he and his wife have lived in the house since 1930.

Hannett, in answer to a question, said "to a certain extent I am in favor of the Urban Renewal project and to a certain extent, no."

"I grant you," he continued, "that there should be something done for the improvement of the city. But as for people who have a decent house and try to keep it up, I see no need for it there."



News-Gazette Photos by Robert Arbuckle

**CHECK OUTSIDE.** Housing Inspector Martin Harris and John Hannett look over the guttering of the Hannett house at 407 E. Beardsley, C, as structural survey is made in connection with Urban Renewal program.



Hannett went on to say that some people wouldn't keep a house in good condition even if it was new.

Would he mind moving?

"I wouldn't mind moving if I could better myself." But he said he would not want to have to move to a neighborhood that would require putting in new streets and street lights — "I went through that."

#### **Ability To Pay**

He expressed some doubt that older people would be able to pay for different housing because "they're too old to work and Social Security doesn't pay them enough."

He expressed doubt that an old couple would be able to keep up payments on a new house.

"I like nice things," he continued. "I'd like to have a better home. But can I afford it?"

"I've got what I can afford at the present time. I'd have to buy another house and not be able to get (mortgage) insurance and in case I should die my wife would not be able to keep the house."

Mr. and Mrs. Hannett own their home, which is well-kept both inside and out.

Gensemer, asked for comment, said elderly people who will be affected by the program will be assisted "by someone who cares."

He said this "might sound corny," but went on to explain that in cases where an elderly couple must be displaced and the property sold to the city, the city will let them stay there for a while free and then charge them rent until they obtain new quarters.

#### **Assistance Means**

He said means of giving assistance could come through different sources—such as relatives or friends helping them. In other cases they might qualify for public housing, he said.

He said in instances where a relative or a friend can't help or public housing is not available, then a family might have to obtain other type of new housing.

Gensemer said he may not have given the answer to the problem, but said these "were ways of solving the problem."

He said the Urbana Renewal Department has a qualified staff "to help them."

Gensemer said there was no reason for razing good homes except in instances where such a home might be on a tract needed for a large apartment-type construction or for a street right-of-way.

Gensemer said the Neighborhood Committee of the Citizens Advisory Committee on Urban Renewal will meet in March with FHA officials to obtain information on how to set up a non-profit corporation to build private low-cost rental units.

Such housing Gensemer also listed as the mean of providing housing for families that will be displaced.



# LBJ Gives Plan On City Housing

Washington, March 2 (AP) President Johnson unveiled today far-ranging programs to meet the "new overwhelming pressures . . . being visited upon cities already in distress."

He said urban population and area will double in less than 40 years, adding, "it is as if we had 40 years to rebuild the entire urban United States."

Keyed to this pressing need, the President in a special message to Congress, called for creation of a Department of Housing and Urban Development.

"These problems are already in the front rank of national concern and interest," he said. "They deserve to be in the front rank of government as well."

In addition to calling for extension and expansion of existing programs of public housing, urban renewal, college housing and below-market interest rate mortgages for housing for moderate income families, Johnson:

—Called for \$100 million in matching grants for building new basic community facilities.

—Proposed a federal program for advance acquisition of land in urban areas which may be needed for public buildings and other facilities.

—Asked again, as he did last year, for a program of federally insured private loans to finance acquisition and development of land for entire new

cities and planned subdivisions, along with federal aid to state land development agencies which would buy land, install basic facilities, then re-sell the improved land for construction of suburbs and new communities.

—Proposed creation of an institute of urban development to assemble human resources required for growth and development of metropolitan areas and to help train required technicians. The message didn't say so, but presumably this would include the urban extension service he has called for in two previous messages.

—Called for a temporary National Commission on Codes, Zoning, Taxation and Development Standards to help develop new techniques in these areas.

## Rent Supplement

—Proposed a rent supplement program for direct payment of a portion of the rent of families displaced by various forms of federal action.

—Recommended a change in public housing to permit use of federal funds to buy and rehabilitate existing buildings and permit local authorities to lease existing units for low-rent families.

Johnson described his proposal for what he called rent supplement as the "most crucial new instrument in our effort to improve the American city."

"Up to now government programs for low and moderate-income families have concentrated on either direct financing of construction; or on making below-the-market rate loans to private builders," he wrote. "We now propose to add to these programs through direct payment a portion of the rent of needy families."

## Seeking Homes Here:

# Fair Housing Bureau Helping 7 Families

The Fair Housing Bureau of the Champaign Human Relations Commission is currently assisting seven local families in their search for housing, according to Mrs. Ulrich Kruse, Fair Housing Bureau co-chairman.

Six of these families are seeking rentals. One family is seeking a house to purchase.

Mrs. Kruse said Monday that the task of locating rentals is complicated by the fact that there is little local housing

available for \$100 per month or less, the price the families generally hope to pay.

Further, the bureau has found that the ratio of landlords with housing in this bracket who are willing to rent to Negroes is low

## 9 for Sale

Nine houses for sale on a nondiscriminatory basis are currently listed with the bureau. These houses range in price from \$7,000 to \$35,000.

The bureau is interested in finding additional houses for its list, especially in the \$15,000 to \$20,000 bracket, Mrs. Kruse said.

She explained the bureau's method of seeking rentals for Negroes:

Mrs. Kruse reads each evening's classified ads to find rentals that appear suitable. The bureau's 20 volunteer workers then use this list, phoning to inquire concerning price and the landlord's willingness to rent to Negroes.

If the housing proves to be for rent on a nondiscriminatory basis, this information is relayed to Mrs. David Lazarus, 502 W. Vermont St., and Mrs. Walter McMahon, 405 W. Colorado Ave.

## Contact Families

These two women maintain personal contact with the families seeking housing, informing them of the housing available and other pertinent information concerning it. The families are then free to apply for the housing if they wish to do so.

Mrs. Kruse said the bureau hopes its activities will serve a public education function and that the number of landlords willing to rent to Negroes will gradually increase.

The bureau is presently re-contacting churches in the community in order to spread information of its work and to obtain more listings. The first issue of a monthly flyer of available listings, to be distributed in the Negro community, is ex-

pected to be published next week.

Fair Housing Bureau are 7 to 9 p.m. Mondays, Wednesdays and 9 a.m. Saturdays in the Urban Office. The phone number 356-1634.



# Calls Urban Renewal 'Good For Community'

By **GEORGE COMINOS**  
News-Gazette Staff Writer

John Severns, who will step down after serving as chairman of the Champaign Citizens Advisory Committee on Urban Renewal for 2½ years, said of the urban renewal program: "The most important thing in my mind is that this potentially can be a very good thing for the whole community."

"The most interesting thing to me—not being an old time resident of the community—is that we'll see quite a transformation. Many people see the Northeast Neighborhood as an area on the other side of the Illinois Central tracks.

"It is near the University of Illinois and it is near downtown. It's a very strategic location in the community."

Severns added that the spending of money by private people to rebuild the area would create jobs and stimulate business. He added that assessed valuations of properties in the area will become higher.

## Less Time

The resignation of Severns from the post was accepted by City Manager Warren Browning "with regret." Severns, an architect, said his reason for resigning was that he has had less and less time available for committee work because of his office.

He said the chairman should have at least 15 hours available during the week though he might not always need to give that many hours to the job.

Basically, the idea behind the committee, Severns said, was two-fold.

First, he said, it is a requirement for the city to be eligible for an Urban Renewal program to have citizen participation.

"This is a way of getting interested citizens involved and a means of assisting city offices—the Urban Renewal Department and the Plan Commission, and other city departments—with work they can't possibly accomplish with the staffs available."

The second aspect, he said, was that it is "a way of providing through the committee specialized talents in the program and for disseminating information to the community as to what the program is about and how it relates to their areas of interests."

## Learning Of Program

He said that basically it was easier for someone to learn about the program from someone he knows than by reading about it or hearing about it in the news media or learning about it from a city official.

Because of the committee, Severns continued, people "feel a lot freer to ask questions and feel freer to criticize. It is a way

sic humps it seems to me there's no reason why it won't move along in good shape."

Severns said it was his feeling that the people "have a better understanding of the program." He added that important steps had been taken recently in the program with the hiring of David Gensemer as urban renewal director, the hiring of a relocation officer (James Williams) and getting out and talking to people in the neighborhood.

## Planning Survey

Severns observed that the planning survey will determine what happens to individual properties and pointed out that the Neighborhood Committee made up of representatives of civic and fraternal groups assisted in developing of block committees. Severns added:

"People didn't understand what urban renewal was all about. They were concerned about how it would affect them individually and collectively. Over a time we were able to get across to them that urban renewal is a good thing."

"Once you get people informed things take care of themselves," Severns continued. "We're helping them in helping themselves."

His job as chairman Severns called "challenging and frustrating, but satisfying."

"Once you realize that most of the questions, concerns and criticisms were sincere, then there's no real problem," Severns said.

As a result of people seeking answers from the committee about urban renewal, Severns said he felt there has been "a much better understanding."

"This doesn't mean everybody agrees—that's not the nature of democracy. My own impression is that most people are in favor of it and the people not in favor of it have an understanding."

# Homes, Building

PAGE FORTY-EIGHT SUNDAY, FEBRUARY 28, 1965.

## Is Public Housing On Well-Designed Plan?

By **JOHN PIERSON**

WASHINGTON (UPI)—Is public housing well designed?

Officials from the Public Housing Administration's (PHA) seven regional offices were asked this question at a recent meeting in Washington.

Their answer: between 15 and 20 per cent of all public housing is well designed, although the past two or three years have seen a definite improvement. The rest, 80 to 85 per cent, is ugly or unfunctional or both, unpleasant to look at and to live in.

An architect who was present at the meeting put the percentage of good public housing at "no more than 2 per cent" and suggested that after filling stations, public housing is the worst eyesore in America.

The officials then were asked why most public housing is poorly designed. Here are some of their ideas.

—Good, attractive housing costs money. The public has not yet come to accept the idea that charity should provide any more than the barest essentials. Congress, which holds the purse-strings, simply reflects public opinion.

campuses. The aim is to get architecture students interested in public housing before they go out to start earning a living.

PHA has also increased its architect commission fees, although these are still below what an architect can get privately.

Finally, PHA has set up a stable of 50 architects all around the country who are willing to serve as consultants on public housing projects. The consultant goes over the plans after they've been drawn up by the project architect.

Unfortunately, many of the nation's best architects are usually too busy to act as consultants.



yet come to accept the idea that charity should provide any more than the barest essentials. Congress, which holds the purse-strings, simply reflects public opinion.

The Comptroller General of the United States reported last year that PHA was permitting projects to be "elaborate and extravagant" in design. PHA replied that just because people are poor they shouldn't be made to live in barracks.

—Many local housing authorities don't know good design when they see it. Many that do know it are too timid to insist on it or don't know how to go about getting good architects.

—PHA's bureaucratic setup makes it difficult for the word ("We want good design") to trickle down to the local level. The agency lacks the manpower to ride herd on every project through every crucial stage of design.

—Most good architects, who could design fine public housing, are too caught up in the pursuit of the dollar to take time out to do some relatively low-paying work.

PHA has recently taken a few modest steps to try to correct some of these deficiencies. Congress was persuaded last year to allow higher per-room outlays on public housing for the aged and the physically handicapped. PHA hopes to get Congress to extend these new spending limits to all public housing.

A series of design seminars is being held in various parts of the country. These are intended to bring architects together with local housing officials, to educate the local officials about good design and to give them an "excuse," as one PHA source puts it, for insisting on better projects when they get back home.

A number of "subseminars," sponsored by the Ford Foundation, have been held on college



## UR Use Bids Are Studied

Proposals for a land use and marketability (LUM) study from three firms are being studied by Champaign urbana renewal officials.

Those received have been from Homer Hoyt Associates of Washington, D.C., Roy Wenzlick & Co., of St. Louis and Real Estate Research, Inc., of Chicago.

Although these three were the only ones asked to submit proposals, David Gensemer, director of urbana renewal, said others will be considered if they are received.

The last of the "invited proposals" was received Tuesday, and all three are being studied on the basis of cost estimates along with the work the company proposes to do.

Gensemer said he will prepare a memorandum on the three proposals for submission to City Manager G. Browning, who then is expected to report to the City Council.

This is considered one of the key reports needed for carrying out urbana renewal. It will outline the best possible use for each plot of land and also suggest which properties must be acquired by the city and the best way in which these properties can be marketed.

## Space Short, Housing Aims Toward Sky

Americans have drastically changed their housing habits.

They are rediscovering the fact that a home is not necessarily a suburban house—that it can be a mid-city apartment as well.

Building industry economists and sociologists now predict that within a few years, more than half the total new housing units constructed will be multiple dwellings rather than single-family homes.

The prediction is based on trends in America's population. The nation is gaining three million people a year, and by 1970 the rate will have increased to four million.

### Two Groups Dominate

The biggest gain is in two categories of people — the "young marrieds" and the elderly. Both are likely to choose apartments over houses.

### Land Shortage Is Factor

Another factor in the switch to multiple dwellings has been the tightening shortage of close-in land. The postwar rush of suburban development has used up most of the choice sites around American cities.

Still another is the change in federal housing policies. Once attuned almost exclusively to suburban development, they are now providing substantial inducements for in-city apartment construction as well. Some are linked to the federal urban renewal program, which has replaced slums with modern apartment buildings in the heart of many American communities.

The renewal program also has had an impact on the architectural quality of multiple dwellings. It has, for one thing, permitted architects to design entire neighborhoods rather than single buildings. By sweeping away antiquated zoning and land-use requirements, it has also encouraged new combinations of housing forms.

The results, in cities like Philadelphia, Washington, Detroit, and San Francisco, are new and pleasant mixes of tall buildings and town houses, carefully related to parking, shopping, entertainment, and open spaces in a comprehensive neighborhood design. They have set the examples for the coming boom in the development of multi-family housing in communities of all sizes.

ernment is the best.  
"It allows the city manager, who is employed and not elected, to base decisions on technical and logical grounds rather than on political considerations," he said.

live count.

The data from the 21 steers indicate that the standardization procedure for handling animals and the refinements in calibration procedures markedly improved the precision of estimating FFLT.

When estimated grams of potassium, on the basis of body count, was the independent variable, FFLT was predicted with a standard error of plus or minus 4.9 per cent. Body weight alone predicted FFLT with a standard error of plus or minus 6.4 per cent. When both variables were used, the error of prediction was lowered to plus or minus 3.5 per cent.

During the first year, 52 steers of four different breeds were studied to see how well FFLT could be predicted within narrow ranges of weight at various stages of growth.



# Alliance for Progress Projects Touching Lives of 100 Million

By BEN F. MEYER  
Of the Associated Press  
Washington

"THE ALLIANCE is taking hold," President Johnson said in his State of the Union message. "The war on poverty in Latin America is under way."

Actually, the Alliance for Progress is a much bigger war than a war on poverty. In its simplest terms, the Alliance for Progress is an effort to guide, along non-violent lines, an economic, social and political revolution in Latin America.

President John F. Kennedy, who launched it, described the plan as a "vast, cooperative effort, unparalleled in magnitude and nobility of purpose to satisfy the basic needs" of the peoples of Latin America for "homes, work and land, health and schools."

The Alliance is the biggest thing of its kind ever undertaken. It dwarfs in money, scope and time, as well as in the magnitude of problems faced, the only similar effort in recent history—the Marshall Plan for Europe.

After World War II the United States put about \$12 billion into an intensive, four-year drive to rebuild western Europe. That task had a fixed point of completion and has ended long since.

The Alliance is a \$100 billion plan for the complete restructuring of Latin America. The 10-year program is just the beginning. Of the total, at least \$10 billion is to come from the U.S. government, a like amount from other parts of the world, and \$80 billion from Latin America itself.

## Goals

The goals are outlined in the charter of the Alliance for Progress, approved by hemisphere nations at a conference in Punta Del Este, Uruguay, Aug. 17, 1961.

The first declared goal in the charter's "Declaration of the Peoples of America" is "to improve and strengthen Democratic institutions through application of the principle of self-determination by the people."

From there the charter goes through a long list of aspirations, among them:

Economic and social development to raise living standards.

"Decent homes for all our

people."

Agrarian reform to help the man who tills the soil to achieve economic stability and "the guarantee of his freedom and dignity."

Fair wages and working conditions.

To "wipe out illiteracy."

Health and sanitation programs.

Tax reforms "demanding more from those who have most" and to "punish tax evasion severely."

Monteary and fiscal stability.

And the list goes on and on to touch such topics as stimulation of private enterprise, relief from the wide fluctuations in the price of raw materials Latin America exports, and economic integration of Latin America along the lines of the European Common Market.

Some of the goals carried built-in sources of opposition—taxing the rich, punishing those who evade taxes (a new concept in some countries); the threat to those who own vast areas of land; a re-shaping of agricultural practices to permit the growing of enough food to feed the population decently.

What happened to Cuba under the Communist regime, however, seems to have influenced the haves, as well as the have-nots, to guide their own revolution along different lines.

## Projects

In addition, thousands of projects undertaken under the Alliance have begun to dot the countryside, in city and rural areas. The people seem to like what they see.

"You can't hide 203,300 houses built with U.S. support," says William D. Rogers, top U.S. executor of the Alliance program under Thomas C. Mann, until recently President Johnson's chief for diplomatic and economic relations with Latin America.

President Johnson says Alliance projects already have affected the lives of nearly 100 million Latin Americans.

But the going has been hard at times due to political or economic unrest, revolutions and military coups, problems inherited from former dictators, or from ineffective, corrupt or ill-intentioned governments,

and resistance to any change. One factor is that the birth rate in Latin America is 3 per cent or more a year, among the world's highest. The United States is quietly offering help to countries wishing to encourage birth control.

Considering the problems, some Latin American legislative bodies have moved with surprising speed to impose new taxes and adopt land and other reform laws.

At least four Latin American countries have substantially increased their taxes, says Mann. In all, 16 countries have adopted improved tax legislation; 12 are working on agrarian reform programs.

From the beginning, the Alliance plan emphasized that its success would rest mainly on internal efforts of the Latin American nations themselves. When miracles didn't start happening there was disappointment, even bitterness. Communists sought to capitalize on this, just as they had attacked the Marshall plan.

In an effort to banish the idea that the Alliance was just Uncle Sam dressed like Santa Claus and give Latin Americans a greater voice in its planning, the nations established the Alliance formally as a hemisphere-wide agency in 1963. Of seven members of the Inter-American Committee on the Alliance for Progress (known as CIAP for the initials of its name in Spanish) six are Latin Americans. The U.S. member is Walt Whitman Rostow, the state department's policy planning chief.

Carlos Sanz de Santamaria, a hard-headed Colombian business man, industrialist and financier in a country called the land of poetry is CIAP's executive boss. He agrees with President Johnson that the Alliance is on the move and also with critics who say it isn't doing all it should.

"But one can understand better the rate of accomplishment if he ponders the difficulty of transforming a group of countries from relative stagnation in economic and social advancement into a group of nations with modern technical, scientific, academic and administrative techniques—and all in a few years."

Basically, Sanz adds, the Al-

liance is a formula of national planning for progress. "And when it began only one or two countries had begun planning. Latin America therefore had to start from scratch. The creation of development projects and training of technicians to carry them forward has been the first and one of the important advancements of the Alliance."

Fortunately for the Alliance, the Inter-American Development Bank had been created a few years earlier. It has been a potent factor, everyone agrees, in stimulating Latin American development. It is backed by 19 Latin American countries and the United States, and has won important outside investments, from Europe, Japan and Canada.

## Progress

Mexico and Venezuela, rated tops in Alliance advancement now plan to help sister nations. There have been reports of substantial progress elsewhere.

Brazil and Chile, despite almost overwhelming obstacles, have adopted progressive and deeply-rooted economic and social measures.

Marked advances also have been reported in Peru, Colombia, Ecuador, Central America (especially Guatemala and Salvador), and Panama.

Brazil and Chile are scheduled to get giant injections of aid from the United States this year.

Argentina is beginning to move but Latin American specialists say its government—partly because of the heritage problems from the Juan Peron dictatorship—appears slow in facing up to economic and fiscal reforms. Cancellation of contracts with a group of foreign oil firms disturbed other investors, and boosted petroleum imports, eating into an already scarce dollar supply.

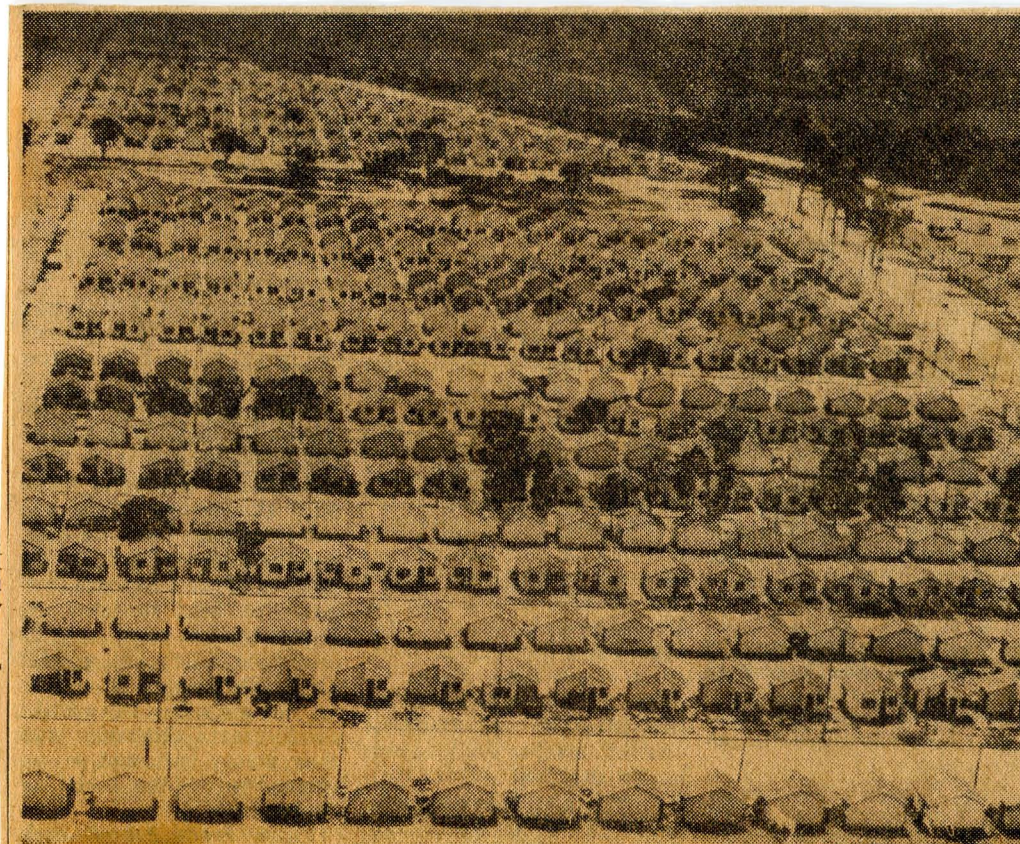
In Uruguay, internal economic policies, and a government executive system that complicates decisions, has slowed things down to a walk—or less. In Haiti, where the U.S. put millions into various projects, the Alliance is at a standstill.

And Bolivia, noted for its frequent, bloody revolutions, is reported about six months "behind schedule" on development. For months internal









Some of the 2,350 Units in Alliance Projects for Rio's Poor.

conditions were so explosive that officials could not get into major tin mining areas to see how a multi-million dollar project, backed by the United States, West Germany and the Inter-American development bank, was getting along. That situation is reported easing now.

One of Latin America's leading economists, a member of CIAP, is Roberto Oliveira Campos, Brazil's minister of planning. He predicts great success for the Alliance, but emphasizes self-help, with outside assistance only as a means of supporting a nation's own efforts.

His words about Brazil seem generally applicable:

"The solution of our crisis is not in external aid. No one can solve problems which by reason of incompetence or laziness are left unsolved. Neither our sins nor our salvation are in the stars. They are within ourselves. True nationalism doesn't try to attribute to other countries the blame for our lack of development but tries to mobilize its national power."



# Major Steps Needed to Complete Urban Renewal Project Outlined

By David Witke

The major steps remaining to bring Champaign's Urban Renewal Project 1 to completion by December of 1968 were outlined this week by David Gensemer, city urban renewal director.

"When these steps are completed, we'll have a 47½-acre area that is attractive, useful, up-to-date and profitable, with a life expectancy of 25 to 50 years," Gensemer said.

The project will continue in its planning phase until the end of the year. This is a crucial period in which many important decisions are to be made.

The execution phase will begin Jan. 2 and be completed within three years of that date, according to Gensemer's present timetable.

## Other Projects Later

If Project 1 proves successful, other projects designed to renew the entire Northeast Neighborhood can be undertaken and completed in 10 years, Gensemer estimated.

The major planning steps to be completed by the end of this year include:

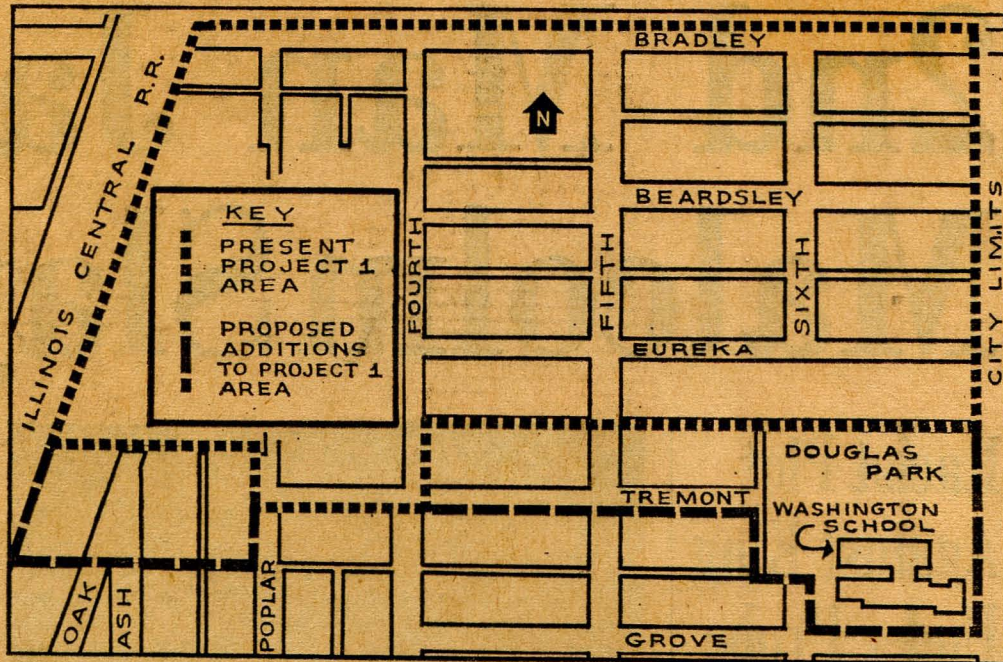
—A marketing research analyst firm will soon be hired to conduct a Land Use and Marketability Study (LUM). This is a key report which will determine the highest and best use for each plot of land in the project area. It will suggest which properties the city must acquire and how to market these properties to developers.

—Beginning Monday, surveys will be made of each family and every structure in the project area. The structural surveys are required to determine how many and which buildings are deficient. The family surveys will enable urban renewal officials to learn what assistance each family will require once the execution phase begins.

## Compile Owner Data

—Gensemer must complete compilation of property ownership data for the area. This is proving a difficult task, since original plat maps and legal descriptions of the properties are proving to contain many discrepancies.

When ownership data is com-



PROJECT 1 AREA

This map shows the present boundaries of Champaign's Urban Renewal Project 1 area, and additions now being con-

sidered by the federal government in accordance with the city council proposal. Land acquisition within the Project

1 area and relocation of families is expected to begin in January of 1966.

piled, the City Planning Department will draw maps showing ownership of all properties and structures within the area.

—The execution phase contract must be drawn and approved by the City Council and the federal Housing and Home Finance Agency.

The execution phase to begin Jan. 2 will follow this pattern:

Acquisition of property and relocation of families will be among the first tasks undertaken.

## Some Structures Stay

Structures which are not substandard and which are compatible with the use designated for the land will not be disturbed, but other properties will be purchased by the city. Which properties will be purchased is still undetermined, pending completion of the land use study.

Families will continue to live in the purchased homes, paying rent to the city, until new homes are found for them.

Gensemer estimated it will take about a year to acquire

all the properties and about two years to relocate the families.

As the families are relocated, the structures will be demolished by private contractors. The sites then will be developed along the lines determined in the land use study.

As soon as each plot of land is prepared, redevelopment will begin. Bids will be taken for the land, and bidders will agree to develop the land for its designated use.

Either individual householders or large scale developers may bid on the land, depending on the size and designated use of the plots involved. Gensemer said.

The first properties should be ready for resale and development about 18 months after the execution period begins — that is, by July of 1967.

And when the project is complete in December of 1968, what will have been accomplished? Gensemer answers this question by comparing the description of the neighborhood included in the

and while public utilities in the area are adequate, they are often unused.

"Urban renewal will eliminate these conditions. When we finish, we will have 47½ acres containing about 250 families—a figure slightly higher than at present, but with living conditions vastly improved.

"All the structures will be in accord with city requirements and the area will be served by a modernized utilities system in accordance with the land use plan.

"We will have an area in which all demolition and construction will have been accomplished by private enterprise."

## Urban Renewal:

# May Expand Project Area



# Tax Income to Quadruple

## Urban Renewal 'Good Business': Gensemer.

The financial aspect of urban renewal is a favorite topic of David Gensemer, Champaign's urban renewal director, because he considers urban renewal "good business."

The city's tax income from the area will be quadrupled by the redevelopment, Gensemer estimates.

Total cost of Project I will not be known until completion, since purchase prices for the proper-

ties the city must acquire and income from their resale cannot be known in advance.

But the original 1962 estimates were \$1.2 million for the Project I area and \$8 million for the entire Northeast Neighborhood.

Using a base estimate of \$1 million for Project I, Gensemer draws this promising financial picture:

Three - quarters of the cost (\$750,000) will be paid by the federal government, one-quarter (\$250,000) by the city.

Previous urban renewal projects have shown that at least \$5 of private funds will be invested for each \$1 of federal funds. Thus private investment can be expected to total at least \$3.75 million, bringing the total investment in the area to \$4.75 million.

Present value of the property in the area is \$1.1 million, which returns a total of \$22,788 in annual taxes to all government bodies and only \$3,304 to the city.

Annual tax return on the redeveloped area will run at least \$13,216 to the city alone, Gensemer said.

Further, the redeveloped area can be expected to trigger additional improvements in adjoining neighborhoods, further increasing tax returns, Gensemer said.

When ownership data is compared with the description of the neighborhood included in the urban renewal application with his estimate of the final product:

### Homes Overcrowded

"At present, many of the homes are severely overcrowded, structures are improperly located and yards are too small. Many of the buildings are obsolete and have a blighting influence on the neighborhood due to lack of maintenance.

"Some of the streets are poorly designed and unsafe. Community facilities are lacking in the area. The original platting is inadequate. There are junk areas. In some cases the only access to homes is by an alley.

"Streetlighting is obsolete,

## Project Area

The federal government is still considering a proposal by the Champaign City Council to expand the boundaries of the Project I urban renewal area, David Gensemer said this week.

The final decision will rest largely on whether the additional areas are found suitable for insurance by the Federal Housing Administration, he said.

Present boundaries of the Project I area are:

Bradley Avenue on the north, the Illinois Central tracks on the west, the city limits on the east, and on the south a line which runs along the north side of the J. L. Black subdivision, then south 1/2 block to Tremont Street, east to 4th Street, north to the alley between Eureka and Tremont streets, and east to the city limits.

The newly proposed southern boundary would include the J. L. Black subdivision, run east along Tremont to Douglass Park and include the park and Washington School.

This would add about 12 acres to the present 47 1/2 acre tract.



# Housing Total Confusing In U.S. Budget Figures

By JOHN PIERSON

WASHINGTON (UPI) — Question: How much money is the federal government going to spend on housing this year?

Answer: \$10 million.

Question: How much money is the federal government going to spend on housing this year?

Answer: \$4.3 billion.

These two answers—each correct in its own way — demonstrate something that many Congressmen and newsmen have come to accept as fact. Namely, that in the curious world of the federal budget, no activity is handled more curiously (and more confusingly) than housing.

Why the two figures — one 400 times larger than the other?

## In and Out

The answer is that while the government pays out billions of dollars for such programs as urban renewal, public housing, and mortgage insurance, it also is taking in billions of dollars in these same programs. And the receipts nearly cancel out the expenditures.

That's why Uncle Sam can spend \$4.3 billion on housing during the fiscal year that begins July 1 while President Johnson's budget shows housing outlays of only \$10 million.

During the current fiscal year, housing receipts are expected to exceed expenditures by some \$280 million. So the budget shows a negative figure in housing. The uninitiated might even think the government is tearing down houses this year rather than building them.

Here are a couple of examples of how receipts are cancelled out against expenditures in different programs. The Public Housing Administration plans to lend and advance local housing agencies \$394 million in fiscal 1966. But at the same time, PHA expects to get back \$392 million in repayments on earlier loans and advances.

Is PHA doing a \$394 million business or a \$2 million business? The reader must decide for himself.

SUNDAY, MARCH 21, 1965.

## Lodge Sponsor Of Housing Here?

By GEORGE COMINOS

News-Gazette Staff Writer

The Prince Hall Masonic Grand Lodge of Chicago has been looking into the possibility of serving as a non-profit sponsor of a housing development in the medium-rent category in Champaign.

Donald Moyer, chairman of the City of Champaign Human Relations Commission, said at Thursday night's meeting representatives had been here for meetings and that the lodge is serving as sponsor of similar projects in other cities and will in the Spring start construction of a project of this kind in Rock Island.

The lodge serves as a non-profit sponsor and Moyer described the organization as having "the know-how to get the job done." No decision has been made by the judge.

The commission's discussion

centered on this type of housing, which a non-profit or limited profit organization can build in cities that have workable urban renewal programs. Champaign has started its program.

The sponsor contracts with the government to build and operate the housing development, with rents in the \$65 to \$90 per month category, Moyer said.

## Will Be Needed

"This, of course, is something we're going to need here if people are to be displaced by urban renewal. There is a tremendous shortage in this rental category here," Moyer added.

Under the Federal Housing Act, he said, the government provides for a mortgage insured at 100 per cent with interest rate of three and seven-eighths over a 40-year period.

Moyer added that the profit of a limited-profit organization serving as a sponsor is limited to six per cent.

David Gensemer, Champaign, director of urban renewal, said that the housing can consist of apartments, or even of single-family dwellings, but added development of the latter would probably be prevented by the high cost of land.

It would be more economical to have three or four units in a building, he said. Gensemer said these types of buildings were attractive and did not just consist of row houses.

## Meeting Planned

Gensemer added he was trying to set up a meeting with FHA officials on this type of program and it will be in about two weeks, so all requirements for this type of program can be learned.

After the 40-year period of the loan, the sponsoring organization obtains title to the property, he said. The limited-profit organization can obtain title after 20 years by paying off the mortgage and can then sell the property.

Gensemer said it is necessary for the sponsoring organization to have two per cent of the estimated total cost of the project, which is placed in escrow in a bank, and remains there until the final loan is closed.

Moyer said the number of

## Says Tax Rate Bars Low Rent Homes

By GEORGE COMINOS

News-Gazette Staff Writer

The tax structure here is prohibitive for the development of rental housing by a non-profit corporation, James Robinson, a Dallas attorney, said at a meeting Wednesday night in the City Hall.

Robinson, who has been here investigating the possibilities of the development of housing in the moderate price range for the Prince Hall Grand Masonic Lodge of Chicago, said cost of the land was not the prohibitive factor, as some had said.

The investigation, Robinson said, showed that taxes to be paid on a single housing unit in Champaign come to \$250 to \$275 per year, adding:

"When you talk about building a 200-unit building, you're talking about \$50,000 a year in taxes."

He added it was difficult to get exemptions for non-profit corporations for developments not used for religious or educational purposes.

"The big problem here is not land. It is the ad valorem tax structure," Robinson said. He added that in comparable areas the taxes would run \$120 to \$140 per unit per year.

## Cites Alternative

He added: "You can do one of two things—change the tax structure or get tax exemptions for non-profit housing in Champaign."

Robinson said after the meeting that, as representative of the

corporations.

Long said it was the his committee to see this type of housing in Champaign — described as for people with incomes too high for public housing but not high enough for to compete for housing in market.

McFall pointed out insures the mortgage interest rates for this development, which is regular rate of 5 1/4 per been set at 3 and 7/8ths for these projects.

Income limits for for this type of housing said, was: one person 3 year; two, \$6,100; 3 or 5 or 6, \$8,200; and 7 \$9,300.

In answer to a question as to whether the UI could sponsor such housing, McFall said the UI itself could not was a way it could Southern Illinois University a foundation and the foundation has been found eligible as a non-profit sponsor type of apartment housing students, and a project kind is presently being he said.

Later, when it was out that persons getting assistance for locating in this housing development had been displaced by government action, it was asked if the UI in displacing from housing could be government action.



Prince Hall Lodge, he is going to report back that it appears difficult under the present tax structure to go ahead with a project here.

He said a reason for the high tax structure was that the biggest employer here—the University of Illinois — pays no taxes.

A development at Dallas of the Prince Hall Lodge, Robinson said, has 1,500 apartment units, all air-conditioned and of the garden-type.

He said rentals are \$87.50 for three-bedroom unit, \$77.50 for a two-bedroom unit, and \$67.50 for a one-bedroom unit, including all utilities.

He said that in Dallas the taxes per unit is \$120 per year, or \$155 less than it would be in Champaign. Robinson said the tax structure was one main obstacle here and added: "I've never seen anything like it. This is like New York City."

The meeting was called at the request of the Northeast Neighborhood Committee of the Citizens Advisory Committee on Urban Renewal. Eldridge Long, chairman of the neighborhood group, served on the panel as did J. G. McFall, chief underwriter for the Federal Housing Administration's Springfield office, and N. P. Dotson, zone inter-group relations adviser for the FHA Chicago regional office.

#### **Explains Meeting**

David Gensemer, Champaign director of urban renewal, served as moderator and explained the meeting was called to obtain information on construction of private apartment buildings with moderate rents by non-profit or limited profit

McFall replied: "I suppose it could be so construed."

In answer to another question, McFall said a housing project could be built by a non-profit or limited-profit corporation anywhere in the city, but preference is given for construction in the urban renewal area. It is required that a city have a workable urban renewal program to qualify for this type of project.

Dotson, in answer to a question, said the city of Champaign could set up a not-for-profit corporation to build such housing. Later, McFall said he did not believe the Illinois Public Aid Commission could sponsor this type of housing for recipients.

Later, Dotson said the intent of Congress in adopting legislation for this type of housing was to take care of families in the income range above public housing level and below private housing.

Mrs. Henrietta De Boer, a member of the audience, said the number of people at the meeting was due to interest stirred up by lack of public housing units in Champaign. She said at least 50 per cent of the people living in Northeast Champaign could not pay the moderate rents, but added:

"As we're not getting public housing, we want to explore the possibility of getting new housing under 221D-3 (moderate rental housing built by a non-profit corporation.)"

#### **Law Provisions**

She later raised the question about rehabilitating existing housing and was told by Dotson that the law makes provision for this as the program takes in both new and rehabilitated housing.



## Urban Renewal Meeting Topic

Three speakers will discuss urban renewal at a regular meeting of the Champaign-Urbana Home Builders Assn. at 6:30 p.m. Wednesday at the Champaign Moose Club.

David D. Gensemer, director of urban renewal for Champaign, Jerome Dasso, University of Illinois Commerce College professor, and Leland Henderson, state president of the National Association of Home Builders, will address the meeting.

## First Of Three Articles

# UR And Utility Tax Champaign Issues

By GEORGE COMINOS  
News-Gazette Staff Writer

Two issues have come particularly to the fore in the Champaign City Council election campaign. These are urban renewal, with the question as to whether the Project 1 Area will be carried out to come to a vote by the Council probably in early fall, and the so-called "utility tax" — a gross receipts tax on utility services, which is paid by consumers and, in reality, amounts to a sales tax on water, gas, electricity, telephone and telegram bills.

Each of the six candidates for the three Council positions to be filled in the April 6 election was asked how he stood on these two issues. Views of two candidates at a time, in alphabetical order, will be given in these columns within the next few days.

Charles F. Keeling said the city, having entered into a contract with the federal government for an \$80,000 loan for urban renewal, was committed to \$30,000 of that.

"If we do not go through with it, this will end up costing the

city \$30,000," Keeling said. "We're already involved to that degree and it behooves all of us, including the City Council, to see what the Project 1 Area will provide and how it works. We owe it to urban renewal to try it."

"He added: 'I think it deserves a chance. See what Phase 1 does and decide from there. If urban renewal works, I would be the first to vote for it, and conversely, if not, I'd be the first to vote against it.'"

Keeling said he wants to see how Phase 1 works and would then decide on how he would vote on Phase 2, if he had a vote on the City Council.

As for the utility tax, Keeling said, "it's really real easy to say you're opposed to it, but you have to come up with an answer on how to replace the revenue if the utility tax is repealed."

"It does appear," he continued, "that they're going to allow local governments to increase the sales tax. This would be one way of doing it."

(Please turn to Page 5, Col. 1)

The Urban Renewal Administration isn't expecting to do quite so well in balancing disbursements and receipts. URA has budgeted \$243 million for loans and advances and only \$217 million for repayments.

## Two Programs

Another point to remember is that the federal housing program is really two programs. In one, the government underwrites private housing by means of FHA mortgage insurance. In the coming fiscal year, FHA expects to guarantee repayment of mortgages for 570,000 units of private housing.

In addition, the Federal National Mortgage Association

## GENSEMER TO ADDRESS NEIGHBORHOOD COUNCIL

A neighborhood council meeting is set for 8 p.m. Tuesday at the home of Jesse Perkins, 1120 W. Park Ave., Champaign.

David Gensemer, Champaign Urban Renewal director, will speak. The neighborhood councils are sponsored by the Interfaith Council on Fair Housing. A spokesman said interested persons are invited to attend.

# Hour Of Decision On UR This Year

By GEORGE COMINOS  
News-Gazette Staff Writer

The year 1965 will be the "Year of Decision" for urban renewal in Champaign.

The Champaign City Council in early fall will decide following a public hearing, whether it will execute the first phase of the urban renewal program, or forget the whole business.

It is that simple.

At the present time David Gensemer, Champaign director of urban renewal, James Williams, relocation officer, and Martin Harris, housing inspector

are involved in surveys of cities and of structures in Project 1 Area.

The sum of \$12,000 has been advanced by the Housing and Home Finance Agency for the work that is going on — described as preliminary survey for project 1 area urban renewal program.

An additional sum of \$16,000 is being asked for the next days. The federal agency agreed to provide a loan of \$82,563 for all of the preliminary work.

Part of the \$16,000 will go toward paying for a land use and marketability study that is to be made of the Project 1 Area by a private firm.

Cost of the program would be shared on the basis of the federal government paying three-fourths of the total cost and the city of Champaign one-fourth.

The preliminary planning is expected to be completed in time for the city Council to conduct public hearing in early fall on the urban renewal plan and on the proposed relocation program — that is relocation of families and individuals who might have to be displaced.

Then, the crucial decision will be made by the City Council — whether to apply to the Housing and Home Finance Agency for a loan and grant contract for executing the Project 1 Area program.

If so, then a loan from the government will be used to prepare the final planning for the Project 1 Area. If the City Council turns thumbs down, then no urban renewal.

If the City Council's decision is "yes", then other project areas would be renewed later under the federal program in the Northeast Neighborhood.

At this point about 80 family surveys have been completed out of about 200 that are to be made. The same number of surveys of houses and buildings have also been carried out.

This preliminary survey program is expected to take about 15 months, ending in early fall — meaning that the City Council would set the hearing date for September or October and then make the decision that could change the face of a sector of Champaign — or let it be as it has been for decades.

# Downtown Improvement

## Forum On Housing Is Wednesday

A public forum about possible low-cost, private rental units in Champaign will be held at 7:30 p.m. Wednesday in the Council Chambers of the Champaign City Building.

The forum is sponsored by the Champaign Department of Urban Renewal. It will concern the provision of rental housing for people who cannot qualify for public housing and who cannot afford to pay existing high rental rates.

The panel for the forum will

be representatives of the Champaign City Council, the Champaign Department of Urban Renewal and the Federal Housing Administration (FHA).

Representatives for the FHA will be J. G. McFall, chief underwriter of the Springfield office, and N. P. Donson, FHA zone intergroup relations advisor.

## URBAN RENEWAL IS TOPIC FOR HOMEBUILDER

Urban Renewal will be the topic for the Champaign - Urbana Homebuilders Association meeting at 6:30 p.m. Wednesday in the Moose Club.

Speaker will include Champaign Urban Renewal Director David Gensemer; Jerome Dasso of the University of Illinois College of Commerce; and Leland Henderson of Decatur, state president of the Association of Home Builders.

Social hour will begin at 6:30 p.m., dinner at 7 p.m. and the meeting will follow. A meeting of board members will be held at 5:30 p.m.



# Schooley, Skelton On UR, Tax Issue

This is the second in a series giving the views of the six candidates for the Champaign City Council on urban renewal and the gross receipts tax on utility services paid by consumers, which has been referred to as the "utility tax." Views of two candidates at a time, in alphabetical order, are given.

By GEORGE COMINOS  
News-Gazette Staff Writer

"Certainly, I favor urban renewal for Champaign," said Councilman Frank E. Schooley, "and this is not a momentary or temporary decision."

Schooley said two studies had been made — of the campus neighborhood south of University Avenue and of the area north of University Avenue.

The studies were made, he added, to determine if there was a need for rehabilitating certain areas of Champaign and it was determined there was a need in the area north of University Avenue.

He said as a consequence the city embarked on the urban renewal program, and added: "This is one of the ways of accomplishing the goal. We felt the need was there and that this was a possible way of helping the neighborhood."

Concerning gross receipts tax on utility services (utility tax), Schooley said:

"My position is the city then and still does—needs funds to carry out the services of the city and these were the only funds available for the city unless it should go back to the wheel tax."

## Tax Income Lost

He added that about 10 years ago the people of Champaign voted six to one in a referendum against the wheel tax. Because of an Illinois Supreme Court ruling, he pointed out, the city lost a great deal of property tax income.

Restoring of this income, he said, posed two possibilities — adoption of the utility tax or increasing the property tax. The people voted four to one against increasing the property tax, he continued.

He said the people had been assured that this would be the option—if they did not want the

as leery as can be as to the road we have to take to get urban renewal. I am leery of federal control when you get federal aid."

## On Condemnation

Skelton then said of condemnation proceedings that might be required: "I absolutely dis- tain condemnation. I think it as un-American as can be."

"I'm not 100 per cent sold on urban renewal," Skelton continued, adding he did not appreciate some of the facets of urban renewal.

"That is the inhumanity of taking someone's home," Skelton said. He further said of this that the home "may not be the best there is," and pointed out that the homes may be completely paid for.

"I am very leery of the problems that are going to arise in urban renewal — the problems with individuals and with the federal government. I just don't look forward to them at all," Skelton said.

Skelton added: "I think private industry, with the help of the community, can accomplish much of what a federal urban renewal program can."

As for the money-side of urban renewal, Skelton said: "It's wonderful to have, but can we afford it? Under the present tax situation that we are faced with, locally, state-wide and nationally, I don't think it's desirable to increase taxes for the benefit of urban renewal."

## Some In Favor

"Some of the councilmen sincerely feel it is necessary, that it is something we can't do without. I don't think it is something we can't do without."

As for the utility tax, Skelton said he was in favor of the 2 per cent tax that was voted when the city lost revenue from the property tax. He said he did not favor the additional three-fourths of one per cent increase in the utility tax to finance urban renewal.

"I did not think it was justified that each and every individual in the city should be taxed for urban renewal. There was no justification for the increase."

Skelton said further he felt this was putting "an overwhelming burden" on industry in the community.

# Rental Homes Is HRC Topic On Thursday

Rental housing in the medium price range of \$65 to \$90 per month will be among the discussion topics for the public meeting set for 7:30 p.m. Thursday of the City of Champaign Human Relations Commission in the City Hall.

This type of housing is available to cities have an approved Urban Renewal program under FHA supervision with 100 per cent federal financing, provided an acceptable sponsor will undertake its supervision and management, according to the announcement of the meeting by Donald Moyer, chairman of the Human Relations Commission.

He said such a sponsor is presently considering sites in Champaign. As one of the problems facing the Champaign Urban Renewal program is making sure adequate and acceptable housing becomes available to all persons displaced by Urban Renewal activity, and since there is a critical shortage of rental housing in this price range, such a project is essential here, according to Moyer.

Moyer said further in the announcement that persons wishing information on this subject are invited to attend the meeting and ask questions.

# Taxes Cited as Problem

## Medium-Cost Housing Here Is Discussed

By Paul Peters

About 25 people attending a public forum on medium-cost housing Wednesday were told such housing would be difficult to obtain for Champaign, then cautioned not to be discouraged by the situation.

The forum, held in the city council chambers, was called by the Northeast Neighborhood Committee of the Citizens' Advisory Committee on Urban Renewal.

David Gensemer, local urban renewal director, served as moderator for a three-man panel, including Eldridge Long, chairman of the committee; J. G. McFall, chief underwriter for the Federal Housing Authority's Springfield Area office, and N. P. Dotson, zone intergroup relations advisor for the FHA, from Chicago.

The men answered questions on Section 221-D3 housing, an FHA category which fills a kind of "no man's land" for those whose incomes are above the top level allowed for public housing and below the bottom level at which they might effectively "compete" for housing in the public market.

## Stumbling Block

A major stumbling block to establishment of such housing locally, the high real estate tax rate, was brought up by a Dallas, Tex., attorney, James Robinson. Robinson represents about 20 statewide Prince Hall Masonic organizations and has been investigating chances that the Illinois group might sponsor a medium-cost project in Champaign.

"The tax structure," he asserted, "makes this kind of housing almost prohibitive here." He then said he had checked the tax rates and found that while the average tax per unit per year in areas comparable to Champaign would be \$120 to \$140, the rate in Champaign would be \$250 to \$275.

Under the FHA program, a sponsor finances a project with a federally insured loan, usually from a private lending agency, and charges rents adequate to make payments on the mortgage and maintain the buildings.

Rents must be lowered if the sponsor is taking in "too much" money from the project, but can be raised only with federal approval. When the mortgage is paid, at the end of 40 years, the

project belongs to the sponsor. Generally, persons eligible for such housing are families whose incomes fall within levels set by the FHA handicapped persons and those over 62.

According to McFall, a sponsoring organization must have "an idea of what they want to do and where they want to do it."

A general plan is presented to the sponsor to the FHA, the latter is discussed and if it is decided the project would fulfill requirements of the program, application is submitted by prospective sponsor. After further analyses of the project and the affected area follow, along with application for a loan.



# Somers Strongest for Council Leadership

(Editor's note: This is the second in a series of five articles dealing with answers of the candidates for the Champaign City Council to questionnaires submitted by The Courier).

By David Witke

"It is up to the city council to take the lead in launching a downtown rejuvenation," says Paul M. Somers, a candidate in the April 6 Champaign City council election.

Of the six candidates for the three available seats, Somers has taken the strongest stand in favor of the city council acting as the moving force in downtown redevelopment.

Candidate Seely Johnston, on the other hand, feels "The individual himself is responsible. The American way of free enterprise is that each man does his best in his own business."

Somers feels this view of downtown is too limited.

## City Center

"Downtown is not merely another shopping center giving full time and effort to providing merchandise for sale," he says. "Downtown is really the City Center."

Because of the wide range of activities centered downtown and the varied purposes of the district traditionally

Somers says, "It would be a mistake to let the merchants alone plan and rejuvenate downtown."

Because only the city council represents all the interests

related to downtown and because only the city council has the power to bring about the desired changes, it is up to the city council to take the lead in launching a downtown rejuvenation."

He adds that "Downtown must be redone with an eye to 1965 conditions to provide convenience and facilities for many thousands of visitors who have interests other than purchasing merchandise."

Johnston said his view does not mean the city cannot help, perhaps through city planning and proper ordinances. He also suggests the council might cooperate with the Chamber of Commerce in "an educational program to show each businessman the benefits of working himself to improve things."

## Spies' Position

Candidate Henry Spies' position combines elements of both of these approaches. He agrees with Somers that "The downtown area needs redevelopment, and not as just a shopping center. The City Center must serve a great number of functions..."

But, he continues, "Such a redevelopment should be initiated and supported by the downtown businessmen, with the support of the council where appropriate."

Spies feels that "The costs of redevelopment should be paid by the merchants and suppliers of other services, with support by the city for those items which

are specifically a municipal service."

Candidate Charles F. Keeling is perhaps the most specific of the candidates on what is needed in downtown.

## Beautification

"The greatest need is beautification. This of course applies to the appearance of the buildings particularly and only merchants can do this job," says.

"The council should plan street modernization where needed, ordinances covering signs and overhangs and additional parking facilities where required." Keeling feels increased city parking would also be a good source of additional revenue.

Incumbents William G. Johnston and Frank E. Schooley stress the need for cooperation in efforts to improve the downtown district.

Skelton says, "I feel that salvation for our downtown will have to be a joint effort of downtown property owners, the businesses involved and city administration."

## From Federal Aid

"Funds necessitated by involvement in this by the city could possibly come from federal aid sources," he said.

Schooley says, "I have faith in downtown Champaign, I favor the continued operation between merchants and the city government."

"I believe the city should help in every way possible. I don't believe the city government should try to take over downtown redevelopment."

"Improvements in downtown Champaign should be a joint effort of all parties, and more has been done, and more should be done. It means we must work together."

By Renewal Officers:

## Housing Problems Studied

Three representatives of the regional office for Urban Renewal, in Chicago, visited Champaign Thursday, showing particular interest in relocation problems.

Urban Renewal director David Gensemer said Friday the three indicated the local Department of Urban Renewal has done a "satisfactory" job so far, based on reports of family surveys and other work under way. They also offered "a tremendous amount of assistance and technical advice," he added.

Among ideas brought up Thursday were one for a monthly newsletter to be issued by the city. The publication would be sent to residents of the project area and possibly to other citizens as well, to describe work in progress and that about to begin.

The newsletter, Gensemer said, would be part of a program designed "to assist neighborhood organizations, community groups, block committees

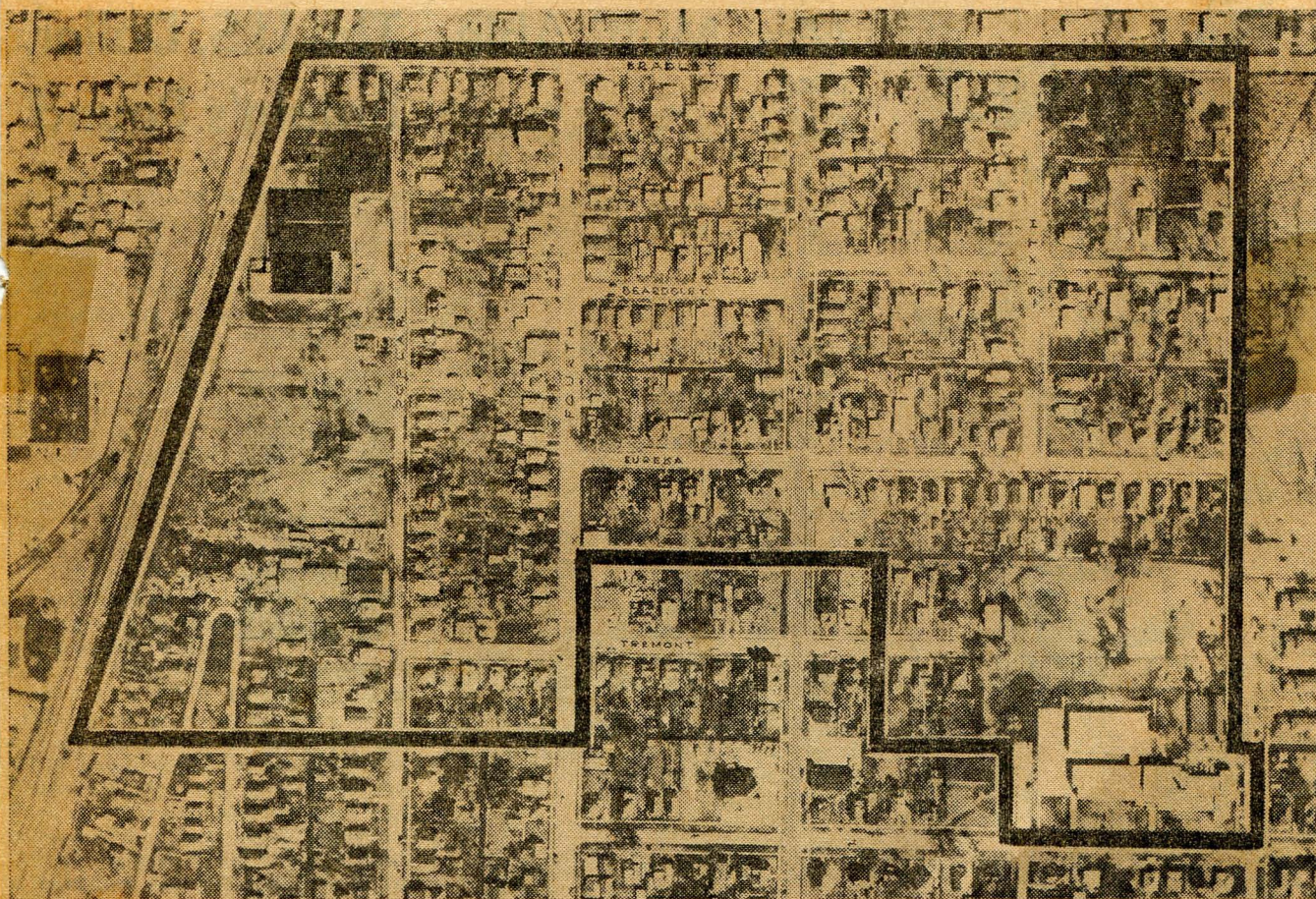
and individuals in understanding the Urban Renewal program more clearly."

Gensemer said the need for housing for persons who may be relocated was emphasized in the meeting — and the need, he asserted, is for private rental and sales housing and more public housing, as well as for medium-cost rental units.

One contractor, according to Gensemer, has indicated an interest in constructing single-family residences that would sell for from \$9,000 to \$11,000. The contractor now owns the land on which the homes would be built near the project area.



SUNDAY, MARCH 28,



**PROJECT 1 AREA.** Boundary line depicted on this map shows the Project 1 Area of the urban renewal program as finalized at a meeting Wednesday night of the Champaign City Council in response to a request of the regional office of the FHA in Chicago. At present, surveys are being undertaken of families and of houses and buildings by the city's Urban Renewal Department, and it is expected that a public hearing will be held in

early fall by the City Council to make a determination as to whether to proceed by executing an urban renewal project in this area. Bradley Ave. is at north and the Illinois Central tracks at left, with the Collegiate Cap and Gown further to the left. Boundary line at right is Wright St. Most southern boundary line at right is Grove St. Aerial photo was taken by Charles Danner, Urbana consulting engineer.



# City Council Candidates Feel Utility Tax Necessary

utility tax would have been abolished had the measures been approved, the city council had agreed at that time.)

As for funds to replace the 2.75 per cent tax on utilities, Johnston says a close look must be taken at city operations to see "if certain expenses are necessary and whether the public would be able to do without certain fringe services."

Specific recommendations concerning what services might be trimmed to yield such savings will have to wait until the new council has an opportunity to scrutinize city operations, he said.

Incumbent councilmen Frank

Schooley takes issue with Johnston concerning present efficiency in the city government.

"I do not favor reduction of city services," Schooley said, "but I do believe we should have efficiency in city government. I think we have it."

Schooley does not favor repeal of the utility tax under present circumstances, saying it is a source of revenue needed by the city to carry out services wanted and needed by the citizens.

"If it were possible, I would favor reduction in the rate or consideration of some other tax," he says, but he points out that past referendums have shown local citizens are oppos-

ed to the only tax alternatives currently permitted under law—the wheel tax and increased property taxes.

William Skelton, also an incumbent, says "I feel that the original passage of the utility tax was in order and that it is a fair tax to all concerned and helps take the full burden off of property tax.

"I opposed and still am very much opposed to the passage of the increase in the utility tax to help with the city's expenses of urban renewal.

"I do not feel that a cut in expenditures below our present level should ever be called for."

Candidate Henry R. Spies says

"I believe that the utility tax puts Champaign at a competitive disadvantage in attracting new industry. However, the income it now provides is essential to the operation of the city.

"I do not feel that any present city service or services can be so reduced or abandoned to offset the current revenue produced by the utility tax.

"When a more equitable source of revenue is made available, probably through action of the legislature, I favor repeal of the utility tax."

Candidate Paul M. Somers does not favor repeal. He says, "The city budget for 1964-65 estimated utility tax receipts of

\$237,400. After deducting \$17,400 of this sum which was allocated to urban renewal, the balance provided over half the budget for the Fire Department, one-seventh of the street and bridge budget and almost one third of budget.

These departments, he says, "would be most unhappy to try to provide the services expected of them on one-half and two-thirds of the funds currently the Recreation Department budgeted.

Somers notes the tax yields over 10 per cent of the current year's city budget and says it will be necessary to "live with" the tax until the General As-

sembly enacts home rule for cities.

Candidate Charles F. Keeling says, "I am not opposed to the utility tax as presented to and approved by the voters. I am, however, opposed to increasing this tax for other uses not presented to the people."

Keeling adds that if additional or replacement funds are needed, he favors an increase of the sales tax on a county-wide basis, but not within the city only.

"Our present means of additional revenue are controlled by the state, and the council can and should judiciously evaluate new tax channels presented to them," he urges.



# 5 of 6 Champaign

(Editor's note: This is the first in a series of five articles dealing with answers to Courier questionnaires submitted to the six candidates for the Champaign City Council.)

By David Witke

Champaign's utility tax is under direct attack by one of the six city council candidates, while

(First in a Series)

it is receiving varying degrees of support — sometimes grudgingly — from the other five.

Candidate Seely Johnston openly favors repeal of the tax but says it may prove possible to eliminate only part of it.

"I favor repeal because of the method used to adopt the tax in the first place," Johnston said. "And I feel we can replace it, at least in part, by increasing the general efficiency of government."

Johnston feels public opinion against the tax was strong enough to warrant a referendum on its adoption, rather than adoption by vote of the city council.

(In a February 1963 referendum, Champaign voters were given a choice between the utility tax and increased property taxes. By more than a 3 to 1 margin, they defeated proposals to raise the police protection and fire protection tax rates. The



# Subsidy May Ease Housing Squeeze

**EDITOR'S NOTE:** In an unprecedented move to ease the housing squeeze on Americans with low or moderate incomes, President Johnson has proposed a rent supplement, or subsidy, program for families too poor to pay for a proper place to live, but not poor enough to qualify for public housing. In this dispatch, UPI correspondent George J. Marder explains how this plan would work.

By **GEORGE J. MARDER**

WASHINGTON (UPI) — Joe Doakes is about to lose his home to the bulldozers.

Home is a sub-standard flat in a tired section of any typical American city getting a new look under urban renewal. Joe lives there with his wife and school-age daughter. He should have moved years ago.

The unsanitary plumbing alone made it an improper place to live. Then there were the cracked walls, the broken steps, the dark hallways — a dozen other things were wrong.

Joe didn't stay on because he and his family liked it. They had no place to go. Private housing was just not building homes that Joe could afford. And he was making too much money to get into public housing.

Joe and his family were caught in the housing squeeze. Working full-time and with his wife working part-time, the family had an income of \$4,300 a year.

## Far Too Rich

For public housing they were far too rich. But for private housing, the only living quarters Joe could afford was something like what he was stuck with.

If the President's new rent subsidy program is approved by Congress and it works—both of which are uncertain — it would allow Joe Doakes and his family to move into a nice place to live.

According to government housing experts, the typical home in the typical city for the

typical family to be helped under the program would be in project and cost about \$12,500 to build.

To maintain that \$12,500 2-bedroom home, for a three or four-member family, the builder would have to charge \$126 a month rent, at current rates of building and mortgage interest.

But Joe Doakes couldn't afford to pay \$126 a month rent. Figuring on a basis of 20 per cent of his income for living quarters, he could afford only \$72 a month, or cheat on other necessities — food, and doctor bills, clothing.

## Pay Difference

To get Joe Doakes and his family into that \$12,500 home, the federal government would pay the difference between the rent Joe could afford and what he would have to pay. In this case, it would be \$54 a month.

But the money wouldn't go directly to Joe Doakes, and he couldn't pick out any home built anywhere.

The rent subsidy would go to the landlord and the government would agree to pay it only when Joe Doakes moves into a special type of housing built just for low and moderate income families.

Two types of projects would be eligible:

—Those built by non-profit organizations such as unions, churches or civic groups.

—Those built by what are called "limited dividend" organizations which agree that under no conditions will they get more than a 6 per cent return on the capital they invest. Insurance companies would be expected to be likely developers.

To those two groups, the government would pledge to pay rent subsidies to see to it that they have full occupancy after the houses are built.

Joe Doakes would owe the government nothing for the subsidy he gets. He wouldn't have to repay it as though it were

a loan. But as his income increased, the subsidy would go down.

otherwise known as "Fanny May" buys up mortgages on certain low-income housing until private investors can be persuaded it's a worthwhile investment. Fanny May also buys and sells FHA mortgages in order to soak up or supply mortgage money in the private market.

The second federal housing program involves public projects such as urban renewal, low-income housing, mass transit, college dormitories and housing for the elderly.

The point is that the government's private housing activities earn a big surplus each year and can thus carry the public housing programs, which usually are in the red.

Net receipts in the private housing programs are supposed to run \$843 million in fiscal 1966, while net spending on public projects is budgeted at \$853 million. Put the two together, and you get a housing budget of \$10 million.

One of the biggest receipt items is the \$800 million Fanny May hopes to make selling mortgages acquired by the government in earlier years.

McFall said a church in East St. Louis had bought several old apartment buildings and was rehabilitating them for housing with 20 units, under the 221D-3 program.

Towards the end of the meeting Long said to achieve better housing "it's going to take more than what we're talking about," bringing this reply from McFall:

"I will not accept that statement . . . that this program will not be of assistance."

He added that the program discussed would be of assistance and said there were a number of other FHA programs for fixing up single-family and two-family homes, plus other programs—"don't lose sight of the fact there are a number of programs available."

And Dotson pointed out FHA has not yet been given a proposal for this type of housing here. And McFall said the situation must be helped by public housing.



## National Rate For Family Incomes Up

By ADREN COOPER

WASHINGTON (AP) — Approximately 464,000 American families took a giant step last year. Their income edged over the \$3,000 mark — and out of what the administration defines as the "poverty bracket."

At the happier end of the scale, a Census Bureau report also shows, the number of families with incomes of \$10,000 or more increased by 1.4 million.

And the median — middle — income increased too, from \$6,249 to \$6,569. That's a 5 per cent jump from 1963 and 57 per cent from 1954. Prices also rose, though, so the increase in purchasing power was only 4 per cent.

The median income is the exact middle income for the 47.8 million American families. That is, half of them are below that level and half above.

Some 17.6 per cent of American families, or 8.4 million, had incomes below \$3,000 compared to 18.5 per cent in 1963. Almost 32 per cent had incomes below \$3,000 in 1954.

Some 10,800,000 families had incomes of \$10,000 or more in 1964. This represented 22 per cent compared to 20 per cent in 1963 and less than 6 per cent in 1954.

More than one out of every 20 families had incomes of at least \$15,000 compared to one out of 100 in 1954.

The median income of Negro families was \$5,814 compared to \$7,720 for whites. Thirty-seven per cent of Negro families were below the poverty line while 15.4 per cent of white families were in that category. Only 8.3 per cent of Negro families had incomes above \$10,000.

## Mrs. Boon Takes Fair Housing Post

Mrs. William Boon, 1020 W. Hill St., Champaign, has been named chairman of the Fair Housing Bureau, succeeding Mrs. Ulrich Kruse.

Named as vice chairman under Mrs. Boon is Mrs. Walter McMahon, 405 E. Colorado Ave.

Mrs. Boon is a member of the Interfaith Council on Fair Housing and has been active for several years in the Urban League of Champaign County and the League of Women Voters.

In March 1964, she and her husband were among United Church of Christ delegates from 24 states who went to Washington, D.C., to urge their senators to vote for the Civil Rights Bill.

She is the daughter of retired University of Illinois Prof. and Mrs. Dwight G. Bennett, 923 W. Daniel St. Her husband is employed by Goodell Engineering Associates.

Mrs. McMahon will work with Mrs. George Weber, 1814 Cypress Dr., handling requests for rental housing available on an open basis.

### 35 Homes 'Open'

The Bureau, established as an arm of the Human Relations Commission, presently has a list of some 35 landlords whose apartments are available on an open basis, as well as 30 homes being offered for sale on an open basis. The homes, scattered throughout the community, range in price from \$10,000 to \$33,000.

A spokesman for the Bureau reported several recent listings came in as a result of neighborhood meetings of the Interfaith Council on Fair Housing, where activities of the Bureau had been discussed. Presently, five Negro families are seeking to buy homes with the help of the Bureau, and two are looking for rental units.

The FHB is located in the offices of the Urban League of Champaign County, 29½ W. Main St., Champaign. Hours are 7 to 9 p.m. Mondays and Wednesdays and 9 a.m. to noon Saturdays.

Mrs. Boon has scheduled a meeting of volunteers and interested persons for 8 p.m. June 17 at the Urban League office.

Thursday, June 3, 1965

## \$650 Salary Is Too Low, U.S. Advises

The U. S. government has told the Economic Opportunity Council of Champaign County that \$650 a month is not enough money to attract a person competent to direct the county's war on poverty.

Asked to recommend qualifications for the job, the council's technical advisory committee discussed this and other matters Wednesday for nearly two hours. The director, it decided, must be a composite of a visionary, pioneer, community organizer and possessed of a "strong sense of the possible."

In its most recent meeting, the Economic Opportunity Council here voted down a proposed salary of \$1,000 a month for the director, approving \$650 instead. This figure, however, was rejected by the regional U. S. Office of Economic Opportunity as not high enough to attract a competent person.

The matter of the director's salary, including a possible raise to \$800 a month, is expected to be discussed at the next council meeting June 10.

### Other Matters

Among other matters discussed Wednesday by the TAC were:

—James Coke, TAC chairman, is to name a nominating committee to suggest a chairman and vice chairman to the executive committee. The chairman will replace Coke, who will leave at the end of the summer for a new position at Kent State University, Kent, Ohio.

—A subcommittee headed by Neil Smith of Family Service of Champaign County and including Arnold Gesterfield, Champaign Park District; Jack Coyle, United Fund and United Community Council, and E. H. Mellon, Unit 4 Schools, will draw up a statement for the executive committee, suggesting qualifications and duties of the director, stating the importance of the job and giving information about comparable positions in other communities.

—"Guidelines for Operation" will be referred to a subcommittee headed by David Gensemer of Champaign's Department of Urban Renewal, which will suggest ways of organizing the council and means of operating, as provided for in the by-laws.

—A subcommittee headed by Merlin Taber will prepare a recommendation on what the Program Development Grant could include that would allow for continuing research and evaluation of the Council's work.

FRIDAY, JUNE 18, 1965.

## Bureau On Housing Is Reorganized

Virginia Boon, chairman of the Fair Housing Bureau, reported Friday that the bureau had reorganized at a regular meeting Thursday.

Mrs. Boon said the bureau had appointed Robert Gillespie and Mrs. Irene Vaughan as liaison officers to work with persons interested in purchasing housing.

Carolyn McMahon and Gladys Weber were appointed liaison officers for those interested in rentals and Mrs. George Pope and Mrs. Bernard Works were appointed auxiliary officers in this area.

Mrs. Thomas Thornburn will be office manager to work with volunteer workers.

Several committees were formed including FHA subdivision and housing, financing and legal aid, urban renewal relocation, Chanutte AFB expansion, public relations and employment center committees.

It was also announced that Mrs. Benjamin Cox would complete a list of local landlords.

Thursday, June 17, 1965

## House Votes Urban Bill

By Marjorie Hunter  
(c) 1965 New York Times  
Washington, June 17

President Johnson has won another major congressional victory with House passage of a bill to create a Cabinet-level Department of Housing and Urban Development.

The vote was 217 to 184, a wider margin than Democratic leaders had predicted just hours before the midafternoon vote Wednesday.

However, it was still the tightest squeeze for any of the Administration's Great Society legislation this year in the House. Other major bills had passed by far wider margins.

The bill now goes to the Senate, which is expected to pass it by a comfortable margin.

A similar proposal by the late President Kennedy was killed by the House three years ago by a vote of 264 to 150.

Thus, the urban department bill is the third measure to clear the House this year after having been hopelessly bogged down in previous years.



## Urban Renewal:

# 150 Properties Being Appraised

By David Witke

Appraisals of some 150 properties within the Urban Renewal Project 1 area have begun, Champaign Urban Renewal Director David Gensemer announced Wednesday.

Only those properties which are being considered for acquisition by the city will be appraised, he explained. This includes about 150 of the 236 structures in the Project 1 area.

Properties being considered for acquisition are those which are in neighborhoods where the land use may be changed — such as from residential to park use, for example — and substandard property.

The Urban Renewal department cannot yet release a listing of these properties, as the final land use plan has not yet been completed by the Planning Department, Gensemer said.

### Already Informed

Most persons whose property is being considered for acquisition, however, have already been advised of this at block meetings, Gensemer said.

The appraisals now under way are being made by the Roy Wenzlick Co. of St. Louis under a city contract. This is the first of two such appraisals that will be made.

A second acquisition appraisal is planned later and will probably be made by a local professional appraiser, Gensemer said.

"We are going to do all we can to assure the owners a fair shake and a fair price," Gensemer said. "This is the most dominant thought in my mind in regard to our acquisition program."

The results of the appraisals will be used as the basis for negotiating prices when the acquisition program begins, sometime after Jan. 1.

Each of the representatives of the Roy Wenzlick Co. has been provided a letter of authorization and identification by the city, designed to serve as an introduction to the property owners and residents.

Gensemer urged the residents to ask to see this letter of identification in order to insure that only authorized persons will be admitted under the guise of making appraisals.

The appraisers will study the houses inside and out and take photographs of them. Gensemer said the Wenzlick appraisers

are highly qualified and experienced. Among the company representatives working in Champaign are:

Anthony Ciarleglio, executive vice president of the firm and a member of the Appraisal Institute; Winston Miller, market analyst - appraiser; Ken Wulfert, appraiser - engineer; and appraisers John Fullerton, Allen Kolb and John McDonald.

Gensemer estimated that the field work will be completed within 30 to 40 days. The contract calls for a final report within 90 days.

## Poverty War Group Fight Battle on Pay

Champaign County emerged through a bitter argument over salaries Thursday night with its first anti-poverty program.

"This whole damn program is a bunch of monkey business," declared one member of the steering committee at one point in the harangue, but the Economic Opportunity Council of Champaign County nonetheless approved officers and a \$22,953 budget, including a \$350-per-month salary cut for the director.

The argument arose at the outset of the meeting and lasted nearly an hour, when a motion was introduced striking from the proposed by-laws a clause providing a salary for the Council chairman, the Rev. Jack Jones. The proposed budget allocated \$250 to the chairman for 20 per cent of his time.

The motion, by James G. Coke, elected chairman of the technical advisory committee to the Council, was opposed by Joe Atkins, representing the Champaign County Board of Supervisors in the absence of its chairman, Wayne Applegate. "The amount set is reasonable and fair," he declared. "Your chairman's interests are here. I have never met a man more dedicated to the proposition."

"This whole damn program is a bunch of monkey business, but Jack Jones has sold me on it and convinced me that a lot of good can come of it," Coke explained that the question of remuneration for the chairman was "a matter of precedent," having nothing to do with Jones personally. He suggested that compensation for the chairman not be termed a salary.

Supporting Coke was William W. Froom, representing Champaign Unit 4 Schools. He, James Ransom, representing the Champaign-Urbana Improvement Association, and Mrs. Nelson Leonard, representing the United Church Women, accused Atkins of "railroading" his proposed amendment and trying to make "rubber stamps" of council members.

The Rev. Mr. Jones eventually persuaded Atkins to withdraw his objection and later suggested that the State Economic Opportunity Office be consulted on a technical designation for the \$250.

Atkinson pointed out that the \$250 would be paid to the Rev. Mr. Jones so he could hire a secretary to handle his church work, explaining that the pastor will have to spend a lot of time on the Council work. A salary of \$1,000 per month for the director of the program was called for in the proposed \$26,103 budget, but on the recommendation of Urbana Mayor Stanley Weaver, the Council voted to cut the amount to \$650 a month.



Principal opponent of the cut was Jack Coyle, executive director of the United Fund and United Community Council, who maintained that a person with suitable qualifications for the position "can't be picked up just anywhere."

Also eliminated was a part-time secretarial position paying \$1,050 for six months.

Following the discussions, a community day camp was authorized as the county's first anti-poverty program.

Recommended by the steering committee as officers, and approved by the Council, were Mrs. Madeline Ross, superintendent of the Champaign County Department of Public Aid, vice chairman; Mrs. Helen Harland, retired director of the Champaign County Family Service, secretary, and Arthur Savoie, assistant regional supervisor of the State Division of Vocational Rehabilitation, treasurer.

Mrs. Leonard originally was recommended as secretary, but declined, explaining that there may be confusion over identification with her role as president of the League of Women Voters.



## Local Battle Plan Needs Study

The manna that is about to descend from Washington for the War on Poverty in Champaign County needs closer examination.

The people of Champaign County are entitled to a better explanation than the fact the federal government will pay 90 per cent of the cost of a program that a \$1,000-a-month director is about to develop for an Economic Opportunity Council of Champaign County.

The well-meaning people who are forming this council will be asked Thursday night to approve a budget that calls for a director at \$1,000 a month; two research assistants at \$450 a month each; a secretary at \$375 a month; a bookkeeper at \$175 a month; a chairman at \$350 a month; a half-time data analyst at \$220 a month; and six field study aides at \$130 a month, each.

Also provided in the budget are travel and honorarium for consultants \$1,000; 6,000 miles of automobile travel at 10 cents a mile; another \$1,000 for trips to other cities; \$1,300 for space rental in the next six months; and amounts for legal services, office equipment, supplies, printing, telephone, and contingencies.

What is the \$1,000-a-month director and staff to do in Champaign County? It is explained they are to DEVELOP programs for the Champaign County War on Poverty. The budget now submitted is only for "program development." Money for specific programs will be requested later.

The "program development budget" was approved against a background which Mayor Emmerson V. Dexter described this way: "I never saw an outfit so anxious to give money away. The man who came here from Springfield to tell us about the money in Washington told us, in effect, 'We'll approve anything you can write up.'"

There are those who say, "If they're throwing that kind of money around, we'd better get our share."

All over the country there is increasingly bitter competition between politicians and social workers over the distribution of war on poverty money. Congressman Adam Clayton Powell, who has the Harlem distribution of money locked up, is pushing through a bill to double the amount of money. However, his Democratic colleague from New York, Congressman Emanuel Celler, is demanding that a special committee of Congress investigate the expenditure of funds already distributed.

Before Champaign County rushes in to "get our share," the members of the proposed Economic Opportunity Council of Champaign County should consider the following statement in the "Quick Facts about the War on Poverty," distributed by the new U.S. Office of Economic Opportunity: "Federal government to pay up to 90 per cent of the cost of local programs in first two years; after that assistance on 50-50 matching basis."



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## Renewal Of Little Rock Film Topic

By **GEORGE COMINOS**  
News-Gazette Staff Writer

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One of the films is entitled "Take a Giant Step" and it is concerned with the actual activities undertaken at Little Rock, Ark., "to lift the city by its own boot-straps."

Gensemer will show this film at a meeting of the Northeast Neighborhood Committee in the City Hall at 7:30 p.m. Wednesday night.

This film, Gensemer said, will be of particular interest to businessmen because it shows what Little Rock has done and plans to do in renewing its central business district.

Both of the films, Gensemer said, are available for showing by civic and service organizations. The films will be loaned or he will bring a projector and show the films himself, he said.

### Urban Renewal

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"Take a Giant Step," Gensemer said, starts out with a bus tour of Little Rock and outlines the actual steps and the actual results of the renewal program undertaken with the cooperation of all community organizations on a city-wide basis.

"It shows what results can be obtained by city-wide cooperation and it has a few suggestions. My hope is that in showing it to local groups it will whet the interest of these local organizations in working for approval of community improvements and for them to take part in these projects."

Many organizations, Gensemer said, took part in the overall rehabilitation project at Little Rock and the film "shows the results of this activity, and the reasons why it is necessary and desirable. Little Rock is called

"The City of Roses" and the film shows why. This is one of the finest examples of city-wide cooperation."

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### Shows Phases

"A Community Renewal Program," Gensemer said, is a program that will show a plan of redevelopment and renewal of a city. It shows the phases of renewing and redeveloping a city and includes an investigation of the financial support for such a program, he said.

This film, he said, was made as a tool in getting the story across to the people of Omaha that there was a need for concerted action in keeping the city in good condition through a Community Renewal Program.

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The urban renewal project in Little Rock is known as "Central Little Rock" and will take 10 years in itself, but the impetus the program gives to new construction is expected to be realized over a 20-year period.

\$103.3 million expected to be spent includes an expected \$23 million in new office building facilities, \$4.2 million in new retail facilities, \$2.5 million in new hotel and motel facilities, \$20 million in residential development and \$3 in new industrial space.

### Gives Breakdown

This adds up to \$52,700,000. Two private investment projects—sports center and the Arkansas Exchange Building add up to another \$5.6 million.

The sum of \$20 million will be spent for rehabilitation projects, making a total potential private investment of \$78.3 million.

The public investment of federal and local funds is expected to amount to \$25 million, making the total investment in the revitalization program for Little Rock \$103.3 million for the 20-year period from 1960 to 1980.

Gensemer said Champaign's urban renewal No. 1 Project area could mean a total investment of \$6 million in the area over the next 10 years. He said it is expected the public investment will amount to \$1.3 million in Project 1 Area.

This should bring, based on urban renewal projects in other cities, a potential total investment that could exceed \$6 million, Gensemer said.

He said a total investment in that amount in the Project 1 Area "was entirely conceivable" in the next 10 years.



Council of the members of the Economic Council of Champaign Council are concerned with local tax rates and money that must be raised for local welfare agencies. Before they rush to get the federal money, they would do well to consider that two years hence the local agencies will be expected to pay half the cost of the programs developed by the \$1,000-a-month director and his staff. The budget to be considered Thursday night was drafted by social workers, who see great opportunities in the War on Poverty.

We share their concern for people who need help. We share their desire to do something about such things as underprivileged children, high school drop-outs, training to make a living, job counseling, health services, and the other things listed as possible projects for the new council.

But The News-Gazette would be shirking a civic duty and responsibility if we did not question whether the proposed new bureaucracy of social workers is necessary to accomplish the desired goals.

If money is available, couldn't it be spent for benefit of "poor people" in better ways than a \$1,000-a-month director plus secretaries, data analyst, research assistant, and study aides?

Champaign County already has many well-trained and well-paid professional social workers. It has good existing agencies. There are many non-government agencies anxious to help. Champaign County has many able and willing volunteers. There is great technical know-how available at the University of Illinois.

We just can't believe that this kind of "little Pentagon" has to be organized before the War on Poverty can be fought in Champaign County.

Thirty-nine persons are scheduled to meet Thursday night in the Champaign City Council Chambers to formally organize the Economic Opportunity Council of Champaign County and consider the budget developed by the social workers. Some of these council members are acting as individuals. Most of them represent political, civic, welfare, or charitable organizations, to whom they are responsible.

We urge them to give the proposed budget much more detailed and realistic study before it is adopted.

The county treasurer, who collects all the real and personal property taxes in Champaign County, makes \$9,000 a year. The Champaign County treasurer, along with the army of federal tax collectors, could work overtime to finance the programs which a new \$12,000-a-year general of social workers could develop . . . and there still may be little for the "poor people" whom the War on Poverty is supposed to liberate.

## Rent Subsidy Proposal Hit By Springer

Cong. William L. Springer in his weekly newsletter this week criticized proposals for rent subsidies.

Springer, in his discussion of a bill approved recently by the House Banking and Currency Committee, said:

"Section 101 of this bill would authorize rent subsidy payments for families or individuals unable to obtain housing for rent at less than one-fourth of their income. To be eligible, a tenant must either live in substandard housing, be an elderly or handicapped person, or be displaced by a government building program, such as urban renewal. In such cases the federal government would subsidize the difference between 25 per cent of the family's income and the actual rental cost."

"Thus, a family with \$3,000 a year income — \$250 per month — could live in a \$100 per month apartment for \$62.50 (one-fourth of income), with the government using tax funds to pay the landlord the other \$37.50.

"So, if you are a home buyer, regardless of your income, you may soon be helping pay the rent of thousands. Under FHA underwriting standards, a family with a \$3,000 annual income can afford to make \$60 a month payments on a \$7,500 home,

### What Incentive?

"You may well ask what incentive a family would have to buy a home when for the same monthly outlay they can live in better style in government subsidized rental housing. For the cost of building the subsidies \$100 a month apartment would be approximately \$12,500. The program would be limited to new construction."

Springer said there is no dollar limit on rental costs in the bill in that administrators would determine for each community the minimum monthly rent to obtain adequate housing for families of various sizes.

He said the FHA has indicated it would allow rent subsidies for families with income as high as \$8,900 in New York, \$8,300 in Milwaukee, \$7,850 in Saginaw, Mich. and \$6,600 in Macon, Ga.

He said this indicates rent subsidies are for middle rather than lower class families.

"During my 14 years as your congressman, I have seen many strange proposals. But none so extreme had gone so far until the rent subsidy scheme cleared the House committee," he said.

## 1/3 of Renewal Families Live In Poverty

One out of every three families in Champaign's urban renewal Project 1 area is living in poverty by national standards.

There are 201 families in the area, including 571 adults and 328 children.

Only 19 per cent of the families at this time believe that they want to move out of Project 1.

That information is among the data collected in recent interviews of all families living in the urban renewal project area. A summary of the data was released Wednesday evening in a meeting of the Northeast Neighborhood Association.

The summary indicated that 5.8 per cent of the families in the project area have incomes less than \$1,799. Family incomes of \$1,800 to \$2,999 were reported by 27.3 per cent. By U. S. standards, any family with an annual income of \$3,000 or less is considered to be living in poverty.

Only 19.4 per cent of the families reported incomes of \$6,000 or more.

The report shows that 79.6 per cent of the families own their own homes.

Of those who possibly will be displaced by urban renewal, 43.8 per cent indicated they would like to buy a home, 27.2 said they would rent and 27.9 indicated a desire for public housing. The remainder were undecided.

Questioning families who desired to buy new homes, the interviewers found that 34.8 per cent would like a house costing \$9,000 to \$10,000, 48.7 per cent wanted a house costing \$12,000 to \$15,000 and 15.5 per cent desired a home costing \$16,000 or more.

The average rent being paid in the project area is \$62.50 excluding utilities. Heat bills average \$26 a month, and utility bills, including gas, electricity and water, average \$21.50 a month.

The statistics indicated that 81 per cent of the families preferred to remain in the Project 1 area, but George Pope, a member of the neighborhood association, said he believed this figure was misleading.

Residents of the area probably do not believe they could ever move into any other part of town, he said, and thus may have adopted a fatalistic attitude about remaining there.

## Approve More UR Appraisals

The Champaign City Council Tuesday granted authorization to the City Manager Warren Browning to enter into an agreement with Roy Wenzlick Company, urban renewal appraisers, for further appraisals in Project Area 1.

D. D. Gensemer, director of urban renewal in Champaign, said the firm would make reuse or redevelopment appraisals in addition to acquisition appraisals it is now making.

Gensemer explained the redevelopment appraisals would tell how much the given property would be worth after it had been "cleared, leveled and improved."

Gensemer said by having the same firm do both appraisals, the city would save money.



UR PROJECT OFFICER

James L. Williams, 43, of 507 E. Columbia Ave., has been named relocation officer for Champaign's Urban Renewal project. Williams, a longtime employe of the Post Office in Champaign, will begin his new duties Jan. 18. As relocation officer, he will help with finding new homes for families who have been displaced by razing of or extensive remodeling work on buildings.



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Saturday, June 20, 1965

Champaign:

## Apartment Survey Will Be Updated

A survey of apartment units in Champaign, completed in April 1964, will be updated soon by the Champaign Chamber of Commerce's Housing Committee.

The committee, headed by Donald Whitsitt, will compile current information on the number, type, size and rental price of apartments in the city.

The original survey, which was begun in 1963 and took 14 months to complete, "has been most valuable to the University in its planning, as well as to the community," the current chamber newsletter notes.

The original survey found 2,673 apartment units in the city. Of these, 1,714 were furnished and 959 unfurnished.

The survey found 604 two-room apartments, 966 three-room apartments 457 four-room apartments. There was one seven-room apartment, renting at \$161 monthly.

Average monthly rents for furnished apartments, according to the original survey, were:

One room, \$75; two rooms, \$95 to \$100; three rooms, \$95 to \$110 three and a half rooms, \$110 to \$125; four rooms, \$110 to \$125.

A number of new apartment projects have opened since the original survey was completed and will be included in the new survey.

SUNDAY, JUNE 20, 1965.

THE NEWS-GAZETTE

#### Northeast Area

Northeast Neighborhood: This neighborhood is bounded on the north by Bradley, on the east by Wright, on the west by the ICRR tracks and on the south by Springfield.

Plans call for extensive redevelopment of Douglass Park-Washington School complex and acquisition of land, probably through urban renewal, for a new park in the southern sub-neighborhood.

Additional acreage acquired would increase Douglass Park-Washington School to 10 acres. The present complex would probably be expanded to the northwest.

In the southern part of the neighborhood, plans call for acquisition of five acres for a park similar to Douglass and other parks as soon as open space becomes available.



# Urban Post in Cabinet OK'd

## House Approves Bill Denied to Kennedy

BY JOSEPH HEARST

[Chicago Tribune Press Service]

Washington, June 16 — The House, by a vote of 217 to 184, today approved an administration-backed bill to establish a cabinet-level department of housing and urban development and sent it to the Senate.

Thus, President Johnson got something that Congress refused to give President Kennedy when he tried to create such a department, first thru a bill and again by a reorganization act.

### Vote on Party Lines

The vote was along party lines. Democrats and Republicans agreed that urban programs, scattered thru many departments and agencies, need a coordinating hand, but there was disagreement on how to achieve this objective.

The principal G. O. P. effort was a substitute for the administration bill, introduced by Rep. Florence P. Dwyer [R., N. J.] to establish a cabinet office of urban affairs and community development, to coordinate scores of urban programs.

Republican speakers argued that the administration bill will do little more than elevate the housing and home finance agency and related housing agencies to cabinet level.

Democrats pointed out that

the bill gives the secretary several responsibilities.

### Responsibilities Listed

These include developing and recommending to the President policies for fostering orderly growth and development of urban areas, exercising leadership in the direction of the President in coordinating federal activities affecting housing and urban development, and providing clearing-house service to aid state and local governments with their problems.

Rep. John N. Erlenborn [R., Ill.] offered an amendment, defeated 153 to 101, that he said would protect the "integrity of the highly-respected" Federal Housing Administration. It was requested by the Mortgage Bankers association. It would have given the FHA a virtually independent status in the new department.

The Democrats said special consideration was given to FHA and the Federal National Mortgage association thru a committee amendment which provides that one of four assistant secretaries established by the measure shall administer programs relating to the private mortgage market.

Rep. Sidney R. Yates [D., Ill.], urging approval, said the problems of the cities are of monumental importance, and that "one distinguished architect has rightly said that the salvation of our civilization may be as much in the development of America's cities, such as Chicago, New York, Los Angeles, and others, as in the sustaining of Berlin."

### Johnson Is Silent

When President Kennedy sought to establish the department, he announced the first secretary would be Robert C. Weaver, a Negro, then and now administrator of HHFA. Kennedy's announcement solidified southern Democratic opposition to his reorganization plan, and it was defeated in the House 264 to 150.

This time President Johnson has given no intimation of his choice for the secretaryship, and Weaver's name did not figure in the debate. There is speculation, however, that he will get the \$35,000-a-year post.

If the Senate passes the bill, the department will be the 11th. The 10th, the department of health, education and welfare, was established during President Eisenhower's first term.



Rep. Dwyer

## CONTEMPT ORDER REVERSED

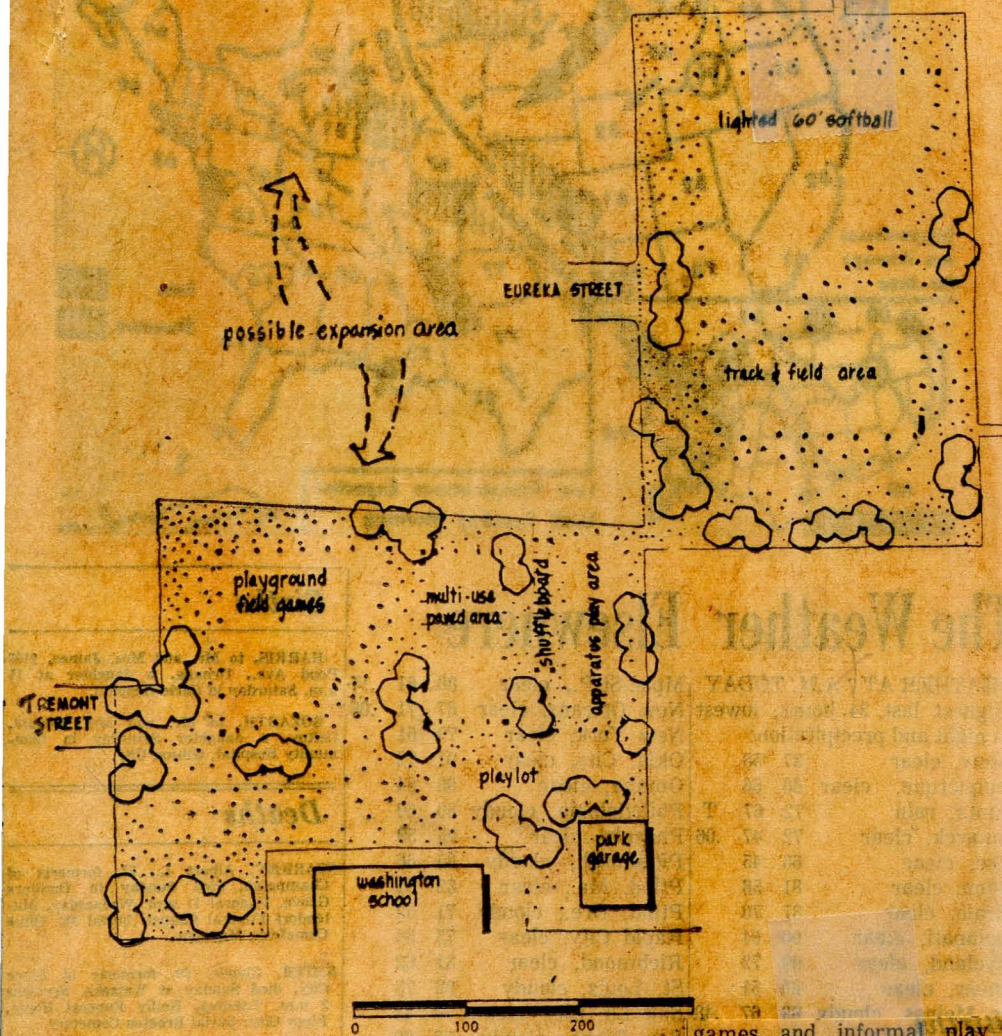
The United States Court of Appeals yesterday reversed the action of Judge Hubert L. Will in federal District court in holding an attorney, Frank W. Oliver, guilty of contempt of court, and set aside the \$1,000 fine imposed by Judge Will.

Oliver was held in contempt last Oct. 7 on the ground that he had "misstated the record" in closing arguments in the trial of Raymond O. Sopher, former mayor of Streator, on charges of conspiracy to obstruct inter-

state commerce thru extortion. Sopher and four others were convicted.

In its opinion, the appellate court said that altho Oliver's closing argument was improper, the record did not show that it obstructed the district judge in the performance of his official duty. It noted that prompt government objection to the misstatement of the record and an immediate ruling by the court, appeared to have remedied the impropriety.





Also Douglass Expansion:

## New Northeast Park Planned

(Editor's note: This is one of a series of articles discussing, by neighborhood, the long-range goals of the Champaign Park District as outlined in the park board's "Progress & Planning" report.)

By David Witke

An enlarged Douglass Park and a new 5-acre park are the major recommendations made for Champaign's Northeast Neighborhood in the park district's "Progress & Planning" report.

The report defines the neighborhood's boundaries as Bradley Avenue on the north, Springfield Avenue on the south, the IC

tracks on the west and the city limits on the east.

Within this area at the present time are only 7.6 acres of public recreation land. The recommendations in the report would double this total.

The southern section of the neighborhood is now "totally deficient" in parkland, the report notes.

### 5-Acre Park

It suggests that if suitable open space in this section becomes available, perhaps through urban renewal, the park district should acquire and develop a 5-acre park site.

In the park would be a playlot, an apparatus area, a shelter house an open area for group

games and informal play, a spray basin where children could get shower baths, and a field for team games and sports.

Also a picnic area, a quiet activity area for crafts or storytelling, landscaped areas and parking or driveway facilities.

Expansion of Douglass Park also would be tied in with the city's urban renewal plans. The park is within the Project 1 area now being prepared for urban renewal.

### Expansion Area

The park district views the area just north of the present Douglass Park as a possible expansion area if it is cleared for urban renewal. This area is bounded by Beardsley Avenue on the north and 6th Street on the west.

Addition of 3½ acres to the park would give it a total of 10 acres. The report recommends redevelopment of this area in order to provide:

Picnic areas and landscaped areas, a playlot for younger children and an apparatus area for older children, a spray basin for shower baths, activity areas, open areas for group games, a field for team games and sports, and multiple-use hard surfaced areas for games, roller skating, tennis and basketball.



# Answer Queries On How Urban Renewal Operates

By JOHN PIERSON

Special To The News-Gazette  
WASHINGTON (UPI) — Federal housing officials believe they have the answer to urban renewal critics who say the federal bulldozer simply pushes poor families out of one slum and into another.

Officials asked the Census Bureau to check just where such families are going once they are uprooted from their old slum homes.

**The Census Bureau's answer: 94 per cent of the families displaced by urban renewal are finding decent, safe and sanitary housing.**

Well, almost. Census enumerators were unable to find one out of five of the uprooted families.

In other words, 94 per cent of the four-fifths who could be tracked down had moved to decent homes. Another way of putting it would be to say that 76 per cent of all displaced families — three out of four — are known to have found decent housing. No doubt many of the others found it too.

Here's how Census went about making the survey:

The Bureau contacted the 163 cities that had begun renewal projects during 1962 and 1963 and asked for lists of all families kicked out of their homes during the three-month period June 1 through Aug. 31, 1964.

Only 132 of the cities had families displaced last summer. They provided Census with the names and new addresses of 2,842 families.

Last fall, Census workers tried to find as many of these families as possible, although they did not try to track down those who had moved away from the city where they had been living.

The Census people located an even 2,300 families and went to have a look at their new houses.

**Of the 542 families that were not found, 278 had faulty addresses, 138 had moved out of town, and 126 were not at home or refused to talk.**

The Census interviewers found that 84 per cent of the families they could find were newly established in decent homes. Housing Administrator Robert C. Weaver says this refutes the frequent charges that urban renewal fails in its duty to rehouse the families it uproots.

Somewhat more than half the 2,300 families — 1,210 to be exact — were Negroes, Puerto Ricans and other non-whites. This may help answer another often-voiced criticism that "urban renewal means Negro removal" and nothing else.

But the anti-renewal crowd is not easily silenced, not even

by Census figures. Murmurs of dissent are being heard.

For example, the cities are asking what about those 542 families who were never found? They're one-fifth of the total. What happened to them?

And what about the people who moved away from the renewal area prior to last summer? All the projects were begun in 1962 and 1963. Did all of the early movers find decent housing elsewhere?



## Homes, Building

PAGE FORTY-EIGHT

SUNDAY, JULY 25, 1965

## List Persons Eligible For Rental Help

By JOHN PIERSON

Special To The News-Gazette

WASHINGTON — Things are seldom what they seem.

Last month, following several days of hot debate, the House of Representatives passed the administration's controversial rent supplement plan. But the measure passed only after its handlers had agreed to restrict rent aid to families poor enough to qualify for low-cost public housing.

President Johnson had proposed rent supplements as a way of helping families in the "gap" — that is, too rich to qualify for public housing but too poor to pay rents on the private housing markets.

"Big administration defeat," some observers said after the Johnson forces had to agree to limit the program to families at public housing income levels.

But over at the Housing and Home Finance Agency (HHFA) the officials who will run the program once it gets going were singing a different tune. "A mighty, mighty victory," said one. Was he just trying to save face?

No. He was just happy that despite the apparent congressional lid on rent supplements, the administration had got almost all it wanted.

That's because Congress in past years has exempted from the public housing income limits three of the four needy groups the administration wants to help—the elderly, the handicapped and those kicked out of their homes by the renewal bulldozer or some other public project.

In other words, Congress has said that families falling into

these three groups can qualify for public housing even though they are earning more than public housing incomes. And so such families will also qualify for the new rent supplements.

What's more, another amendment put in this year would extend the income exemption to slum-dwelling families, too—the fourth group at which the administration bill was aimed.

There are an estimated 3.5 million "gap" income families in the four groups. The president's bill would have provided

only 500,000 of them with houses in the first four years. The house reduced this number to about 375,000.

Despite this apparent hole in the House's income lid, housing agency officials say they are going to pay a good deal of attention to congress' "intent" as expressed in the hearing and debate over the rent supplement plan.

To do otherwise would court real trouble with the appropriations committee when the time comes to fund the program.

Thus, some of the upper-gap people who would have gotten rent aid under the original bill will not get it now, officials say.

Nevertheless, according to one HHFA source, rent supplements will go to a "majority" of the people whom the administration set out to assist—even though their incomes are above public housing levels.

"They skimmed the cream off it, but there's a lot of milk left," he said.

## Senate OK's 7.3 Billion Housing Bill

Washington, July 15 (UPI)—The Senate tonight approved a 7 billion 300 million dollar four-year program of housing and urban development, including a plan to help the needy pay their rent.

The vote was 54 to 30.

Administration forces easily turned back a Republican attempt to kill the rent subsidy program, under which the federal government will help pay landlords of the elderly, handicapped, and displaced, and slum dwellers with low incomes.

## G. O. P. Changes Rejected

The Senate defeated, 47 to 40, the Republican move to eliminate the rent subsidy program. A G. O. P. drive to limit the project to 10 million dollars in each of four years was beaten, 49 to 38.

Then the Senate, by a whopping 59 to 6, trimmed the cost to 150 million dollars in new contracts—actually 350 million dollars in payments after four years—instead of the administration's proposed 200 million dollars in contracts for a total of 500 million dollars in 1969.

The housing measure goes to a Senate-House conference for compromise agreements on differences in the two bills.

Altho two days of debate was centered largely on the rent subsidy plan, the bill contained a long list of programs for the next four years.

## Tells Bill's Features

Among them are an additional 240,000 units of low-cost housing thru construction, purchase and lease; more money for grants and loans for slum clearance, reenactment of special low-interest loans to stimulate college housing construction, and extension of government insurance programs for middle income home buyers.

Included in the programs are grants to residents in urban renewal areas to fix up homes; federal mortgage insurance for land development including large developments, but not the so-called new towns concept; and grants for basic water and sewer facilities.

Sen. John G. Tower [R., Tex.]

## Local NAACP Tells Plans For Action

The Rev. Blaine Ramsey Jr., president of the Champaign County Chapter of the NAACP, has outlined three problem areas his group intends to deal with this year.

In a statement issued on his return from the 56th annual session of the NAACP, held in Denver, Colo., the Rev. Mr. Ramsey listed, 1. Urban Renewal and housing; 2. the Economic Opportunity Council of Champaign County and 3. labor and industry, as the objects of a "vigorous program" to be undertaken locally.

He charged that public housing locally has remained racially segregated, "contrary to the Executive Order 11063 and Title VI of the 1964 Civil Rights Law." The county NAACP "shall begin immediately to seek relief from this inequity through its National Legal Defense Council," he stated, adding, "We have been assured of support."

## Promises Survey

He promised a survey would be conducted to determine to what extent "local developers, real estate brokers, savings and loan associations, commercial banks, insurance companies and other mortgage institutions" use various Federal funds for private building industries. If the survey indicates racial discrimination exists, he said, "we shall take legal action under the existing Civil Rights Law of 1964."

The Rev. Mr. Ramsey's statement indicated support of Urban Renewal generally, but said the program locally "is obnoxious on the basis that it is oriented toward racial containment and the perpetuation of the now existing ghetto."

The county NAACP, he stated, has recommended to the Federal government that finances be withheld from the local program "until fair housing legislation and-or a policy of non-discrimination in the city-wide housing market is a matter of official record, established by the City Council, and adequate machinery is set up to insure compliance."

His group is also unalterably opposed to locating public housing units in the Urban Renewal area.

He expressed "grave misgivings" about the anti-poverty program locally, on the grounds it might degenerate "into an extension of white welfare paternalism."



which survived by six votes when the House voted on measure June 30.

# Propose Two More Stories For Elderly Housing Bldg.

By RODGER CRAMER  
News-Gazette Staff Writer

Voting on Amendment  
Voting against the amendment were 41 Democrats, 5 Republicans. Supporters with Tower were 16 Democrats and 23 Republicans.

Tower and other Republicans charged that the rent subsidy program tended toward socialism.

Democrats argued that subsidies were less so than public housing, which has G. O. P. support. The rent subsidies would reduce the need for the public program.

A proposal by housing director Harold Sloan to the Champaign County Public Housing Authority Board would add another two stories to the five-story apartment building for public housing for the elderly, reducing by about \$3,000 the total project cost per unit.

The additional stories will bring the total number of units in the building to 84—24 more than the original plans which were turned down because contractors' bidding was too high on them. Site of the proposed project is east of Second between White and Stoughton, near Burnham City Hospital.

Sloan told members of the

County Authority "there is a real need for more apartments in the project, even leaving the reduced costs per unit out of the discussion for a minute. I'm sure since we were easily able to justify housing for 60 units several years ago, we could justify 100 now."

The reduction in cost per unit stems from the fact that major changes in design will only involve adding two more stories, identical to the other four floors of apartment units. Other than that, Sloan said, additional strengthening in support, a change from hydraulic to electric elevator and an increase in the size of the heating plant will raise the overall cost of the building but significantly reduce the cost per unit.

One of the contributing factors in the reduction in cost is that additional land will not be required for the change, nor will office space on the first floor need to be enlarged.

The board adopted the proposal, amending a resolution made several years ago stating intention to build 150 dwelling units, 90 regular housing and 60 for elderly people, to a total of 174.

Plans for the 90 regular housing units bogged down in initial stages when a controversy developed over the location of the project.

Bids will be received for the seven-story structure once initial approval is received from Public Housing Authority and changes are made in the designs.

## Housemoving Controversy:

# Stratton Wants 404 E. Church Inspected

By David Witke

Champaign City Councilman Kenneth O. Stratton Tuesday asked an immediate inspection of the house at 404 E. Church St. to determine if it meets city building standards.

If not, the entire structure should be condemned, he said.

The house has drawn Stratton's fire in earlier council meetings.

At Tuesday's meeting, he said:

"About a year ago the council gave a permit to move a house to 404 E. Church St. As

of today, this house has not been made ready for occupancy."

The house was moved to the lot and connected to a rear corner of the larger house originally on the lot.

### 'Technicality'

Stratton said the owner got around the city law against two houses on one lot by "the technicality of connecting them by a board or two."

The same logic that substantiates this technicality, Stratton said, would demand that the entire structure be judged as a single unit for condemnation suit proceedings.

If part of the house is not livable under city standards, he said, then none of it should be.

There reportedly are five apartments in the original house.

Mayor Emmerson V. Dexter supported Stratton's request that the house be inspected by the city building inspector's office. He agreed with Stratton's observation that linking the two houses created "the longest house I've ever seen."

### Moves Okayed

Stratton's comments followed the council's approval of two new housemoving permits. Before the permits were granted,

Dexter asked Stratton if he had any comments. Stratton replied:

"If I thought I could persuade anyone to go along with me on changing the housemoving ordinance, I'd have lots of comments to make. But since I don't think I have such a chance, I'll forego the comments."

One of the permits was issued to move a house owned by Mary Butler and John Engelhardt from 306 E. Chalmers St. to 921 N. Poplar St.

### To Renewal Area

Stratton abstained on this vote, granting the move was legal under the present ordinance

but objecting to the house being moved to the Urban Renewal area.

Councilman Virgil W. though voting for the agreed with Stratton that likes houses being moved to the Urban Renewal area. The city may soon have chase them back as part of the renewal program.

The second permit proved unanimously. It was issued for a house owned by Kin Freeman which is moved from 910 S. 3rd to 804 W. Hill St. in Urban



# LWV Assesses Spread Of Blight In Renewal Report

1965

CHAMPAIGN-URBANA COURIER

Urban Renewal Suggested:

## New Ally in Poverty War

Champaign's workable urban renewal program is designed to prevent the spread of blight in that city, but so far no safeguards exist to prevent the spread of blight into Urbana.

This is one of the conclusions reached by the League of Women Voters of Champaign County in its comprehensive, 60-page pamphlet "Champaign Urban Renewal" released Saturday.

The booklet contains an historical perspective of urban renewal in Champaign, an analysis

Bureau has had only three advisers.

Charles Manke will be missing, friend, business administrator, participant in activities of a number of community organizations. And across the way, at 44 Main, will be fill.

Dependability and courtesy were front rank, I think, of many fine

### Tips For Happy Cam

Many American families have camping vacations this summer. Thousands more are looking for camping trips—one of the nation's fastest-growing forms of recreation.

If you are headed for a camp

pancy in private and public housing, and desegregating present living patterns.

**Promotion of equal opportunity** is needed, not only in support of the efforts of the Human Relations Commission and its Fair Housing Bureau, but also in stimulating all related public and private bodies by a campaign of information as to the benefits of equal opportunity to the community as a whole.

**Adequate professional staffing** in all aspects of urban renewal — planning, code enforcement, rehabilitation, relocation and financing — will help to insure the efficiency necessary to the success of a project of this complex nature.

**Social and Community services** are the elements needed to complete the rehabilitation of many families for whom rehousing is not enough or who, because of their disorganizing effect on a new neighborhood, would be difficult to relocate.

**Development of the urban renewal area** should be planned in relation to the total community; it should be planned to include several price levels of housing, sufficient well-developed open space, and where possible, community-wide facilities.

**Opportunity for education and employment** must be provided for the residents of the renewal area.

**Citizen participation and support** by the whole community is essential for this project.

**Adequate financing** must be found to carry out a full program. Deferring needed im-

with a program of inspection and enforcement, would help not only to reduce present blight, but to reduce the spread and growth of bad housing conditions, the report says.

A summary of the League's report says the problems which an urban renewal survey uncovers are of long-standing duration, but blight must not be allowed to grow, and the conditions it produces in the whole community are too widespread to be ignored.

There is inevitably a certain amount of hardship for the residents of an area to be renovated, but with assistance and encouragement from the relocation and rehabilitation officers, most families can expect tangible benefits from the change, the report says.

The pamphlet submits 10 proposals to League members which "represent a significant contribution to the Urban Renewal Program, and all of them, taken together, can have a measurable effect on improving the community."

**Comprehensive planning and city-wide code enforcement** will enable new development to be orderly. Needed community facilities should be scheduled and financed, and the spread of blight stopped so that redevelopment will not later be needed.

**An adequate supply of housing, public and private,** must be available so that code enforcement may proceed without undue hardship to low-income families and insure their adequate rehousing. Efforts must be continuously directed toward achieving open occu-

Urban renewal can be coupled with the War on Poverty in a way as to rehabilitate as well as structures, national commissioner of urban renewal feels.

William L. Slayton urged in recent speech that the special services and programs now available through the War on Poverty be joined to urban renewal efforts in order "to rehabilitate those families that need such assistance."

A similar view was urged last week by the urban renewal committee of the chapter of the League of Women Voters.

The League committee's report urged that a human renewal campaign be waged in conjunction with the urban renewal program. The committee is the coordinated efforts of the community's welfare agencies will be required to make urban renewal a success. Slayton stressed specifically War on Poverty program as ideal tool for this purpose.

The Economic Opportunity Council of Champaign County is the agency responsible for implementing the War on Poverty programs locally.

**Joint Activities** According to Slayton, "Joint activities in the use of unemployed youth, for the improvement of public spaces, the building of playgrounds and general clean-up activities can provide additional services which are available through the Anti-Poverty Program but not through urban renewal."

"The wide range of neighborhood services and facilities that can be made available in-

clude:

"Remedial education; home visits to the elderly and sick by neighborhood workers; a neighborhood center with visiting nurses, health clinics, with special activities for the elderly and recruiters for neighborhood youth corps projects;

"City-sponsored youth projects within the neighborhood on a part-time basis to permit continued schooling after school recreation programs to keep youngsters off the street."

Tutorial programs can be developed through the War on Poverty, Slayton said. Various services have been successfully combined with renewal projects in such places as New Haven and Boston, he said.

"The basic objective is to prove the neighborhood for now living there. Structural rehabilitation, together with War on Poverty, can be family rehabilitation as Slayton said.



# 90 Renewal Area Homes Could Stay If Repaired

By David Witke

Approximately 90 homes in Champaign's first urban renewal area are slated for rehabilitation, according to city urban renewal Director David Gensemer.

As presently contemplated, this would be approximately 38 per cent of the 236 structures in the Project 1 area.

The homes to be rehabilitated are those which stand on plots designated for residential use and which, through repairs by the owner, can be brought up to city standards.

Gensemer stressed this emphasis on rehabilitation while discussing a speech made recently on that subject by William Slayton, national urban renewal commissioner.

Gensemer said that because so much of the local project would involve rehabilitation work, the points made by Slayton are very applicable here.

Slayton described structural rehabilitation as "the concept

of repairing, remodeling and restoring rather than demolishing."

He emphasized that both rehabilitation and clearance are integral and complementary parts of an effective renewal program.

He criticized urban renewal critics who approach the situation in an "either-or" fashion.

This, he said, includes "those who inveigh angrily against the bulldozer as a symbol of evil and mount the campaign for rehabilitation, not on the basis of the program's basic merit, but as a means of countering clearance."

"To push for rehabilitation where clearance is truly called for is to deny the city its opportunity for redevelopment," he said.

Such factors as detrimental land uses and irreparable dilapidation can make clearance the only effective treatment he said.

In other cases, rehabilitation

and "spot clearance and new or improved public improvements can provide new life and vigor."

One of the common deficiencies of cities engaged in urban renewal is tardiness by the city in accomplishing its own public improvements, according to Slayton.

"Frequently property owners of the area are told to improve their property while the city drags its feet on its own improvements."

"I have seen in some cities a delay in installation of their own improvements that has discouraged private rehabilitation, when prompt city action would have encouraged it," Slayton said.

These city improvements include such work as street widening, street closing, street resurfacing, tree planting, and new schools — all integral parts of an effective urban renewal program, Slayton said.

isis of the elements of a workable program, a discussion of public and privately developed housing, and the role of welfare services in urban renewal.

The report states Urbana's Minimum Standards Housing Ordinance, adopted jointly with Champaign in 1953, and applicable to rental units only, has never been extended to include owner-occupied housing as well.

Now that the urban renewal program has started in Champaign, the need for such an extension of the ordinance is

urgent if pressures on the housing supply in Urbana are not to result in increased deterioration and dilapidation, the LWV says.

This situation is "especially unfortunate" not that Urbana has made such progress in the redevelopment of its central business section, the report says.

An extension of the Minimum Standards Housing Ordinance to include owner-occupied housing as well as rental, together

WEDNESDAY, AUGUST 4, 1965.



News-Gazette Photo by Robert Arbuckle

**URBAN RENEWAL REDOUBLED.** The League of Women Voters of Champaign County has released a 60-page study on Urban Renewal in Champaign. The study examines the inherent problems in public and private housing, discusses the elements of a workable housing program, and makes a set of recommendations to be approved by League members. Two committee members presented copies of the study to Champaign City Council members Tuesday night. The study is also

available to the public. Receiving their copies left to right are: Ralph Smalley, Kenneth Stratton, Mayor Emerson V. Dexter, Seely Johnston, and Virgil Wikoff. League members making the presentation are left to right, Mrs. Don Burkholder and Mrs. George W. Barlow. Mrs. Burkholder and Mrs. Robert Bader, chairman of the committee, wrote the study. Mrs. Barlow was a sub-committee chairman.

City Manager Warren Brown, said he recalled sending no such resolution.

Councilman Seely Johnston then asked that the motion be tabled until all councilmen could be present. This was passed unanimously. Councilmen William Skelton and Frank Schooley were absent.

Before voting to table the motion, Stratton said: "I hope this is not another 'permanent table' — for the sake of all citizens of Champaign, not just the north-east neighborhood."

The second major government project is the recent repair of the City Building's exterior.

This \$10,000 project included sandblasting, tuckpointing and waterproofing work. The brick was cleaned to show its original color and the building's decorative scrollwork again became noticeable.



# Stratton In Appeal For Fair Housing

By HAL ALEXANDER  
News-Gazette Staff Writer

"Are we less than men of conscience? What are we waiting for?"

With these words, Councilman Kenneth O. Stratton admonished his fellow councilmen at the regular Tuesday meeting of the Champaign City Council for what he called a "lack of leadership" in ending housing discrimination in the city.

Stratton called for action in two main areas — ending of segregation policies of the

Champaign County Housing Authority in public housing and a study by the city manager of alleged discriminatory practices by local real estate agents.

A motion by Stratton to send a resolution calling for the county housing authority asking that public housing applications be handled on a "first come, first served" basis was tabled until all council members could be present. Two members were absent from the Tuesday meeting.

Stratton's motion for a study of real estate practices by the city manager died for lack of second.

In his opening statement, Stratton predicted the resumption of housing and privately develop low-cost housing to pay the higher cost of juvenile delinquency, psychiatric care and other such services," Bowles said.

David Gensemer, new Champaign urban renewal director who moderated the panel discussion, said "never have I seen a community so far advanced as Champaign in its interest in an urban renewal so early in the project's development."

Harold Sloan, executive director of the Champaign County Housing Authority, was unable to appear on the panel as scheduled.

tion of local civil rights demonstrations — with the possibility of outside leadership. However, the council accepted a position of "responsible leadership."

## "This Failed"

"Several times over the past months, I have attempted to get Negro families placed in public housing outside the Northeast Neighborhood. It was said that things could better be accomplished in a nice, quiet, 'don't cause any ripples' way. This failed.

"Where do we go from here? Do we go back to the streets? Public housing belongs to all the people and the Negro has a right to use it without discrimination."

Stratton also called for local solutions for local problems.

"Are we waiting for some outside leader like Martin Luther King or SNCC to come into Champaign so we can charge outside interference?"

"Are we waiting for the federal government to step in so we can charge federal meddling in local affairs?"

## Are We Timid?

"Are we so timid that we must have our 'uncle' from Washington take responsibility for what we ourselves ought to do?"

"Are we waiting for the good people of Champaign to take to the streets and cause so much confusion that we will be forced to act?"

Stratton reminded the council: "Exactly one year ago, I appealed to this council to assume leadership and responsibility for ending housing segregation in Champaign. It was proposed at the time that the Champaign City Council take action by resolution asking the Champaign County Housing Authority to adopt 'first come, first served' in public housing and the real estate agents show houses without prejudice to either owner or prospective buyer."

Stratton said these requests had been backed by demonstrations. "These demonstrations were criticized by some as the wrong way to accomplish our goals. The council in study session accepted the offer of a councilman to quietly lead negotiations.

"Demonstrations were called off. To my knowledge, nothing has been accomplished by this method."

## Lead the Way

Stratton terminated his statement by saying: "If our community is anything like what we boast it to be, 'an enlightened community,' we should have no trouble in leading the way to civil rights for all citizens of Champaign."

When his motion for a study of real estate agents practices in Champaign by the city manager died for lack of second, Stratton said: "Well, that's the usual procedure around here."

Councilman Virgil Wikoff seconded the motion for a resolution to be sent to the Champaign County Housing Authority asking the end of segregation practices but asked if a similar resolution had been sent during the demonstrations a year ago.

Citing goals of the program as motivation of the poor toward self-help and "a new sense of dignity," the Rev. Mr. Ramsey called for "an immediate review of personnel composition of both the Executive Committee and the local council."

The request, he said, was made on the grounds the program's goals can be reached only "through the involvement of those persons in the program who are directly affected." The existing Executive Committee, he noted, is composed mainly "of upper middle - class persons who have no real identity with those persons for whom the program is set up."

Pointing out that unemployment rates for Negroes locally are higher than those for Caucasians, and that the gap between median incomes for the two races has been "growing steadily," he stated the county NAACP would "give priority to efforts to end economic deprivation of Negroes in this community.

"There is a need for a massive program of public works together with the inclusion of Negroes in the membership and apprenticeship training programs of unions," he said, including unions involved in public works and "especially those

# Raise Lower Limits For Housing Aid

Maximum income restrictions on eligibility for occupancy of Champaign County Public Housing were raised an average of \$500 per level in a measure approved by CCPA board of directors Wednesday.

The directors decided in their quarterly meeting that the action was long overdue. Chairman Oscar Steer recalled that it had been eight to 10 years since a similar raise in limits had been studied.

Pursuant to the board's action, one person must have an annual income not to exceed \$3,400 to qualify; two persons, \$3,600 annual; three or four persons, \$3,800; five or six persons, \$4,000; and seven or more \$4,200.

## Old Maximums

Former maximums stood at \$3,100 for one or two people; \$3,300 for three or four; \$3,500 for five or more.

For each dependent minor in a family, the gross income earned by all members is reduced by \$100. Together with other deductions possible, a man earning \$5,000 could feasibly qualify for public housing if he had a large family, the board members discovered.

Housing director Harold Sloan explained to the members some of the reasoning behind his suggestion for making the increase in maximum limitations.

Champaign County was behind most others in raising the limit, he said, and the measures passed Wednesday afternoon put it within the high and low limitation range of various other authorities.

## 20 Per Cent Low

Another consideration, he said, is that directives from federal officials in the regional office in Chicago allowed the local authorities to set maximum eligibility limitations not to exceed 20 per cent below the low standard for private housing figured on the basis of a family moving into a new home.

Sellers of the lowest priced houses in this area, Sloan explained, require that the principal wage earner make at least \$4,600 annual wage.

The monthly payment on the lowest priced new home built by private developers is approximately \$85 per month, Sloan said; and based on a study by several utility companies, the utility bill for a three-bedroom home runs approximately \$27 per month for all utilities, including water, waste disposal, electricity and fuel.

Board member Glenn Fultz suggested eligibility changes may be made more often in the future, in keeping with rises in the cost of living in general.



Champaign Urban Renewal:

# 120 Families Expected To Relocate in 2 Years

By David Witke

Of the 201 families now living within Champaign's first urban renewal area, an estimated 70 families will be displaced during the next two years.

That is the official estimate contained in the "Review of Progress Under the Workable Program", a document approved Tuesday by the city council for submission to federal authorities.

Of the 70 families to be displaced from the Project 1 area,

it is estimated that 3 will be white, 67 Negro.

The "Review of Progress" indicates that officials expect relocation housing to be available for all the displaced families.

An additional 50 families, not within the Project 1 area, are expected to be displaced by enforcement of city housing codes.

This brings the total estimate of families to be displaced within the next two years to 120.

It is estimated that 102 of this number will be Negro, 18 white, and that housing will be available for all.

## Public Housing

The breakdown of estimated housing available to the displaced families is currently seen like this:

—Of the 40 families with incomes below \$4,500, all 40 are expected to be relocated in public housing.

—Of the 67 families with incomes between \$4,500 and \$6,500, 27 are expected find rental housing, 6 to buy, and 34 to find public housing.

—Of the 13 families with incomes above \$6,500, all 13 are expected find purchase property available on the market.

Where will this relocation housing come from? The official view of the local housing market and housing availability goes like this:

The vacancy rate, or turnover of the total local housing market is estimated at 2 per cent or about 500 available units per year.

Of this amount, about 40 per cent or 200 units are in the rental market, another 40 per cent or 20 units are in the public housing units, and the remaining 10 per cent or 50 units result from rehabilitation of existing units.

## Choice of Housing

The Champaign Department of Urban Renewal will assist the displaced families in finding relocation housing. In fact, Director David Gensemer has promised that each displaced family will be offered a choice of housing possibilities.

A full-time relocation officer, James Williams, was added to the urban renewal staff during the past year, the report notes.

Of the 201 families within the Project 1 area, about 160 — or 80 per cent — are home owners.

According to a League of Women Voters report, it is possible that approximately half of these home owners will eventually be displaced by urban renewal.

## Updated Renewal Program to U.S.

Champaign's current Workable Program for Urban Renewal was approved by the City Council Tuesday night for submission to federal authorities.

The Workable Program is updated annually and submitted for recertification. It is a technical description of the city's present urban renewal status and an outline for accomplishing the project.

Annual resubmission of the program and recertification of it by the Housing and Home Finance Agency is required to maintain the city's eligibility for federal funds for urban renewal.

## LBJ Signs \$7.5 Billion Housing Bill

Washington (AP)

President Johnson signed into law today a \$7.5 billion housing bill with a new rent subsidy provision for the needy.

"We must make sure," the President said, "that every family in America lives in a home of dignity, in a neighborhood of pride, a community of opportunity and a city of promise and hope."

It was at a ceremony in the White House rose garden that Johnson spoke and then penned his name on what he called landmark legislation that "represents the single most important breakthrough in the last 40 years" in the housing field.

He said it is a landmark bill because of its new ideas, and:

"Foremost of these is the program of assistance for the construction and the rehabilitation of housing for the elderly and for families of low income—the people who live in the most wretched conditions in our slums and blighted neighborhoods.

"Men may forget many memories of their childhood," Johnson said. "But many of you know—as I know—that no man and no woman ever grows old or too successful to forget the memory of a childhood home that was without water and that was without coverings on the floor—and I have never forgotten."

"We have the resources in this country. We have the ingenuity. We have the courage—and we have the compassion. And we must—in this decade—bring all of these strengths to bear effectively so that we can lift off the conscience of our affluent nation the shame of slums and squalor and the blight of

Aug. 10, 1965



## CHAMPAIGN-URBANA COURIER

THURSDAY, AUGUST 12, 1965.

Urban Renewal Project:

# Redevelopment Study Started

A tentative redevelopment plan for urban renewal Project Area in northeast Champaign is being studied by the Citizens Advisory Committee for Urban Renewal.

City Manager Warren Browning said recommendations from the committee will be used by the City Council to formulate the final plan for the project.

Although declining to release specific details under study, Browning said it "is basically in conformity with the General Neighborhood Redevelopment Program."

Browning said the committee was given the plan about a week ago and is hopeful it will be returned with their recommendations within a month or so.

Urban renewal director David Gensemer also said it is possible that more homes in the area

might be rehabilitated than originally thought.

He declined also to get into specific figures.

Once the tentative plan is returned to the city, Browning said the Council will be asked to give its tentative approval so that engineering work will begin.

This, he said, probably will be done in executive session.

The next step then will be to hold a public meeting. Browning said he is unable to estimate just when the public meeting will be scheduled. From the current timetable, however, it would appear the meeting will be scheduled sometime next fall, possibly in October or November.

Following the public meeting, the plan then will be returned to the City Council for formal adoption.

## UR Patterns Currently Under Study

(Another Story On Page 22)

Urban renewal is again on the move in Champaign.

City Manager Warren Browning announced Thursday morning a plan concerning land use and patterns is currently under study by the Citizen's Advisory Committee on urban renewal.

Browning said he expected the plan to be returned in the near future, at which time a study session of the Champaign City Council would be called to give tentative approval to the plan.

Tentative approval would empower the urban renewal administration to enter into contracts with an engineering firm for preliminary engineering studies.

### Plan Meeting

When these are completed, a public meeting will be held, after which the city council will vote on the final plan.

Council and federal approval of the plan will allow the plan to go into execution.

Browning declined to discuss terms of the plan submitted to the CAC because "it is still too tentative." Browning pointed out the CAC could make significant changes in the plan.

Browning said the plan was "pretty much in conformance" with the General Neighborhood Renewal Plan previously presented. Browning said the CAC had had the plan about a week.

### Discusses Trends

Urban Renewal Director David Gensemer, present during the announcement, said a trend which would probably be reflected in the plan was the addition of several structures to the list of those which could be rehabilitated.

These would be "voluntary" rehabilitation projects by property owners who could either fix up their property or allow the city to acquire it.

Gensemer said fewer families would be displaced under this plan than had been previously anticipated.

## FHA Offers Guidance On Finances

By JOHN PIERSON

Special To The News-Gazette  
WASHINGTON—There's hope for people who have been turned down for FHA home financing because of their poor financial picture.

The federal government is running an experiment to see whether a little counseling and guidance on money management can turn poor credit risks into good ones.

If the experiment works, it could lead to widespread counseling or even to new FHA loan standards.

In Gainesville, Fla., the Housing and Home Finance Administration (HHFA) has put up \$100,000 to re-insure FHA against loss on 50 home mortgages, all in the \$10,000 class. The University of Florida is screening the applicants and doing the counseling.

All of the 50 home owners failed to qualify for ordinary FHA financing because of their poor financial history and prospects. For example, FHA generally refuses to count a wife's income on the grounds that it's not guaranteed.

The university drew up a more liberal set of requirements to use in picking families for the 50 houses. Under the university rules, for example, a wife's income is counted in the family's total financial resources.

Many of the applicants' finances were tangled. Their books were a jumble of installment debt and debt consolidations. Before their contracts were accepted, each was required



were accepted, each was required to straighten out his records.

In addition, each family had to make the usual down payment.

The university is keeping an eye on them. The families have been advised to set up small reserves so they can meet mortgage payments even if the husband should get sick or lose his job for a while. In several instances, the university counselor has helped homeowners find jobs.

While HHFA officials feel it is too early to say if the project will succeed, they note there have been no foreclosures so far.

In a related experiment, the Kate Maremont Foundation of Chicago is helping the government. The foundation is finding builders willing to put up 7.5 per cent of an FHA-backed mortgage as insurance against foreclosure.

Here the builder advises the homeowner on finances or hires someone else to do it. In return he gets a house to build and gets his money back if all goes well.

These two pilot projects are expected to reveal just how far good counseling can go toward improving the credit of low-income families.

If a significant number of the families make the grade without resort to counsel, then there may be a case for liberalizing FHA's loan rules. In short, it may be that FHA is turning down many people who could handle a mortgage.



# Cabinet Voice for Cities

THE CREATION of a new federal Department of Housing and Urban Affairs at the Cabinet level awaits only the President's signature.

It is not expected that this final gesture will be long in coming. The Cabinet-level department has commanded a prominent place on the President's list of must legislation.

As the problems of urban living have increased in number and importance it has become clear that they can be solved only through carefully planned and concerted effort.

The many federal agencies that have grown up in response to these problems will now be under the roof of a

single executive department.

The creation of a Department of Housing and Urban Affairs makes further sense because America is now an urban country with predominantly urban problems. It has been the past experience in other areas of American life that problems seldom command the attention needed to gain effective legislation without a Cabinet-level voice.

Finally this coordination of national agencies provides a good example for states to follow. Local initiative could be stimulated and local effort made more effective with better regional and state-wide coordination.

# Housing for Individuals

THE \$7.5 BILLION federal housing bill, described by President Johnson as the "single most important breakthrough in the housing field in the last 40 years," has been signed into law.

Perhaps the bill's greatest strength is that it will be able to deal with individual problems individually.

Unlike mass welfare or public housing programs the new measure deals with the man rather than the development.

The rent subsidy provision and the grants to home owners are the two most significant innovations.

Qualified families will be able to live in decent, privately-built homes for 25 per cent of their income. Certain homeowners with less than \$3,000 annual income will be able to receive home improvements grants up to \$1,500.

These measures aid the poor and elderly in the one most expensive and least controllable item in their budgets—the cost of housing.

The new law has the potential for not merely placating the poor but offering to them genuine assistance in escaping their poverty.

## Elderly Housing:

### Loan Figure As Expected

Champaign County Housing Authority director Harold Sloan Thursday said the figure cited earlier in the week in a release from Sen. Paul Douglas' office for a housing project for the elderly in Champaign represents 90 per cent of the total loan.

He said this appears to be a routine initial allocation from the Public Housing Administration for this type of project.

The total allocated thus far for the project is \$1,120,455, which is about 90 per cent of the total loan application of \$1,244,951.

He said the remainder of the funds should be forthcoming.

WEDNESDAY, AUGUST 18, 1965.

## THE NEWS-GAZETTE

### New Members Of Champaign Commissions

The Champaign City Council, in session for only 17 minutes Tuesday, approved appointments to three city commissions.

Appointed were:

Human Relations Commission: Joseph L. Clark, one-year term; Rev. John P. Deane, two-year term; and Mrs. William Boone, two-year term.

Citizen's Advisory Committee on Urban Renewal: Roscoe Tinsley, Robert Zachary and Henry Spies, all three-year terms; and Ralph W. Hopkins, two-year term.

#### Appeals Board

Zoning Board of Appeals: Leonard T. Flynn and Eugene Suggs, four-year terms; and Donald Dyer, two-year term.

In other action, the council approved a resolution supplementing the joint city-state improvement on Mattis to include city compliance with the 1964 Civil Rights Act, a necessity in order to receive federal funds for the project.

The council also adopted a resolution amending their co-operation agreement with the Champaign County Housing Authority to provide for the construction of 24 more low-rent units.

Councilman Virgil Wikoff said this would allow construction of 24 units for the elderly on E. White in conjunction with plans of the housing authority.

#### Add One Story

He said one story would be added to present facilities and called it a "reasonable and buildable complex."

The council voted to annex Hessel Manor into the city. A petition by the property owning corporation asked the annexation.

The council authorized the city clerk and city treasurer to reinvest \$23,000 of urban renewal funds and to invest the \$22,000 income in urban renewal funds for this quarter, making a total of \$45,000 earmarked for urban renewal.

The council also authorized the investment of \$20,000 of parking system revenue.

### Champaign's Annual Tax Levy Passed

The Champaign City Council Tuesday passed the annual city tax levy, which should result in a tax increase of less than one cent per \$100 assessed property valuation.

According to projected figures, the new tax rate should be approximately 63.5 cents per \$100 assessed valuation as compared to the present rate of 62.84 cents.

City Manager Warren Browning said the new rate was computed on an estimated tax base of \$169 million, an increase of \$2.7 million over the last compiled base.

Estimated revenue from the new levy is \$1,030,000 as compared to \$998,000 under the present levy.

The Council also passed the street and bridge fund levy calling for a total of \$74,000 revenue.

### Expect UR Area 1 Tentative Plans Ready Sept. 1

The tentative plan for Urban Renewal Project Area 1 is expected to be returned with recommendations from the Citizen's Advisory Committee on Urban Renewal by Sept. 1, City Manager Warren Browning said Wednesday.

After the plan is returned, the Champaign City Council will meet in study session to approve the plan tentatively.

After tentative council approval is secured, expected in mid-September, the city will contract to have engineering studies done in the project area.

When engineering studies are completed, a public meeting will be held and final approval of the City Council will be sought. Execution of the plan then will begin. Final Council action is expected in December.



# FHA Helps To Bury Cables Underground

By JOHN PIERSON

Special to The News-Gazette  
WASHINGTON — The Federal government has launched a campaign to bury those ugly power and telephone lines.

The campaign includes an old carrot and a new stick. The stick is that from now on the Federal Housing Administration (FHA) is going to require developers to put lines underground unless they can show that this would be much too costly.

FHA isn't anticipating any refusals, but a developer who failed to comply could lose his FHA financing. FHA makes home mortgages more attractive to lenders by insuring repayment of the loans.

The carrot is that underground lines make a house more attractive and thus increase its sale value. What's more, FHA will continue to allow the mortgage to be increased to cover the additional value.

This makes installation of underground lines virtually painless for the developer. FHA has always counted underground utilities as a site improvement for mortgages purposes. That's why one agency official expressed surprise more

developers haven't taken advantage of it.

Underground cables will be mandatory except where the cost is way out of line with the return. If the housing development's built on solid rock, for example, the government isn't going to require the builder to blast a trench.

Each case will be handled individually by FHA field personnel.

One problem may be a reluctance by power and telephone companies to install underground lines. If the builders are willing but the utilities companies refuse, FHA officials do not plan to penalize the builders.

FHA's action follows the White House conference on natural beauty. One of the conference's 14 panels focused its attention on the problem of unsightly overhead wires.

## Among the panel's recommendations:

—Utility companies should not only plan to install underground cables in new developments but should try to put existing overhead wires underground. It's estimated that utilities have some 10 billion presently invested in overhead lines.

— Electric power companies should try to share trenches with gas, water and other utilities. This would reduce the overall cost.

# FHA Sizing Up Housing Market

By Susan Bierstein

A survey of housing in Champaign - Urbana, the first of its kind made here, is being completed by the Federal Housing Administration in Springfield, FHA director Roy E. Yung said Tuesday.

Started two months ago at the request of Yung's office, the survey is expected to show additional housing needs in the two cities. The final report is scheduled for release in about 30 days, Yung indicated.

He said the FHA research and statistics division was asked to make the study "anticipating there would be additional requests in regular apartment projects as well as in below-market interest rate projects."

The survey "was in the regular course of business," he explained. "Since there's so much activity in the multi- and single-family residence field, it would be well to have a market analysis made."

A supplemental study may be made to determine how many Champaign - Urbana residents will qualify for the new federal rent subsidy program, signed in law after the survey began.

Speaking before the Champaign - Urbana American Business Club, Yung outlined qualifications for rent subsidies. Residents must be eligible for public housing and must fulfill one or more of the following specifications:

- Have been displaced by some sort of government action
- Be 62 or older
- Be physically handicapped

— Live in substandard housing

— Have had dwelling destroyed by a natural disaster

Under the new program, will insure mortgages on housing to be built by non-profit cooperative or limited dividend sponsors, Yung explained. Financing will be at the market interest rate, currently 5.25 per cent plus 1/2 per cent mortgage insurance premium.

Implementing procedures, creating instructions and regulations will soon be released, according to Yung.

## Implement Renewal

He pointed out that owning existing buildings will not qualify for participation in the subsidy program because government hopes to stimulate development of new housing to discourage perpetuation of slum conditions.

Rent subsidies will "help implement urban renewal by they will increase interest of the part of people in housing," Yung said.

His office already has "several inquiries" from others.

Other sections of the new law provide liberalization of mortgage terms for service men and veterans and for those valued above \$20,000, existing mortgage and insurance authorizations for one year and authorize FHA to make payments for one year half of home buyers who fault on their mortgages because of unemployment through back or closing of a federal installation.

# Sees 1965 Act Reducing Need For Public Housing

By DOUG BALZ

News-Gazette Staff Writer

If the 1965 Housing and Urban Development Act, signed by President Johnson Aug. 10 is favorably received by private contractors and builders, there will be "less need for public housing," Roy E. Yung said here Tuesday.

Yung, Federal Housing Administration director for this area, discussed the provisions of the new housing act at a meeting of the American Business Club.

One of the provisions of the act will provide rent supplements for qualified individuals. To be eligible for the supplements, a person must be eligible for public housing, and therefore in a low income family, Yung said.

## Set Requirements

Additionally, the person must meet one of the following requirements: must be displaced by governmental action; 62

years of age or older; physically handicapped; living in substandard housing; or be victim of a natural disaster.

The low income person pays 25 per cent of his income for rent, and as the income increases, the rent will increase, to the extent of 25 cents on the dollar, Yung said.

He said several contractors and developers have already made inquiries about the act.

The act also provides a new home mortgage insurance program for veterans who have not received any home financing assistance through the veterans administration, Yung said. Under this provision of the law, no down payment is required on the first \$15,000 of the FHA's estimate of the home's value.

## \$200 Minimum

Ten per cent down is required for the next \$5,000 of value, and 15 per cent for the value above \$20,000 to a maximum mortgage amount of \$30,000. FHA regula-

tions require the veteran to make a minimum cash investment of \$200, Yung said.

FHA's new regulations link the maximum home mortgage term—35 years for homes approved by FHA or the Veterans Administration and inspected by either agency during construction — to the buyer's ability to pay. If he can meet payments under a 30-year term, the longer term will not be used.

The 1965 act also authorizes the FHA to make payments for one year for home buyers who default on their mortgages because of unemployment through cutback or closing of a federal installation.

Yung said the FHA has greatly increased its volume of business over the past years. The volume has increased about 75 per cent over 1960. Defaults have decreased from 533 in 1964 to 431 in 1965, he said, and acquisitions have decreased from 273 in 1964 to 203 in 1965.

Wednesday morning press conference:

According to the statement, the CAC believes plans and land use were "generally well conceived," but points out "land in the project 1 area will affect race relations in Champaign."

## Some Outside

The CAC says further urban renewal can help bring about integration and better race relations or can foster segregation, and thus requests the City Council to consider planning part of the proposed 90 units of housing outside the area of project 1.



Rotary Hears Problems:

# U.I. Expansion, Urban Renewal Affect Urbana

By Jean Andrews

"Pressing in" by University of Illinois expansion and Champaign urban renewal are bringing problems to Urbana that call for new citizen interest, according to Mrs. Don Burkholder.

In the course of her talk to Urbana Rotary Club Tuesday, Mrs. Burkholder called for coordination among public bodies, over-all planning and zoning, strict enforcement of a housing code and citizen involvement.

Not only coordination between schools and parks, between housing and sanitary facilities, but also cooperation with the University is required, Mrs. Burkholder of the League of Women Voters pointed out.

"This is one place the University needs to take responsibility and it has not met it yet," she

asserted. She charged that the University has taken large pieces of land off the tax rolls without much advance warning to give the city a chance to compensate.

## Businesses Displaced

Mrs. Burkholder spoke of a problem in "what to do with the businesses on Goodwin Avenue" that are being replaced by U. of I. expansion.

One possibility, Mrs. Burkholder said, would be high rise apartments with first floor stores in that area.

She spoke of the importance of zoning in these matters.

The city faces a problem of overcrowded housing, of blight, as the University expands and displaced persons from Champaign's urban renewal area move to Urbana, she explained.

Without enough low cost housing, overcrowding will occur, she feels.

She noted that Hays School in north Urbana had 45 new pupils in the last few months of the term, the majority from Champaign's renewal area.

A good housing code and strict enforcement of it by "enough" inspectors "can help prevent overcrowding and the deterioration that occurs," Mrs. Burkholder indicated.

She urged long-range planning of apartments, rather than

scattered apartments here and there.

Mrs. Burkholder also spoke of the area around Lincoln Square as a potential blight area if something is not done about it. At the same time, she complimented those responsible for the "new" concept of the Square.

"Now that we have our foot in the door for using federal funds (for city planning), maybe we can undertake some type of urban renewal," she remarked.

"It behooves us all to think up new ideas," Mrs. Burkholder stressed.

Mrs. Burkholder said that the severe problem of uncontrolled growth is one that must be worked out. She urged citizen participation and interest.

## In Champaign:

# Commission Posts Filled

A number of appointments to various Champaign city commissions were announced Tuesday night and approved by the City Council.

Appointed to the Human Relations Commission were Joseph L. Clark, a Champaign school teacher; the Rev. Fr. John P. Deane, pastor of St. Mary's Roman Catholic Church, and Mrs. William Boone, chairman of the Fair Housing Bureau.

Clark's term will expire June 30, 1966, and Father Deane's and Mrs. Boone's on June 30, 1967.

Four persons, including Ros-

coe Tinsley, owner of Tinsley's Cleaners; Robert Zachary, Henry R. Spies, editor of the Small Homes Council - Building Research Council, and Ralph W. Hopkins, vice president Commercial Bank of Champaign, were appointed to terms on the Urban Renewal Citizens Advisory Committee ending June 30, 1968.

Leonard T. Flynn, Eugene Suggs and Donald Dyer were re-appointed to the Zoning Board of Appeals.

The terms of Flynn and Suggs will end June 30, 1970, and that of Dyer's, June 30, 1968.

# Area Housing Occupancy Rate 96.6%

A survey conducted in the Champaign - Urbana area June 23 by the Federal Housing Administration showed 3.4 per cent of all residences and apartments vacant and 955 new units under construction.

Conducted in cooperation with the post offices in Champaign, Urbana, Rantoul and Homer, the survey is the first of several planned for Illinois cities, according to B. R. Harper, assistant FHA director in Springfield. Since the survey is the first, there were no other figures available for comparison.

The figures were gathered for the FHA by mailmen in the four towns.

Results of the survey, released Thursday, showed that of 32,913 dwellings included, 25,232 were residences (single-family dwellings) and 7,681 were apartments. The vacancy rate for residences was 2.3 per cent, and for apartments, 7.1 per cent. There were 299 residences and 656 apartments under construction.

Harper said there were an estimated 110 new home applications (for single-family dwellings) filed for Champaign since January, and 100 for Urbana. There were 10 applications for new construction in Rantoul, and none in Homer.

## 390 Units in Homer

Of 390 units surveyed in Homer, 3.1 per cent were vacant, and of 4,983 units in Rantoul, 4.4 per cent were vacant. Five were under construction in Homer and 45 in Rantoul.

Here is a breakdown of statistics for Champaign and Urbana:

Total residences (single-family dwellings) and apartments surveyed in Champaign, 17,355, 3 per cent vacant, with 396 used (previously lived in) and 118 new; under construction, 586.

Total residences and apartments surveyed in Urbana, 10,185; 3.8 per cent vacant, with 235 used and 153 new; under construction, 319.

Included were 12,991 residences and 4,364 apartments in Champaign, and 6,951 residences and 3,234 apartments in Urbana. In both cities, 6.9 per cent of apartments were vacant. In Champaign, 1.6 per cent of residences were vacant; in Urbana 2.4 per cent.



# Congress Gives OK To Urban Agency

WASHINGTON (UPI) — In a dramatic acknowledgement of the urban age, Congress has reshaped the upper echelon of government to add a cabinet department aimed at the city-dweller.

Final congressional approval came Tuesday for legislation establishing the new "department of housing and urban development." All that is needed now is President Johnson's signature.

The new agency was conceived in controversy and chances are it will continue that way in years to come. The urban department will be the first cabinet department created since the department of Health, Education and Welfare (HEW) was set up 12 years ago.

It will be the 11th federal department and, at the beginning anyway, one of the smallest. The agency's future growth could be as phenomenal as the metropolitan explosion that spawned it.

Initially, the department of housing and urban development will be created merely by taking down one government sign and putting up another.

The present Housing and Home Finance Agency (HHFA) — an independent federal agency — will become the new urban department.

The result will be creation of

a new agency with about 14,000 employees, supervising government programs totaling about \$4.3 billion a year.

**In terms of work force, urban affairs will be the second smallest department in the federal government. Only the Labor Department has fewer employees (about 9,000).**

The birth of a federal department is a rare enough event in Washington to cause considerable excitement. The Urban Affairs Department is no exception.

Right now, the most important question being asked is: "Who will run the department?"

Municipal leaders who lobbied the law into existence and the congressmen and senators who voted for it are convinced the appointment will be the single most important factor in the agency's early stages of development.

The reason is that the law gives the new urban secretary authority to set up the administrative structure, including the parceling out of responsibilities to an undersecretary and four assistant secretaries.

How he divides these functions will determine the emphasis and direction of the department's program, at least in its infant years.

## Housing Loan Figures At Variance

An apparent discrepancy between the announced amount of a loan increase to the Champaign County Housing Authority for housing for elderly and the actual amount such a loan should have involved was disclosed Wednesday by Harold Sloan, director of the local authority.

In a telegram to The News-Gazette, Senator Paul Douglas said "a \$254,916 loan increase has been approved for the Champaign County Housing Authority by the Urban Renewal Administration. This amount added to the original loan of \$865,539 makes a total of \$1,120,455 for a high-rise building providing housing for the elderly. The loan increase will provide for an additional 24 homes in the complex."

Sloan told The News-Gazette this "apparently means a loan increase has been approved," but said the figure quoted by Sen. Douglas was considerably lower for both the original loan and the expected increase.

Sloan said the original estimate of cost for the project had been \$915,915, but before submitting the application to offices in Washington, D.C., regional offices in Chicago had added five per cent contingency to allow for changes, bringing the original cost to a \$961,711 total.

After bids were opened and it was discovered they were too far in excess of estimates by the housing authority and other engineers, it had been decided that the addition of two floors to the project, bringing an added 24 units, would bring the average cost per unit, (the primary consideration for granting loans), to a much lower figure.

After estimating the additional cost of two more floors, Sloan said we arrived at \$1,208,690, and the Chicago offices added three per cent as contingency. The request sent to Washington should therefore have been for a \$283,240 increase, making a total of \$1,244,951.

This figure would vary from the \$1,120,455 total quoted in Douglas' telegram.

Sloan said "I have not yet been advised of the approval of an increase by the Chicago regional offices. Until then, I would say there may have been some mistake in figures submitted to Sen. Douglas, but assume there has been approval of our requested increase in loan for the project."

Following Sloan's statement, sources could not be reached for comment at Sen. Douglas' Washington offices.

Sloan added he was further

## Five UR Changes Are Recommended

Five changes, the major one being the location of some of the 90 planned housing units outside the urban renewal project 1 area, were recommended by the Citizen's Advisory Commission on Urban Renewal after completing their study of the tentative plan, City Manager Warren Browning said Wednesday.

Browning said the suggested changes were taken under advisement by the City Council.

Browning read a statement of CAC chairman John Barr, at a

Other changes suggested by the CAC were:

—Density in the multi-family area in project 1 is too dense.

—Two small parks should be provided in the multi-family area to increase open space and cut density.

—Buffer Of Trees

—A buffer of trees should be planted between the railroad and the multi-family area.

—Further enlargement of Douglass Park is not desirable because of the increase in traffic problems which would result.

Thought should be given to maintaining the present size of Douglass Park and maintaining roads around the perimeter. The CAC said planned street improvements and sites and amount of land set aside for business in the area were satisfactory.

After the council acts on these recommendations, engineering studies in the area can begin.



## CHAMPAIGN-URBANA COURIER

### Mail Bag:

# Giving Urban Plan Time

Citizens Urged to Consult With City Officials.

To the Editor,

Sir: I read with interest the comments of the Reverend John A. Taylor of Urbana's Unitarian Universalist Church with regard to the urban renewal program of the City of Champaign in your issue of September 13.

As an individual, and not as a member of the Citizens Advisory Committee on Urban Renewal, of which I am vice - chairman, I believe that the Reverend Mr. Taylor must have a great gift of insight if, in one week of residence, he could determine the attitudes and needs of the residents of northeast Champaign with greater accuracy and understanding than Councilman Stratton; the Reverend Mr. Blaine Ramsey, Jr., Mr. Roscoe Tinsley, and Mr. Robert Zackery of the Citizens Advisory Committee; Mr. George Pope, chairman of the Northeast Neighborhood Committee and the many residents of the area and the entire city who have cooperated in the development of the urban renewal program.

The program, which will soon be released to the public by the City Council, will not produce "Instant Utopia." It will not instantly eradicate prejudice either. However, a great many people are working very hard with the program to prevent the establishment or continuation of a "ghetto", black, "pastel" (to quote Rev. Taylor), or white. The week - old resolution of the Champaign City Council on housing is a reaffirmation of that fact.

I do believe that the urban renewal program, as it is presently formulated, can and will be an important step toward the elimination of the social and economic prejudice which is the greatest problem in the north-

east area.

Since the Reverend Mr. Taylor undoubtedly has constructive suggestions as well as criticism, I would be happy to discuss them at any time, either now or after he has seen the urban renewal plan. I believe that this type of consultation with the appropriate committees and officials will produce a more effective result than public statements which tend to undo many hours of effort devoted to the same end which Reverend Taylor says he wants.

HENRY R. SPIES

Champaign

### Magazine Story Offers Urban Renewal Hints

To the Editor,

Sir: The September 21, 1965 special issue of Look deals with: "Our Sick Cities and How They Can Be Cured."

Since Champaign - Urbana is one of the 225 metropolitan areas of over 50,000 population, this issue is particularly pertinent. Especially for those who have questions (one way or the other) about urban renewal, downtown deterioration, housing, education, transportation, legislative reapportionment, and the role of the Federal government.

These articles won't offer any pet panaceas but they do present much needed factual background data (a prerequisite for any constructive action) and what several cities are actively doing to improve themselves.

Taking into consideration the daring imagination of Lincoln Square, I strongly recommend that the two mayors, councilmen, aldermen, and the others in our local power structure read this issue thoroughly.

CONCERNED CITIZEN  
Champaign

## THE NEWS-GAZETTE

# Champaign Pledges Fair Housing Push

By JIM KLOSOWSKI

News-Gazette Staff Writer

The Champaign City Council Tuesday unanimously adopted a resolution pledging the council and mayor to work to end the pattern of segregated housing in Champaign.

In voting for the resolution, Councilman Kenneth Stratton pointed out that it goes farther than the council's three previous statements on housing conditions.

"This resolution is just a little different," Stratton said, "in that it does recognize that a problem exists."

Other resolutions, adopted in 1963 and 1965, were less specific and merely alluded to the problems of segregation and discrimination in housing, according to Stratton.

### Blighted Areas

The resolution states that "a pattern of segregation in housing both perpetuates and aggravates conditions causing blighted areas within our City."

The resolution also condemns discrimination in housing as detrimental to the aims of modern society and incompatible with Champaign's Urban renewal programs.

The statement also recognizes the "right of every citizen to live in a residence which meets at least minimum standards," and that choice of residence should be limited only by the individual's means and not by race.

To end discrimination the resolution formally commits the mayor and city council to use their authority to carry out, "in both spirit and word," local, state and federal housing laws.

### Urges Citizens

Furthermore it pledges the city to "urge all citizens, both individually and as groups, to participate in ending the pattern of segregated housing."

Stratton said he hoped the spirit of the resolution will be followed by the community. He also complimented the community on the steps taken thus far in meeting the housing problem.

"I feel many citizens of our community are accepting the progress being made in the field of open occupancy," Stratton said.

Following passage of the resolution, George Pope told the council "a good thing has happened this evening."

"It may not be quite as strong as some would have wished, but it is a good resolution," Pope said.

Pope is a member of the Champaign - Urbana Improvement Association and a

# Fair Housing Resolution To Council

The Champaign City Council Tuesday night will consider a resolution pledging the mayor to urge all local citizens and groups to help end segregated housing.

Routine approval is expected, as City Manager Warren Browning described the resolution Tuesday as a "reiteration of city policy."

The proposed resolution states that the mayor and council recognize that a person's choice of housing should be limited only by the individual's means.

The resolution says that a pattern of housing discrimination is detrimental to the aims of modern society, is not compatible with the city's Urban Renewal program, and both perpetuates and aggravates conditions causing blighted areas within the city.

To eliminate this, the resolution says, "the Mayor and Council will use their authority to carry out — in both spirit and word — the local, state and federal laws with respect to all aspects of housing."

It also provides that "the Mayor and Council will urge all citizens, both individually and as groups, to participate in ending the pattern of segregated housing."

The resolution cites a number of previous instances in which the council has expressed its concern with housing conditions.

These include a resolution titled "Statement of Policy on Urban Renewal and Relocation" adopted April 3, 1963, and resolutions dated April 7 and April 20, 1965, prohibiting discriminatory practices in urban renewal and accepting compliance with Title VI of the Civil Rights Act of 1964.



# Set Amounts For UR Moving Costs

The Champaign City Council Tuesday adopted two payment standards to guide the city in re-locating persons and families displaced by urban renewal programs.

The council first approved use of a monetary schedule to be used by the urban renewal department in reimbursing persons for moving costs.

The schedule was based on a survey of four local moving companies, according to David Gensemer, urban renewal director, and indicates the average

moving cost per room of furniture.

Repayment will be made as follows: for two rooms of furniture owned, \$27; three rooms, \$37.50; four rooms, \$48; five rooms, \$60; six rooms, \$75; and seven or more rooms, \$87.

## No Furniture

Individuals not owning furniture will receive \$5 and families without furniture will get \$10.

The second schedule approved establishes rates of annual rent costs which the department will use in seeking suitable housing for displaced individuals and families.

The figures, which Gensemer said represent the average gross rental costs required for "decent, safe, and sanitary dwellings," are as follows:

Zero to 1 bedroom, \$1,118 annual rent; two bedrooms, \$1,488; three bedrooms, \$1,644; and four or more bedrooms, \$1,580.

The figures were taken from standards now used by the Champaign County Housing authority. Adoption of the scale "solidifies the position" of urban renewal with the local housing authority," Gensemer said.

## 'Not Absolute'

Gensemer emphasized that the figures used in both the moving payment and rental schedules are guides "to shoot for" and do not represent absolute fixed amounts.

With the figures as guides, the department will be able to better assess, and if necessary, reject requests, Gensemer said. Also at Tuesday's meeting the Council re-appointed Mollie C. Pyles and David S. Brown to two-year terms on the Champaign Human Relations Commission.

The council also gave final approval to the financial agreement with the state and county for the improvement of the city office building.

# Renewal Plan About Ready

A tentative version of Champaign's urban renewal program is expected to be made public "in a week or two", City Manager Warren Browning said Tuesday.

Public hearings on the plan are expected to be scheduled within two or three months, he said.

The City Council has completed its study of recommendations concerning the plan made by the Citizens Advisory Council on Urban Renewal (CAC) and some modifications have been made in the plan as a result. What these modifications are has not been made public.

The council has now returned the tentative plan to the CAC for the CAC's final perusal before the City Council gives approval to the tentative plan.

It will still be possible to work for changes in the tentative plan after the plan has been made public, Browning assured.

CHAMPAIGN-URBANA COURIER

THURSDAY, SEPTEMBER 9, 1965.

THE NEWS-GAZETTE

# New Renewal Housing Plan Is Studied

By Paula Peters

Funds may be available for "demonstration" housing to be used by persons displaced by Champaign's Urban Renewal program.

This was announced Thursday at the first meeting this fall of the Human Relations Commission. The Commission is investigating this and other means by which it might help supply housing for displaced families.

Mrs. William Boon, newly appointed member of the body, reported that the federal government makes demonstration grants for low-cost housing.

The aim of the demonstration grants is to help develop relatively small housing projects, to demonstrate to private industry that such projects are possible.

James Williams, relocation director for the city's Department of Urban Renewal, noted that Rudard A. Jones, director of the University of Illinois Small Homes Council, also has explored the area of demonstration grants.

## \$8,500 House

Jones, according to Williams, could furnish plans for homes that would meet Federal Housing Authority standards. It would be possible to obtain a lot for \$2,000 and build such a home

# LBJ Signs Urban Post Into Law

WASHINGTON (AP) — President Johnson gave the nation cities a place in his Cabinet Thursday by signing into law a bill establishing the new department of Housing and Urban Development.

Who will speak for the cities as secretary of the agency in the Cabinet, was not announced at the White House ceremony.

The speculation is that eventually will get around naming Robert C. Weaver, director of the Housing and Finance Agency, which is core of the new department.

If Weaver is appointed confirmed by the Senate would be the first Negro to serve in a president's net.

The President hasn't hinted at his choice, however, and others have been mentioned in rumors, among them Robert C. Wagner, who is not seeking re-election as mayor of New York, and Albert Rains, an Alabama Democrat who specializes in housing legislation who is a member of the House.

The new department plans the Housing and Finance Agency and puts one roof urban-oriented programs now scattered among several departments.

The Federal Housing Administration and the Federal National Mortgage Association among the subagencies that will be absorbed. Unlike the others, these two will retain their names and identities.

If Weaver gets the top job, mayor or another city official likely to be appointed as secretary.

# Project 1 UR Plan Returned

The tentative plan for the project 1 area for urban renewal has been returned by the Champaign City Council to the Citizen's Advisory Committee on Urban Renewal for final perusal, City Manager Warren Browning said Tuesday.

Browning said he expected the CAC to return the plan to the council in about a week, at which time the council is expected to give tentative approval.

After this approval is secured engineering studies in the project area may begin.

After engineering work is completed a public hearing on the plan will be held, after which final council approval may be given and land acquisition can begin.

Browning said he expected to have the public meeting in two to three months.



For Displaced Urban Renewal Homes:

# NE Homeowners Seek Land Out of Ci

The Northeast Homeowners Association is seeking 10 to 15 acres of land outside the city limits to use as sites for homes doomed by urban renewal.

Members of the association whose houses are slated for demolition may purchase homesites on the association's plot and move their present houses to the new sites.

This plan was announced Monday by the Rev. A. W. Bishop, president of the Northeast Homeowners Association. He said the plan was approved at a meeting of the association's membership.

The association is now advertising for 10 to 5 acres within

a 5 to 10 - mile radius of Champaign.

The Rev. Mr. Bishop said the plan "is the only way we can think of at this time to make it possible for some of the people to continue to own their own homes."

## Can't Buy New House

He said the association feels that under urban renewal "many won't be able to buy one of the new houses and many would have to be crowded into public housing although they'd rather not."

The urban renewal department, the Rev. Mr. Bishop said, has estimated that individual homesites will be resold after

clearing for about \$1,800.

The association hopes to beat this price by buying a large tract in a single purchase and keeping the price of an individual homesite to a minimum.

"The price of one of our lots will probably be less than any other site available, and the price of moving the house will certainly be less than the cost of buying or building a new one," explained.

The association has some funds on hand for the project and will discuss further financing at later meetings.

## Details Unknown

One of the difficulties of planning the project at this stage,

he said, is lack of knowledge concerning which homes will be demolished in the urban renewal program.

"If we knew that at least 25 to 50 of our members were going to be moved, then we'd know how to proceed with our plans," he said.

The tentative plan for use of land in the urban renewal area has not yet been made public. Public hearings are expected this fall.

The Northeast Homeowners Association is one of the groups which has been working to have the 90 public housing units proposed in conjunction with urban

renewal located outside urban renewal area.

The association feels that moving the units within the area will mean too concentration of public in one area and will segregation in housing.

The Rev. Mr. Bishop's association hopes to relocate families outside the city and outside city council jurisdiction.

No available land for the project has yet been found, the association is willing to look 10 miles "north, east, south, west — any direction" — pastor added.





## ESPECIALLY FOR KIDS:

The children get a big break in the Fresno, Calif., downtown pedestrian mall when parents shop. Special play areas are set aside for them. A concrete turtle makes good climbing as children play following the leader.

(AP Wirephoto)

## Downtown Area Revived:

## Fresno's Mall Is Success

Fresno, Calif. (AP)

One year ago the city of Fresno, in a spectacular reply to the lure of suburban shopping centers, ripped out 10 blocks of its main downtown business street and put in a pedestrian mall.

People wondered — will it work?

Today, busily waiting on customers who stroll in from the flowery, tree-shaded mall, storekeepers are almost unanimous in answering that, yes it is working, fabulously well.

About the only opposition has come from one shoe store owner who declines to give his reasons. He planted onions in one of the flowerbeds as a form of protest.

Downtown Fulton Street was noisy, dirty, clogged with cars, and parking was a long-shot gamble.

Today the \$1.6-million, 10-

block mall, financed by renewal and local funds, is a sprightly place. It invites shoppers to relax and seems to put them in a buying mood.

Splashing fountains, watercourses, shaded walkways and small protected play areas for the kids dot the stretch.

Beds of flowers are in bloom, and \$150,000 worth of modern statuary adds to the atmosphere.

For those who tire of walking, there are pleasant electric carts, chauffeurs at 10 cents a ride.

There still are complaints about parking being insufficient.

The mall merchants tell the words of a housewife said, "It makes me want to come downtown to shop."

Delivered on R.F.D. Routes Sept. 9, 1965

# City Council Takes Fair Housing Stand

By David Witke

The Champaign City Council Tuesday night took its strongest stand to date on the issue of fair housing.

The council unanimously adopted a resolution pledging that the "Mayor and Council will urge all citizens, both individually and as groups, to participate in ending the pattern of segregated housing."

The council's action was praised by Councilman Kenneth O. Stratton and by George Pope of the Northeast Neighborhood Association.

While some councilmen apparently felt the resolution was but a reiteration of existing city policy, both Stratton and Pope said the resolution goes further than the council's previous stands on the subject.

Stratton said the difference lies in the fact that the new resolution "recognizes that a

rather than merely alluding to a problem in general terms."

Pope said the resolution "may not be quite as strong as some persons might have liked to have it. But it is a good resolution."

He said he felt the resolution's wording was a constructive step in the direction that local civil rights groups have hoped for.

The resolution describes discrimination in housing as "detrimental to the aims of modern society" and as "not compatible with the urban renewal programs of the city."

It states that "a pattern of segregation in housing both perpetuates and aggravates conditions causing blighted areas within our city."

And it affirms that the city council recognizes "the right of every citizen to live in a residence which meets at least

of which is limited only by the individual's means, and not by race."

## In Spirit and Word...

The resolution pledges that "the Mayor and Council will use their authority to carry out — in both spirit and word — the local, state and federal laws with respect to all aspects of housing."

Stratton said the resolution is a "compliment to the community" because it reflects progress that is being made within the community.

He said he had been told recently by the president of the Board of Realtors that it is now the policy of the board to show houses without regard to race.

He called this a "great step" and noted that this policy would indicate that real estate agents still refusing to show houses on a nondiscriminatory basis apparently are not members of the Board of Realtors.



# Out-of-Area Relocation Urged for Renewal Units

By David Witke

The Citizens Advisory Committee on Urban Renewal recommended Tuesday night that part of the 9 units of public housing proposed for Champaign's urban renewal area be located outside the Project 1 area.

The CAC told the city council that such action could help improve race relations and promote integration.

This was one of five recommendations made for improving the urban renewal plan after the CAC completed its study of the tentative land use plan.

The other recommendations are:

—That consideration be given to retaining Douglass Park at its present size, rather than expanding it as planned.

## Behavior Problems

The proposed enlargement "could add to already existing behavior problems," the CAC said. It was further recommended that if the park is enlarged, roads be built around the perimeter and within the park, since the CAC feels the present problems arise partly from lack of surveillance and control.

—That consideration be given to developing two new small parks in the western section of the project area, an area designated for high-density housing.

The parks would provide green space and reduce the proposed density level, which the CAC feels excessive.

—That a buffer zone of some type be developed between the high-density housing area and the Illinois Central Railroad tracks, which border the area on the west.

## Plan Lauded

The CAC praised the present renewal plan on a number of points:

—The committee found the plans for land use "well conceived."

—Plans to demolish "so few" standard homes were termed "commendable." (City Manager Warren Browning Wednesday declined to disclose the exact number of standard homes to be demolished, but said they are "very few.")

—Street plans in the renewal area were called "a big improvement."

—The amount of land tentatively designated for business

uses was found satisfactory.

The CAC's recommendation concerning the public housing units should give considerable impetus to long-standing efforts by local civil rights groups to place some of the public housing outside the project area.

The rights groups have contended that the recommended location of the 90 units — in the northwest part of the Project 1 area — would reinforce ghetto living.

It is expected that the city council will give serious consideration to the CAC's recommendations. The federal government's desire for a maximum of citizen participation in urban renewal planning is well known.

The CAC made no suggestion as to an alternative site for the public housing units.

The CAC's recommendations, contained in a report written by chairman John Barr, were made to the council during a closed meeting Tuesday night. The tentative urban renewal land use plan has not yet been made public.

Public hearings are expected this fall.



# Council Okays Urban Renewal

## Champaign Council Votes 5 to 1 To Proceed With Urban Renewal

### Project No. 1 To Go Ahead In Champaign

By Paula Peters

Champaign's Project I area urban renewal plan was approved Wednesday by a 5 to 1 vote of the City Council, but if the audience had cast votes on the issue, it would have been soundly defeated.

Immediately after the vote was taken the Rev. A. W. Bishop, president of the Homeowners Association of Northeast Champaign and a leading opponent of urban renewal, stood on a chair and called out:

"Don't let this scare you. I'm filing a Title 6 complaint tomorrow morning."

Such a complaint, under Title 6 of the Civil Rights Act of 1964, likely would charge segregation exists in public housing here, and that urban renewal as planned would lead to further racial containment.

The announcement, though, was almost an anti-climax to the three-hour public hearing, in which councilmen listened to 13 talks favoring the urban renewal plan and 26 opposing it.

#### Show Opposition

The bulk of the audience, which numbered more than 300, was against the plan and let their feelings be known by frequent outbreaks of applause and less frequent booing or shouts of "No, no!"

Prominent among the opposition speakers was the Rev. Mr. Bishop himself, who read a statement of the Homeowners Association and the Champaign County Chapter of the NAACP. He also claimed to have support of the People's Poverty Board.

The groups, he said, "stand together in opposition" to urban renewal, because of placement



**PACKED HEARING**

An estimated 300 persons either sat or stood over 3 hours Wednesday night while the Champaign City Council listened to citizens who attended the meeting either sup-

porting or objecting to Champaign's urban renewal project. The council, far right, finally voted to go ahead with the project by a 5 to 1 vote.

At left center holding a paper and speaking is David Gensemer, urban renewal director.

(Photo by Bob Leavitt)





ere—with a little paradise next  
the railroad tracks."

Robert E. Eubanks, 602 E.  
oughton St., represented the  
Community Integra-  
said "supports  
principle of urban renewal,  
t disagrees completely with  
any elements of this plan."

He termed the plan "woefully  
icient in social planning,"  
nting out that the "social  
uses of slums are just as im-  
tant as the physical causes."

As did many of the other  
akers, Eubanks took pub-  
housing locally to task, say-  
the housing authority here  
been "pleaded with, cajol-  
and argued with for many  
rs."

also questioned the atti-  
of the Unit 4 school board  
the Champaign recreation  
park boards to portions of  
project concerning them.

ul Somers, 612 S. Prospect  
questioned the significance  
public support for the pro-  
pointing out the majority  
speakers favoring it "rep-  
what I may call a spe-  
erest group."

st Homes  
were social workers, he  
and the only homes they  
o in northeast Champaign  
es with problems."

sition from the Cham-  
rbana Meeting of the  
s Society of Friends was  
Ben Johnston, 1003 W.  
St., Champaign, who  
statement signed by  
ars, clerk of the ses-

erated the most  
heard complaints and  
riend Meeting "can-  
the present plan"  
n questions it has  
ettled.

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as Mrs. Alice  
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ative director  
Champaign  
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capable,  
at par-  
to the

off, stating his decision was  
"not easily made," cast a "re-  
luctant yes vote."

He promised to oppose, as he  
has in the past, any tax in-  
crease connected with the pro-  
gram, and pledged to the "peo-  
ple concerned" to do his part  
to see that "all are treated fair-  
ly and equally, and that no one's  
house is taken away if they  
don't want it to be, unless it's  
absolutely necessary."

Official statements of support  
for urban renewal read at Wed-  
nesday's public hearing included  
one from the Human Relations  
Commission, represented by  
Chairman Donald E. Moyer.

According to the statement,  
the proposed project does fill  
qualifications of being "desir-  
able" and "practical."

A third criteria, whether it is  
"humane," would be filled, the  
statement read, "only if our con-  
cern for persons to be relocated  
is translated into real, practical,  
solid action."

The statement pointed out  
there must be housing available  
for relocation both inside and  
outside the project area.

This, Moyer read, must be pro-  
vided to give those dislocated  
by the project a free choice and  
avoid "racial containment."

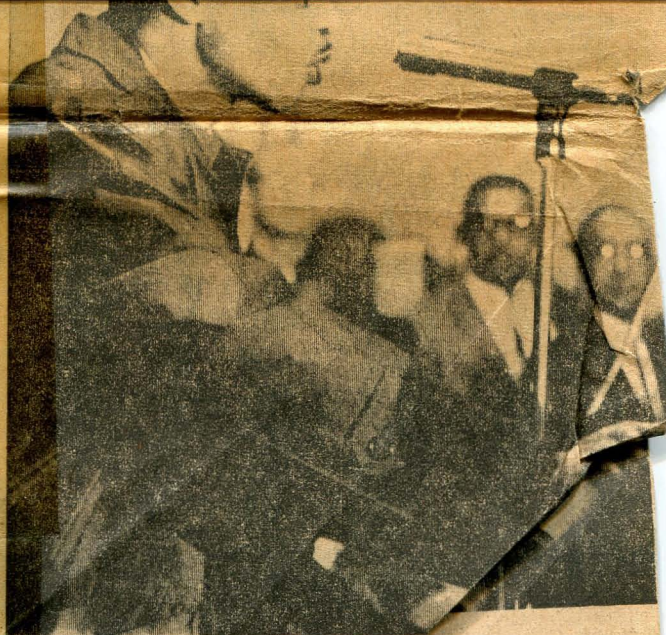
He listed several HRC proj-  
ects in the housing field, and an-  
nounced the Low Cost Housing  
Demonstration Committee will  
hold a workshop Dec. 3 at the  
Project Area office for families  
with annual incomes of \$5,000  
or under who are interested in  
buying new housing.

The committee currently has  
an option on land and is em-  
phasizing a "pilot project" of 15  
to 20 units. A new proposal for  
the program will be drawn up  
after the workshop.

"Your Human Relations Com-  
mission," he concluded, "as a  
responsibility of its support,  
pledges you both at the group  
level and the individual level.  
maximum support at the  
humane level in the development  
of Project 1 of Champaign's ur-  
ban renewal. We seek the active  
help of all our people."

Among statements of support  
for urban renewal read at the  
public hearing Wednesday were  
those from Arthur Lewis of W.  
Lewis & Co. and Stanford Sho-  
lem of Sholem's Shoes.

Lewis' statement, read by  
Jack Petry, said in part, "I  
believe that the urban renew-  
program, if properly conduct-  
should prove beneficial to



#### TESTIFIES FOR RENEWAL

Louis Nash, 411 E. Beard-  
sley Ave., one of two Project  
I area residents to speak in  
favor of urban renewal Wed-

nesday night, addresses the  
city council and an audience  
of more than 300. Nash has  
long favored the project.

#### Urban Renewal:

## Vote Explained By Councilmen

entire community and not simply  
to those who might receive the  
immediate benefits therefrom."

"Adequate housing for all  
people is essential to promote a  
healthy atmosphere for all resi-  
dents of this community."

Said Sholem, "I sincerely feel  
that this serves the entire com-  
munity by making our entire  
community a better place in  
which to work and live."

"I suggest we have areas in  
our community where, for one  
reason or another, we have rea-  
son for concern, if not sorrow.

As a businessman, I am natu-  
rally inclined to think about eco-  
nomic considerations, too. And  
even though I would personally  
wish that we could do the job  
without federal involvement, I  
know of no solution other than  
the plan proposed at this time."

For all the seriousness of the  
evening, everyone present at the  
public hearing on urban renewal  
Wednesday joined in laughter  
minutes after the Rev. A. W.  
Bishop began his presentation.

"We stand together opposing  
the existence of . . ." began  
the minister, but his words were  
drowned out as an easel bearing  
a display of urban renewal ma-  
terials came crashing to the  
floor at the side of the room.

"That's all right, mayor,"  
said as the audience react-  
subsided. "The Good Book  
that everything happens for  
the best."

The easel, incidentally,  
fallen victim to a not  
newspaper.





**HOMES IN THE BLACK COMMUNITY 15 YEARS AGO**  
... some substandard dwellings are gone — some remain

News-Gazette Photo by Robert K. O'Daniel

# School Outlook Is Bright

## BETTER OFFER

The Urbana Education Association received an offer from the Urbana Board of Education late Saturday night that was described by a spokesman for the UEA as "better than the last one".

The spokesman said that the UEA is "scrutinizing" the new proposal and added that the proposal represented "progress" in the negotiations between the UEA and the board.

By DENNIS SULLIVAN

News-Gazette Staff Writer

The situation appears to grow brighter by the hour in contact negotiations between Urbana School District 116 and the

consider the UEA's latest proposal. As of 11 p.m. the board had not replied to the proposal.

"The economic package is the issue in the balance," Andrews explained. "That is the most difficult issue. It was the major hurdle at 6 a.m. Monday, and it still is."

Contract talks had broken off early last Monday because the two teams could not agree on an acceptable salary schedule for the teachers.

Agreement was reached on

a base salary of \$7,400 for a teacher with no experience and a Bachelor's degree, but the UEA wanted an increment scale comparable to that agreed to by Champaign teachers last month.

Andrews said that the other

items under negotiation would likely be settled if the salary schedule could be agreed upon.

Andrews said that he was hoping the two teams would reach agreement Saturday night. He also had strong words concerning what would happen if no agreement was reached.

"If this thing doesn't settle tonight," he said, "we're going to take the gloves off."

"Taking the gloves off" would mean the expedition of the National Education Association sanctions against the board and the school system and some "skeleton digging," according to Andrews.

Legal proceeding would also be involved in "taking the gloves off."

"We would seriously consider legal action if the strike can't

## Mothersingers Start Season Thursday

The Champaign - Urbana Mothersingers Choral Organization will begin their 1970-71 singing season on Thursday. This group is made up of women

## Art Fair Deadline Is Near

## Corn Blight Photos

WASHINGTON (AP) — Several airplanes have been scanning Indiana farmlands the past three weeks seeking to identify areas hit by southern leaf blight of corn from photographs and sensor equipment.

The National Aeronautics and Space Administration said Saturday results to date indicate that recurrent corn blight can be identified from aircraft, not only in the severe stage but at earlier stages of the fungus infection as well.

Analysis of data obtained in conjunction with Purdue University, Lafayette, Ind., has not been completed, NASA said.

However, various gradations in color appear only when the blight is present.

"The results can be important to agriculture in the future," NASA said.

"Remote sensing can give farmers warning of encroaching or present crop disease before they are aware of it.

"Large areas of farmland may be quickly surveyed from the air, and probably by satellite.

"Knowledge of the type of crops, their vigor, determination of the damaging agent and, eventually, the yield per acre may be used reasonably and accurately on a timely basis to help keep the supply of essential food or fibers in balance with demand."

The crops were studied over an area from Michigan City, in northern Indiana, to Evansville, in the southern part of the state.

NASA's earth resources aircraft, an RB57F jet from the Manned Spacecraft Center, Houston, photographed the stricken crops from an altitude of 60,000 feet in color, black and white, and infrared.

A Purdue University Beechcraft photographed with multiband cameras from 5,000 to 10,000 feet. A University of Michigan C47 employed a multispectral scanner from 3,000 feet, and an Air Force C131 covered the area with cameras

from 17,000 feet.

More missions are to be flown in the next 10 days, until all of the corn crop—only part of it now matured—is ready to harvest.

Purdue's Laboratory for Applications of Remote Sensing is to evaluate the blight detection results.

## Mercy Hospital Has Area's 1st Successful Open Heart Surgery

The first successful open heart surgery was performed by a team of surgeons and paramedical staff at Mercy Hospital Friday.

In what has been termed the first in the area, the surgeons worked on correcting an obstructive disease in a major coronary artery. During the operation, the patient's heart was purposely stopped for 40 minutes and his circulation was supported by a heart-lung machine.

A spokesman for Mercy Hospital said the patient is doing very well and a full recovery is expected.

## 3 Hospitalized A Two-Car Accident

BONDVILLE — Three persons were admitted to Carle Foundation Hospital in Urbana for medical attention after they suffered injuries in a two-car collision on Illinois 10 near Bondville Saturday.

Mrs. Mittie Greenarch, 75, of White Heath, a passenger in a car driven by William C. Greenarch, 45, of White Heath was reported to be in the intensive care ward at Carle. Delyvan Smith, 17, of 1801 Clover Lane, C, driver of the other vehicle, and Randy Andrews, 15, of 1608 Caroline,

a reality. L opened to th boating and dream of th far from a r With this b the forest r hopeful that will someday the Lake of 1 which is one jects in th

## Athe Wilo

By R

Special to T SPRING

Lockart of A the Conserva new head Resources Di

Lockart's a new post ha by Acting De Dan Malkovic

Lockart suc who is joining Systems Plan Division. Eva staff assistan The Division the responsib orderly expan park and recr Lockart w

C, a passeng car, underw hospital's em a condition available.

Greenarch Greenarch, 38 were treated but were not a Illinois State was driving v when he app front of the driven by Gt ident occurr three-fourths Bondville.



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By DENNIS SULLIVAN

News-Gazette Staff Writer

The situation appears to grow brighter by the hour in contact negotiations between Urbana School District 116 and the Urbana Education Association.

Talks resumed late Saturday morning at the Holiday Inn after the UEA had called a recess at 1 a.m. Saturday "to do some work."

In a press conference Saturday night, Morris Andrews, UEA mediator and spokesman, said that the UEA had submitted a proposal to the board Saturday morning and felt it "was a step forward" in the continuing talks.

Andrews said he was encouraged that the board submitted a "favorable" counterproposal a short while later.

"We then submitted a second proposal," Andrews said, "and if they (the board) come back with a favorable response, it would be a step to settlement."

"But if they say 'no,'" Andrews continued, "you can expect a long, hard drawn-out process to set in."

The board of education's negotiating team asked for a four-hour recess at 4 p.m. to

consider the UEA's latest proposal. As of 11 p.m. the board had not replied to the proposal.

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"Taking the gloves off" would mean the expedition of the National Education Association sanctions against the board and the school system and some "skeleton digging," according to Andrews.

Legal proceeding would also be involved in "taking the gloves off."

"We would seriously consider legal action if the strike can't be settled by Tuesday," Andrews said.

"No longer are we going to be second-class economic citizens, and we're not apologizing for wanting to be adequately paid."

Andrews announced that Michael Arisman of the press, radio and television division of the NEA has been called in to assist the UEA in negotiations with the board.

Negotiations are scheduled to continue through the Labor Day weekend, with both teams aiming for a settlement by Tuesday.

## Hyland Named To Fair Housing Board

Jacob Hyland, 1304 Philo Road, U, has been elected chairman of the Urbana Fair Housing Board.

Mrs. J. N. Leonard, 606 W. Indiana, U, was elected secretary, at the board's meeting Friday.

## Mothersingers Start Season Thursday

The Champaign - Urbana Mothersingers Choral Organization will begin their 1970-71 singing season on Thursday. This group is made up of women who are interested in singing and is open to any woman in the Champaign - Urbana area.

The Mothersingers meet every Thursday morning from 9:30-11:00 at the University Place Christian Church, 403 South Wright, Champaign. A babysitting service is provided for preschoolers in a well-equipped nursery in the church. Parking is available in the northeast church lot. A coffee will be given on September 10 for all the new women and members.

Call Mrs. Bertrand Henne for more information or if transportation is needed.

The Mothersingers are a P. T. A. sponsored group and sing upon request in the area. New officers for the year are Mrs. Henne, President; Mrs. Sherman Suter, Director; Mrs. Richard Kaptain, Accompanist; Mrs. Clarence Crozier, Librarian-Treasurer; and Mrs. James Kroemer, Public Information.

## Art Fair Deadline Is Near

The deadline for entering the Urbana Association of Commerce, Retail Divisions', 11th annual sidewalk Art Fair is Tuesday, Sept. 15, according to J. W. Withers, executive vice-president of the association.

Withers said that applications are being received from throughout the state as participants will compete for the more than \$600 in cash and merchandise prizes.

Demonstrations of arts and crafts will be held at the Fair slated for 9 a.m. to 5 p.m. on Saturday, Sept. 26.

Withers said a \$5 registration fee is charged to all participants but no commission is collected for items sold during the fair.

Frontage space is limited, Withers said, so early applications are being encouraged.

Anyone interested in participating should contact the Urbana Association of Commerce Office, 121 S. Race, U, for applications.

tion of the damaging agent and, eventually, the yield per acre may be used reasonably and accurately on a timely basis to help keep the supply of essential food or fibers in balance with demand."

The crops were studied over an area from Michigan City, in northern Indiana, to Evansville, in the southern part of the state.

NASA's earth resources aircraft, an RB57F jet from the Manned Spacecraft Center, Houston, photographed the stricken crops from an altitude of 60,000 feet in color, black and white, and infrared.

A Purdue University Beechcraft photographed with multi-band cameras from 5,000 to 10,000 feet. A University of Michigan C47 employed a multispectral scanner from 3,000 feet, and an Air Force C131 covered the area with cameras

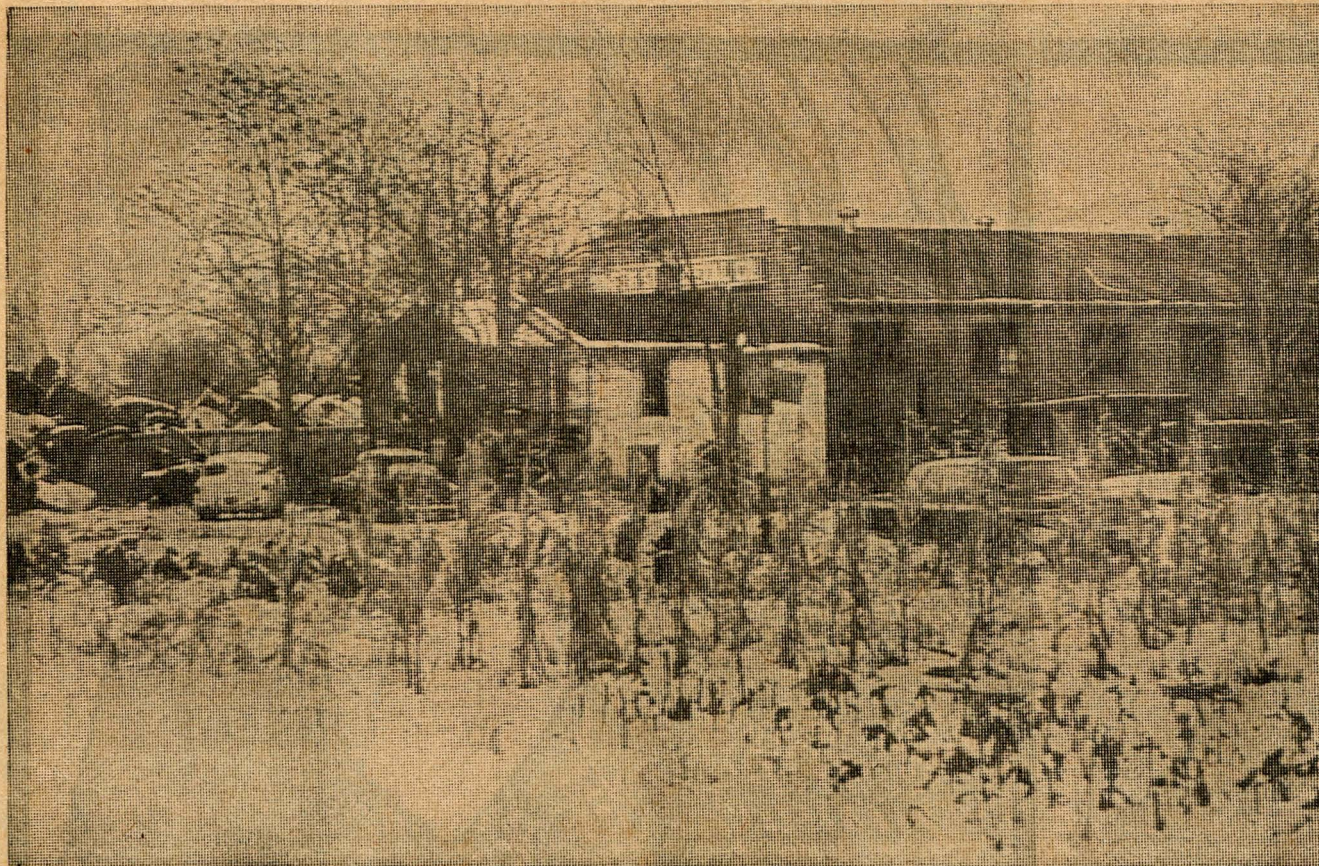
## 3 Ho Two-

BONDVILLE. were admitted to Hospital medical attention for injuries sustained in a collision on I-74. Bondville Sat. Mrs. Mittie White Heath, a car driver, Greenarch, 41, was reported in intensive care at Delyvan Smith, Clover Lane, other vehicle involved. Andrews, 15,





# Urban Renewal Dir



*Former junk yard, unsightly view transformed...*

## Gensemer's Efforts Seen In Champaign

By DAN DORAN  
News-Gazette Staff Writer

In a few weeks Dave Gensemer, director of Champaign's Urban Renewal, will leave town and return to his native state of Texas.

But, in six years, Gensemer has left his mark on Cham-

It was rugged. But we just went door to door and explained our program.

"You know it is amazing that some of our biggest critics from the project neighborhood, once vocal in obstructing us, are now our biggest supporters.

"One lady simply didn't want to move out of her house, which was in desperate shape. We

"We moved people around a little, but there are a total of 127 new units in this area that were not here before and they are all good ones from every angle," Gensemer said.

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But, in six years, Gensemer has left his mark on Champaign. According to some people, Gensemer's mark could be considered a landmark which serves as a symbol of what can be done in a positive way in the city.

Although the final accounting of the project is not completed the proof of the accomplishment of Urban Renewal is visible by driving through the project area.

The change has been radical.

The change has been swift, sure, and thorough.

The change has been good.

Not only have buildings been cleared and replaced by new ones in their place, but a change in the attitude of the people has resulted. And the change has been positive.

The area is in Champaign's Northend, in the heart of the black ghetto. Adjacent to the now completed project are visible signs of what life in this area was like before the project started.

The difference is like night and day, from one side of the street to the other. The depressed side is hoping for phase II of Urban renewal to be approved so its area can be as the now completed phase I.

But official word has not been received.

Gensemer reflected on his six years in Champaign.

"Looking back and remembering the beginning, recalls when our biggest problem was to convince the people what we were planning to do was good for them. We were being charged with so many things by so many people in the beginning that I wondered sometimes how we managed to make it past the first year.

"We were called communists and charged with being part of a plot of various dimensions.

It was rugged. But we just went door to door and explained our program.

"You know it is amazing that some of our biggest critics from the project neighborhood, once vocal in obstructing us, are now our biggest supporters.

"One lady simply didn't want to move out of her house, which was in desperate shape. We finally convinced her of the need and that her relocation would be to her advantage. She now is one of the happiest people in the city. She even has a flower garden going.

"We have been lucky, and I tend to minimize my own role in this development. We have had substantial help from the non-elected officials of the city. The heads of the departments, like Joe Kearns (director of public works) have been just great. Without their help we would have been in trouble.

"I could not have had a better city manager than Warren Browning to work with. I have nothing but compliments for those people.

"About the city council, I just want to say they approved all of the major items," Gensemer said.

Driving with Gensemer through the project, it is obvious he is tremendously proud of the accomplishments.

"Right over there," he pointed out, "there was a junk yard, and now it's a park, with kids playing. It was an eyesore and a dangerous place. But now, look at all of the room for the kids to let off steam and play in a good, positive way.

Down the street is a new house under construction.

"This is a 235 FHA housing act project where people of low means are able to buy a house, a new house. There are a total of 27 new houses going up for private individuals.

"One of the aspects of this project, which has just been turned around, is the people replacement which was a confusing subject for a time. Our critics said that we were moving people out of the neighborhood.

"We moved people around a little, but there are a total of 127 new units in this area that were not here before and they are all good ones from every angle," Gensemer said.

The fact the program was completed (or will be) right on schedule, and the fact it saved money, is unique. Normally most federal programs are known to go over the budget both of time and money.

"I think the fact we saved or had an excess of \$126,879 is a tribute to the whole program. The basic reason is we had few delays. The cooperation of the people in the project community was great. The planning years, 1964 and 1965, were well spent because when we were ready to execute, we executed quickly," Gensemer said.

In the actual execution of the project, which measured some 67 acres, a substantial byproduct was the addition of over \$2 million in property value, owned by private individuals, to the city tax base.

One particular block which had 29 residences on it represented \$100,000 in tax value. Now it is the site of an apartment complex valued at over \$1 million.

Gensemer says he will look back fondly on his days in Champaign.

"One of my real regrets is that I will not be able to administer the next program. It is an ambitious one, calling for about \$14 million in funds from the government. The city contribution would be about \$4 million.

"But it is a much larger development and would cover about 165 acres. We projected it would take 18 months and \$640,000 just for the planning.

"But I will be glad to get back to Texas and to get going in my new job there," Gensemer said.

He will join a company in Houston, which will work with modular housing projects.

"I will be especially happy because I will be near my family," he said.



WEDNESDAY, AUG. 12, 1970

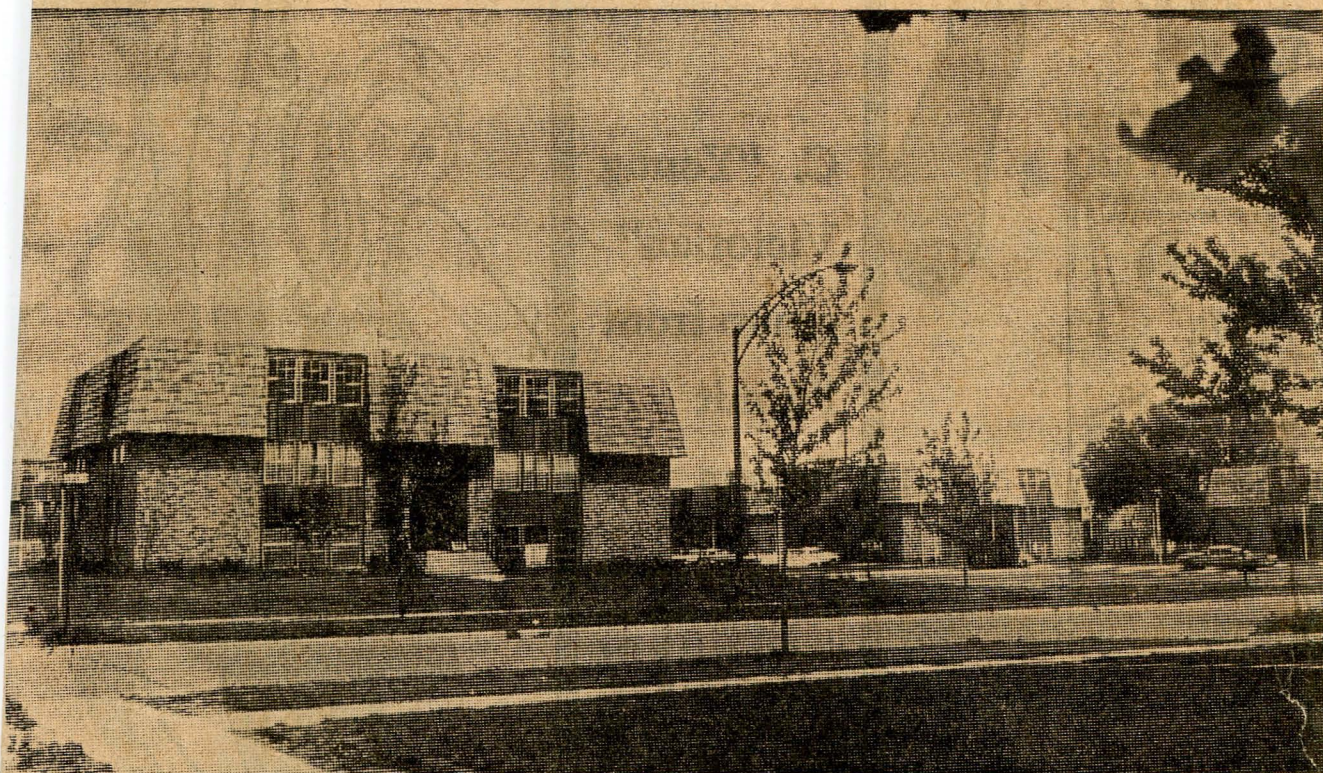
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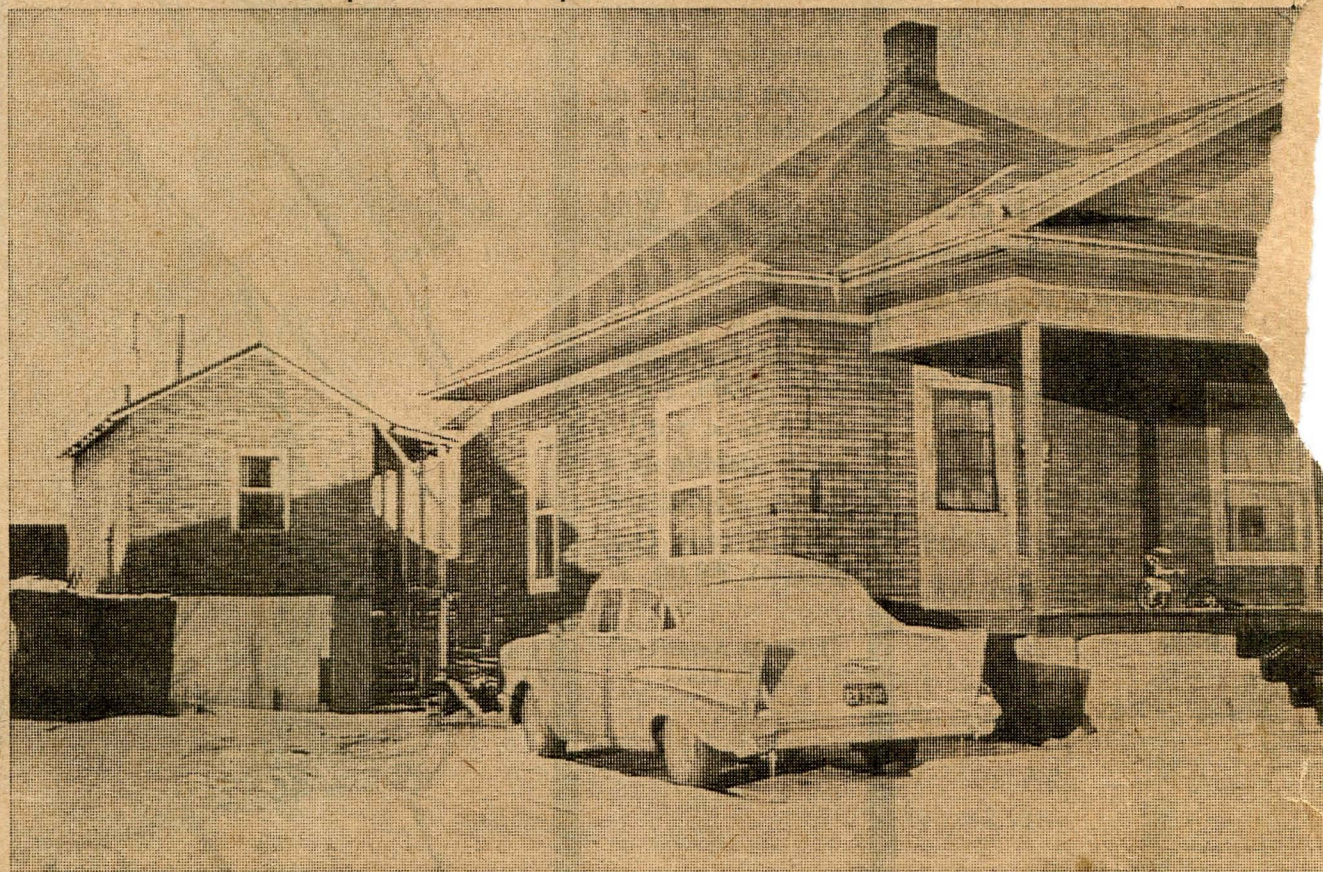


...into pleasing park with modern equipment





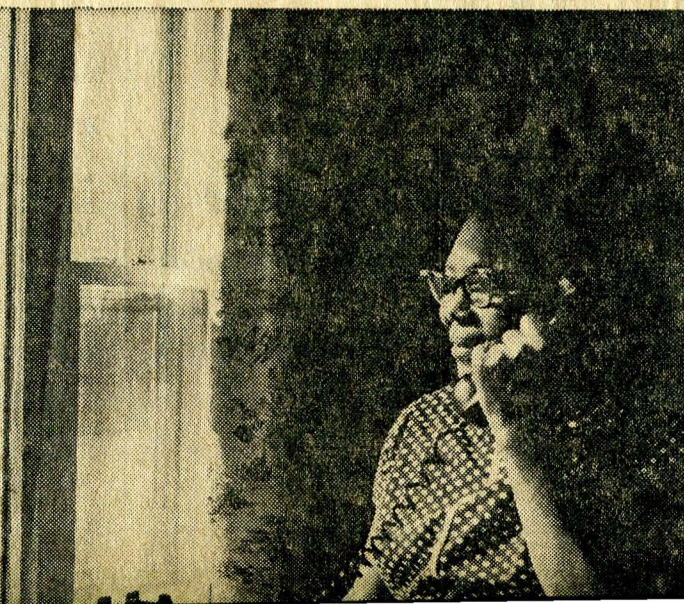
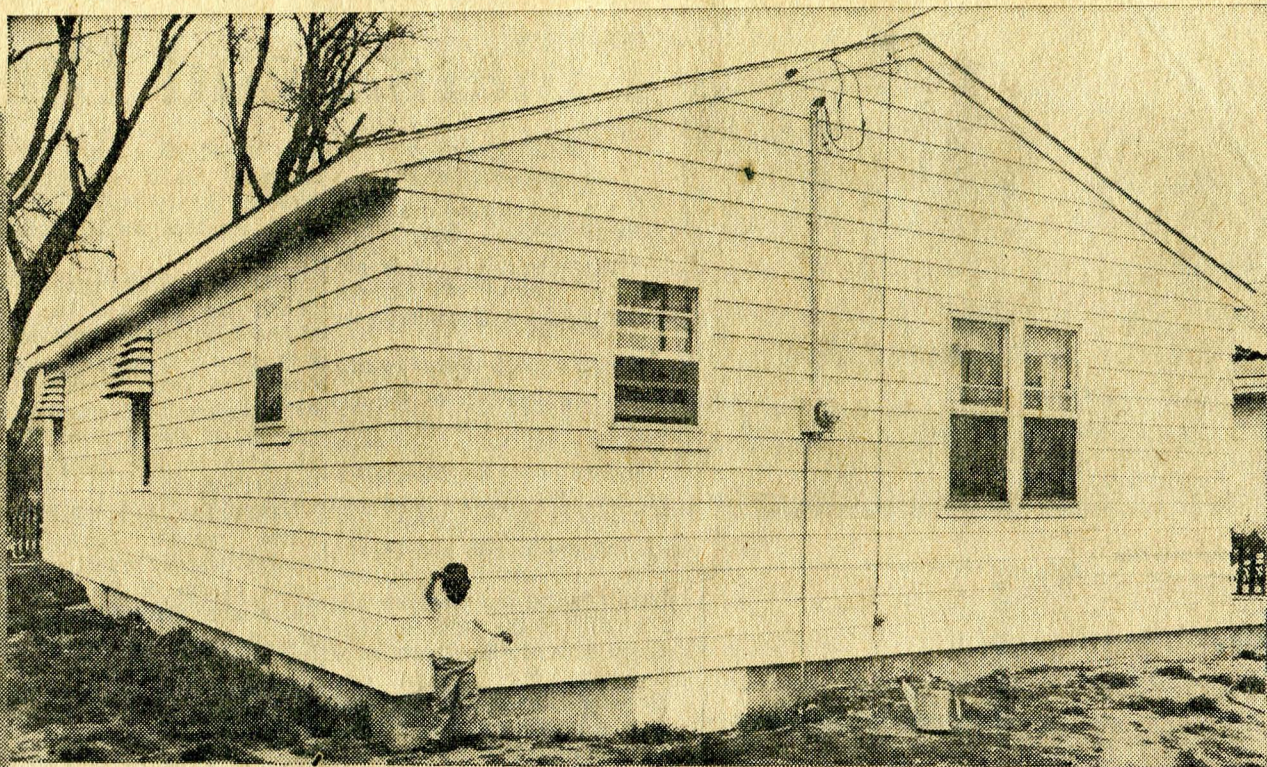
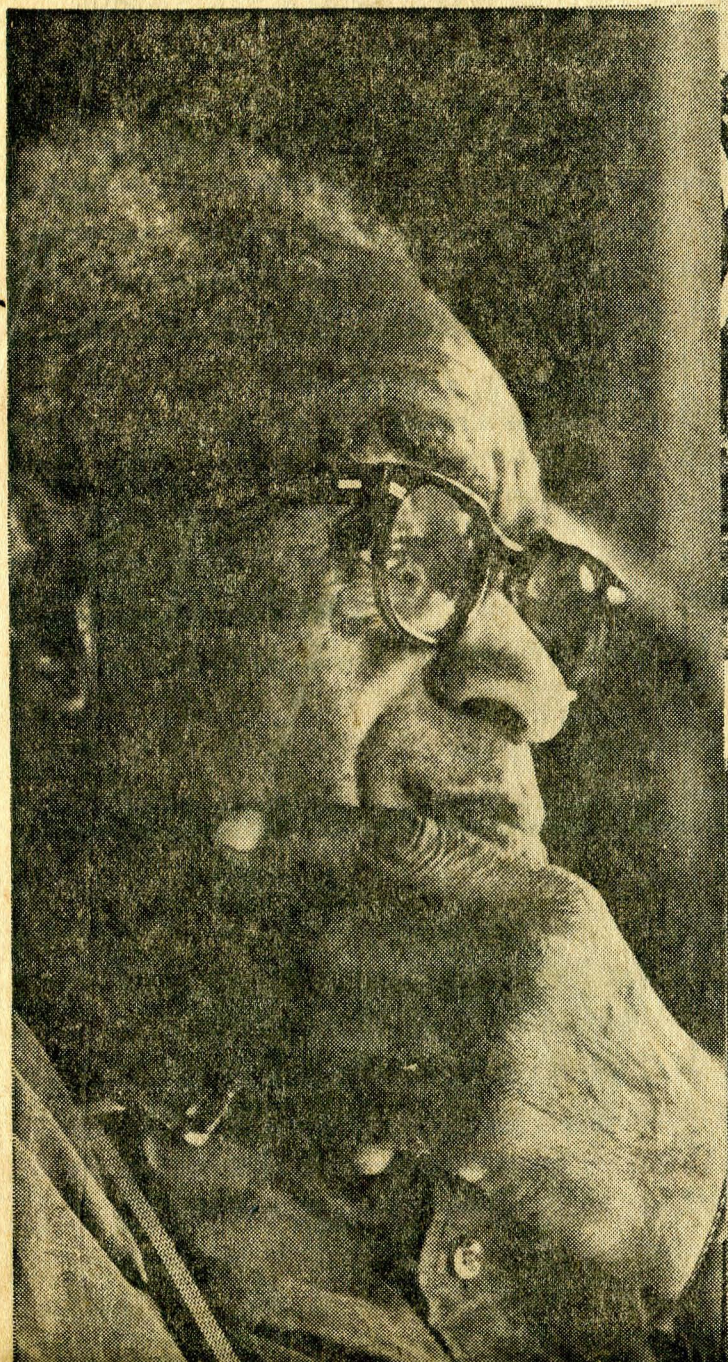
*Apartment complex now stands on block...*



*...which formerly held 29 private residences*

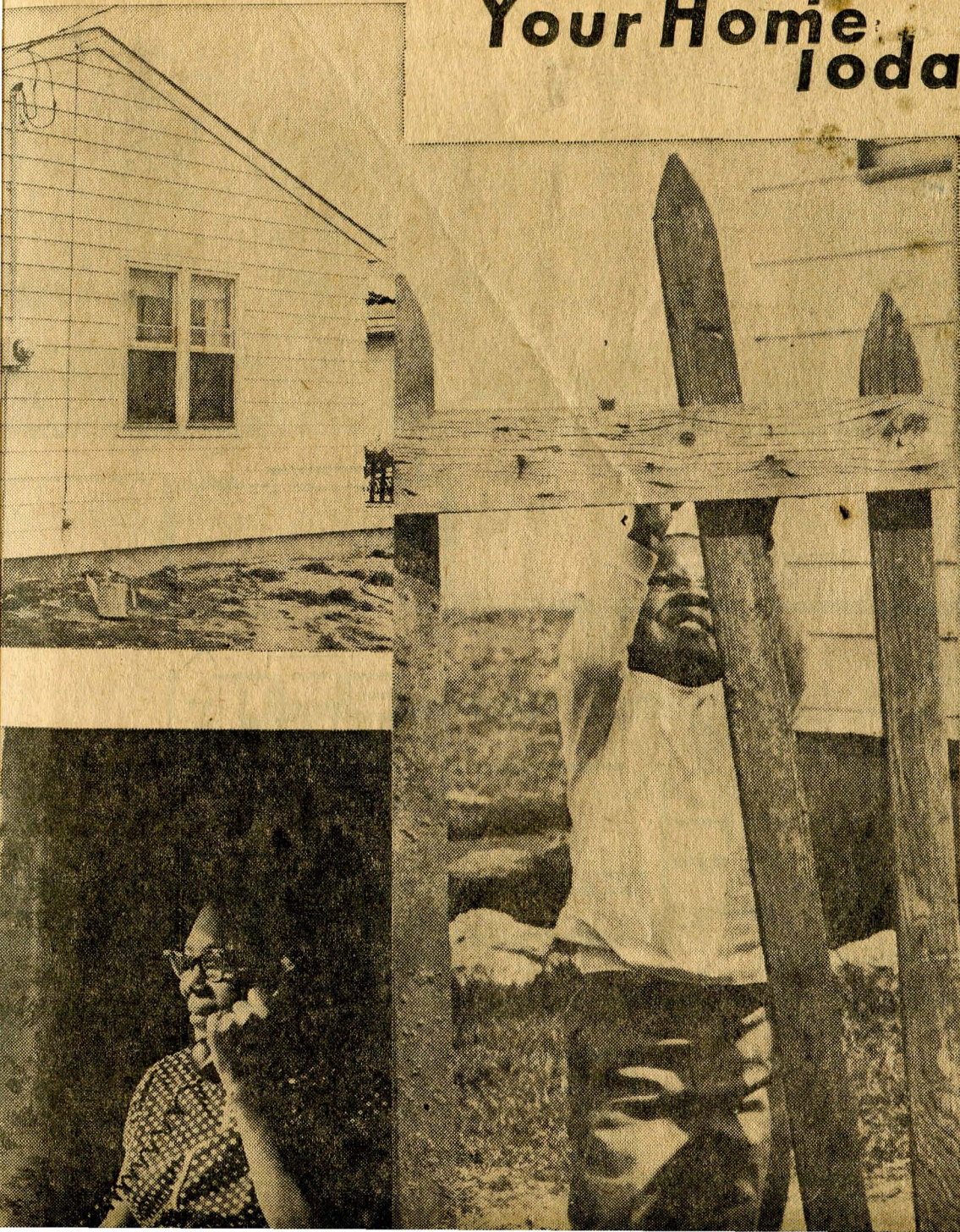


Yo





# Your Home Today





# Individual Triumphs in Urban Renewal

By Carol Alexander

Dream homes don't always spring from that special blend of exotica and pizzazz that sends home magazine writers into rhapsodies.

Sometimes, the seemingly unattainable is a picture window, new aluminum siding, central heating — or simply elevation to minimum city standards.

In Champaign's 10-block urban renewal area south of Bradley Ave., nine dwellings, three through government loans, six through grants, have been rehabilitated and 13 homes are being upgraded by owners without benefit of federal funds.

In the midst of a wasteland of razed homes, decrepit dwellings to be demolished and expanses of land awaiting development, the most overt sign of progress in the two-year-old urban renewal project is to be found in the single family dwellings that have been rehabilitated and awarded a certificate of achievement, meaning a structure now meets required minimum stand-

ards of the city of Champaign as well as the government's property rehabilitation standards.

Government loans and grants can be used only to finance minimum improvements; any extras must be financed by property owners.

## Sense of Pride

In the urban renewal area, one cannot long escape the sense of pride in ownership that is all the more evident because, in most cases, ownership required more than the usual sacrifices.

Clifford Caldwell, 1006 North Sixth St., sat on the green sofa on the sunporch of the home he built himself in 1927 and enlarged in 1936.

"Where is everyone?" he asked, referring to the exodus that occurred through relocation.

At age 73, Caldwell qualified for a government grant, which provides up to \$3,000 to owner-occupants aged 62 or older, who earn less than \$3,000 annually or spend more than 25 per cent

of their income for housing.

Caldwell recounted how he paid for sanitary sewers, street lighting, and finally paving. A painter and plasterer before his retirement, he said, "I worked for low wages and I finally got all this paid for."

"Those window sills in the dining room were made from railroad box cars. And I built a good foundation, too. This house will be around for awhile. The houses they build today are pitiful."

Caldwell's grant was used for a new green shingled roof, aluminum siding, wiring, and repairs to the kitchen floor.

He plans to paint the entire interior himself: "I went this morning to get the paint."

## Philosopher

A natural philosopher, Caldwell looked back: "I came here in 1916 from Tennessee. I served in the Army and don't have a jail record. I've always tried to be a good citizen, but I always meant to do SOMETHING."

There are brand new awnings

over the front and back doors: "This was my idea, my contribution."

Mrs. Percy Frazier Jr., 609 East Beardsley St., admitted that her first reaction to urban renewal was "kind of upsetting — we didn't have any choice about the matter."

But after the initial skepticism, the Fraziers applied for a 312 Loan, available at three per cent interest for terms up to 20 years in order to repair or rehabilitate property. They added a master bedroom and a joint dining area — television room at the rear of their nine-year-old frame dwelling and shifted partitions to provide a third bedroom.

Before urban renewal, the Fraziers and their four daughters had only one bedroom. The girls slept on a rollaway bed and a bunk bed in the dining room.

"Our home is livable now," Mrs. Frazier said. "We can really stretch out. And, the girls are so pleased; they now have room to entertain their friends."

Mr. and Mrs. Louis Nash, 411 East Beardsley St., used their loan for aluminum siding, wrought-iron hand rail, enlarged dining room window, basement and front steps. Also, new plywood siding replaced beaverboard in the rear utility area, where Mrs. Nash has the washer and dryer.

When the Nashes purchased the dwelling in 1951, "everything was altogether different," Mrs. Nash recalled. Since then, immersed in constant remodeling, they have converted a bedroom into a modern, spacious kitchen with built-in oven and counter burners in copper tone, remedied the total lack of closets, removed a decrepit front porch, stripped away the original crumbling plaster — all before urban renewal.

## Garage Is Next

"We're still not through," Mrs. Nash said. "We want to build a garage next."

There is a large illuminated photograph of the late President Kennedy and his wife Jac-

queline in the living room.

"My husband's sister sent it to our daughter," she said.

Mrs. Nash reupholstered the couch, which rests on new burnished gold carpeting, contrasting with the green walls.

The basement is a catch-all — "all our friends have their lawn chairs and winter clothes down there." At first only crawl space, the basement was shoveled out by Nash, who then lined walls with concrete blocks and poured the cement floor. Eventually, they hope to make a family room here.

"There are so many things in my mind. I'm always planning something," Mrs. Nash said.

Urban renewal enabled the Nashes to accomplish more quickly what they had long envisioned: "A lot of times you plan something and everything seems to go wrong and you have to wait longer." But, if I had all I wanted there would be nothing to wait for...

Mr. and Mrs. Eldridge Long, 402 East Eureka St., purchased

their home in the worst housing area in the city. Mrs. Long thought it was time to fix up.

Tackling a program of renovation, she pared out all the old paint and new painting was done. "Piddling" in the Longs give to has continued

In meeting requirements, against a loan, want to get the "age" — and if for a grant

The only of finance needed themselves of their property way they received and financed through personal

"We spent We're not in have a cent took every part of the urban renewal

like to meet you!"  
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The tower, which acts as a perfect buffer for incoming traffic, has a large coat closet and two storage closets. To the right of the foyer is the living room which is exceptionally large, measuring approximately 15 feet by 23 feet.

## WATER SHOW

"Nipareel, Dimensions in

MASTER BEDROOM  
15-4 x 15-8

35'-8"

Hand Split 1/4 to 3/4 x 24"



# n Urban Renewal Area

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Mr. and Mrs. Eldridge Long, 402 East Eureka St., purchased

their home in 1952: "This was the worst house in the North End," Mrs. Long recalled. "But we thought it would be fun to fix up."

Tackling an ambitious program of renovation, they ripped out all walls and replaced them with new dry walls. All painting was done by Mrs. Long. "Piddling" is the term, the Longs give to their work, which has continued to the present.

In meeting urban renewal requirements, they decided against a loan — "we didn't want to get into debt at our age" — and they did not qualify for a grant.

The only other course was to finance necessary improvements themselves. Selling part of their property for right-of-way they received nearly \$3,000 and financed the remainder through personal savings.

"We spent better than \$4,000. We're not in debt but we don't have a cent. The remodeling took every penny we had. Urban renewal is good in so far

as it makes the area look better, but it's a hardship for older folks."

## Picture Window

In the Long residence, the foundation at the rear of the dwelling was rebuilt, new beams, kitchen floor, and ceiling tile were installed, the utility room was enlarged, the water heater was boxed in, and a new picture window in the dining room replaced two narrow windows. Also, new roomy closets were built in the two bedrooms.

"I just love my picture window," Mrs. Nash said. "I've always wanted one."

In front of the window is a large dining table, where "I took a whole high school course. My husband now is enrolled in a CPA course and I'm studying music. We always have something going on."

Mrs. Long was philosophical: "If there's something to do, you just have to do it. Things aren't perfect, but we're proud of everything we've done."



Lyisse was reached late night when the court was in July and the dispute was a study session attended by Thursday morning, the teams in the contract settlement, education provided for

## PFYT!

### ... Follow-Up

**PFYT!** A special column devoted to elaborating on questions listeners raise on "Penny For Your Thoughts" on WDWS, 1400 on the AM dial. We list topics discussed on the radio broadcast heard daily from 9:30 to 10:30 a.m. and other questions which may come to the attention of The News-Gazette.

A representative of the HEED School called Penny Tuesday and expressed the frustration felt by school officials who have been trying to enlist community support.

She was dismayed that "local businesses and fraternal organizations refuse to help" and that the HEED School will be serving the community.

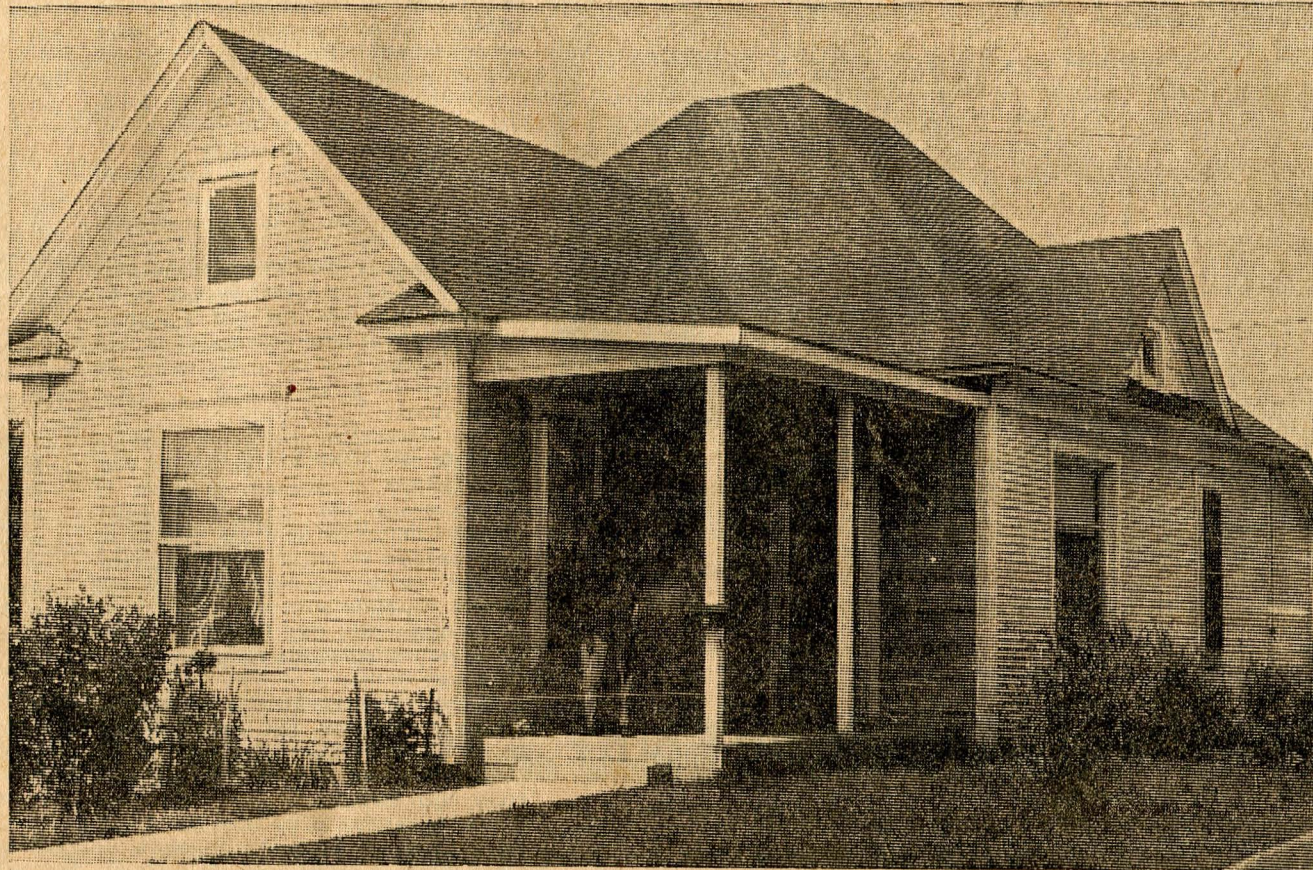
Scheduled to open Sept. 14, the school will have enrolled 11 emotionally disturbed students who have "also been refused by the school systems," the caller stated.

The woman explained that school officials want to have a one to one ratio of students to teachers and therefore many volunteers will be needed to staff the school during its six-hour day.

HEED School will be located in the First Christian Church, 1509 W. John, C, which has donated classroom space.

Fr. Ken Siefert called to say that a scout troop for boys from minority groups is in need of scouting equipment: sleeping bags, tents, mess kits, etc. Anyone who wishes to donate such equipment can contact him at St. Anthony's Church.

He also said that more host families are needed for airmen from Chanute this coming weekend.



**A NEW HOME FOR THE THOMASES.** Harry Thomas stands on the porch of the home he and his wife bought after being moved from Champaign's Urban Renewal area. Their former home was well-kept, but the only source of heat was pot-bellied stoves.

## The North End: Despair And Hope

# Families Moved, Neighborhoods Bulldozed By Urban Renewal

By **BONNIE BLANKENSHIP**  
News-Gazette Staff Writer

"We live on the north end of E. Eureka street. No one in this block wants to give up

practices which limited integration, and the lack of an open housing ordinance, it was feared that displaced families would also have a difficult time securing suitable housing outside

### Second In A Series

Licensing Ordinance prohibiting discrimination and both cities

in north west, north central and east Champaign, where there were houses they could afford.

Three years after their letter to the editor, Mr. and Mrs. Harry Thomas were to write: "This is to say Mr. and Mrs.

Renewal project have been sold or spoken for, except for a commercially-zoned strip of land.

One privately-developed housing project has already been

## City Ma On Mu

A Champaign man, Herb Tinsley, 1210 W. Church, was arrested by University of Illinois police Saturday night and charged with murder in connection with the shooting death of Fred Newbill, 43, 1213 W. Main, at Newbill's apartment Saturday night.

Urbana police said the shooting is still under investigation, but said that indications are that there might have been some type of gunfight in the apartment.

They reported finding at least six spent cartridges in the apartment soon after the shooting.

According to police, they were notified about 11 p.m. Saturday that there had been a shooting at 1213 W. Main.

When police arrived, they said they found Newbill being placed in an ambulance. He was pronounced dead on arrival at Carle Foundation Hospital.

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## Infant Crash Danville

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# Families Moved, Neighborhoods Bulldozed By Urban Renewal

By BONNIE BLANKENSHIP  
News-Gazette Staff Writer

"We live on the north end of E. Eureka street. No one in this block wants to give up his home," Harry Thomas' letter to the editor said.

"We people have worked hard to make a home for ourselves. Why, then, are we being pushed around? We bought and paid for our homes and street so we would not be pushed around. We are just on the verge of being pushed out to someplace we don't want to go."

Mr. and Mrs. Thomas lived in Champaign's Urban Renewal Area. They were one of the 135 families who were told they were going to have to move — their houses were going to be demolished.

The majority of the residents didn't like the idea. At each meeting of the Champaign City Council the room overflowed with persons voicing objections to Urbana Renewal.

There was no question that the houses in the Project I area were in poor condition. According to a General Neighborhood Renewal Survey made in 1963, a total of 77 per cent of the dwellings were substandard. But nearly 80 per cent of the persons owned the houses in which they lived. The owners, understandably, resisted the threat to their security.

Federal regulations stipulated that displaced families were to be relocated in housing which met minimum building standards, and since most of the remaining houses in the north end did not meet minimum standards, the supply of available housing in nearby neighborhoods was severely limited.

Due to common real estate

practices which limited integration, and the lack of an open housing ordinance, it was feared that displaced families would also have a difficult time securing suitable housing outside the all-black area.

For years housing developers had included "buy back" clauses in their contracts, which gave the developers priority in buying back lots if the owner was considering selling to a black person.

Real estate agents would not show Negro clients houses outside the black community. Lending institutions had followed the policy of not loaning money to Negroes for homes in white areas.

In this climate, faced with these traditions, the Urban Renewal relocation officers began the work of finding housing for the families who would be displaced by Project I.

During the height of the Urban Renewal controversy in 1965, the Champaign City Council took the first step to end discriminatory practices in housing by passing a "resolution in regard to housing" calling for citizens to end the pattern of segregated housing.

Two years later it passed the Real Estate Licensing Ordinance prohibiting racial discrimination in the sale or rental of property handled by real estate brokers, except upon the request of the seller.

Finally, in 1968, in response to growing agitation by civil rights groups, the Champaign City Council passed an open occupancy ordinance which was called the strongest municipal fair housing ordinance in the state. That same year, Urbana passed a Real Estate

## Second In A Series

Licensing Ordinance prohibiting discrimination, and both cities established Fair Housing Boards to hear complaints of discriminatory practices in housing.

It took three years to complete the job of relocating families from the Project I area.

Because of the fluctuating, limited employment market for blacks, many families had irregular employment records, which made them high risks as far as lending institutions were concerned.

Nearly half of those to be displaced indicated they were interested in buying another home rather than renting. The decision on where to buy a house apparently was most difficult for the families with higher incomes.

For instance, an Urbana Renewal survey of families showed that of those earning less than \$1,800 a year, 77 per cent wanted to remain in the north end, 8 per cent would go outside, and 15 per cent were undecided.

Of the families earning \$6,000 a year and up, 36.5 per cent wanted to remain in the area, 15 per cent would go outside the area, and 48.5 were undecided. Many of their decisions hinged on what kind of price they would get for their houses.

There were 210 families in the Project I Urban Renewal area — 205 black and 5 white. Of this number, 135 were relocated by the Urbana Renewal office, most of them

in north west, north central and east Champaign, where there were houses they could afford.

Three years after their letter to the editor, Mr. and Mrs. Harry Thomas were to write: "This is to say Mr. and Mrs. Harry Thomas moved from 61 E. Eureka Street, C, to 1412 W. Beech St., U, and could not be any happier anywhere in this world than we are here, it is everything we want."

Project I is completed.

Some of the Urban Renewal personnel have joined the permanent staff of the city of Champaign. There, they continue efforts to secure funding for the Urban Renewal Project II — called Project Illini.

They also have applied to the federal government for a relatively small area south of Project I to be designated a "certified area" which would make the homeowners there eligible for federal grants and low-cost loans to be used for home repairs. (Repaired homes in a certified area cannot be purchased by the government if Project Illini receives final approval.)

There are no reliable estimates as to when — or if — funds will be received to go ahead with the second phase of urban renewal.

But in the meantime, continued efforts are being made to find ways in which residents of run-down areas can receive aid to fix up their property.

City housing officials will begin work soon on an application for certain areas to be approved as Code Enforcement Projects. If so designated, the U.S. Department of Housing and Urban Development will provide money for grants and loans for rehabilitation of property and for certain areas to be approved as Code Enforcement Projects. If so designated,

Renewal project have been sold or spoken for, except for a commercially-zoned strip of land.

One privately-developed housing project has already been built on the cleared land, one is in progress, and a public housing project will be constructed there as soon as final federal approval is received . . . which raises one of the biggest questions asked by critics of Urban Renewal.

Is the ghetto merely being perpetuated by the construction of so many multi-family units in the north end? Have any lessons been learned from the social problems which have developed in high density public housing areas already existing in Champaign-Urbana?

Next: Black families in public housing.)

## Elderly Man Found After Two-Day Hunt

RANTOUL — Mark Lymon, 76, object of a two-day search by Rantoul police and Civil Defense officials, was found sleeping in an old automobile Sunday morning.

Civil Defense had been called off the search at 5 p.m. Saturday when a check from the air failed to locate Lymon.

Police received a call from Mrs. Marian Anderson, 317 E. Wabash, director of the We Care Organization, stating that a Mrs. Alvie Beaumont, who lives at the east edge of Rantoul in the area searched, had found Lymon's wallet

ride. For his efforts he was beaten up.

Another young man while walking home from school Friday was told he must pay on dollar each to three boys if he is to pass safely through the streets to his home.

Another unknown suspect walked into a partially constructed residence at 1006 S. Third, in Champaign and walked off with around \$600 in merchandise.

The Champaign Police also arrested six different people or three different incidents Sunday afternoon for shoplifting at Zayres Department store.

Robert Thomas, 703 N. Walnut, C, was driving with three friends north on Fourth Street approaching Vine. They heard someone call out so they stopped their vehicle, late Sunday.

Thomas got out of the vehicle and started to talk to a suspect. He soon found out, the Champaign police said, that the man he was talking to had very little to say to Thomas.

Thomas then started to walk back to his car when he shot in the back with a 410 shotgun blast from close range. He was taken to Mercy Hospital where his condition was originally termed poor. Late Tuesday morning, however, his condition was considered satisfactory.

The Champaign Police are investigating the shooting.

Nathaniel Kirk, a 16-year-old Champaign youth, was reported to be in satisfactory condition Tuesday at Carle Hospital following a gun shot wound in the back late Sunday.

Kirk, of 209 Roper, was shot with a small caliber bullet, but

## SIU May Panther

EDWARDSVILLE (UPI) — Disciplinary action may be taken against four Southern Illinois University students who rented a university car to attend a Black Panther conference in Philadelphia, according to the

## \$2.3 Million For Highway



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common real estate Urbana passed a Real Estate Renewal office, most of them

## 3 Million For Highway Improvements For County

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Tuesday, with the city and county sharing the \$399,889 cost.

Another major project approved by the board was pavement of Staley road extension from Ill. 10 north to U.S. 150. This will serve heavy traffic for the new Parkland College campus and the Anderson Elevator. Because a heavy base will be provided for trucks going to the elevator, cost was estimated at \$540,000.

Also included in the three-year program was improvement of Maplewood Avenue in Rantoul for 1½ miles. The first mile will be 28 feet wide with a four-foot mountable median so it can later be widened to four lanes as the area develops. Cost was estimated at \$375,000.

Four and a quarter miles of the St. Joseph-Flatville Road

will be paved at a cost of \$685,000. The county will pay half of this cost and receive federal aid for the other half.

A county highway north of Dewey will be resurfaced for 2.3 miles, at a cost of \$22,000.

To prepare engineering plans for the projects, the board retained three local firms, Clark, Dietz & Associates, Dailey & Associates, and Sodemann & Associates.

In presenting the program, County Superintendent of Highways Glenn Cougill emphasized that the county's share of gasoline tax already was committed through next year. He said the work approved by the board Tuesday will use up the county's gasoline tax allotments for three years, beginning in 1972.

Urban Development will provide money for grants and loans for rehabilitation of property and for certain areas to be approved as Code Enforcement Projects. If so designated, the U.S. Department of Housing and Urban Development will provide money for grants and loans for rehabilitation of property and for certain other neighborhood improvements, such as street lighting and road repair.

Under such a plan, the city has to bear all administrative costs and no money is available for relocation of residents as with Urban Renewal, but the city is empowered to enforce compliance with minimum housing standards. In a certified area, rehabilitation of structures is entirely voluntary.

The increase in applications for federally-supported projects is being accompanied by a more rigorous enforcement of the city's housing codes, according to Champaign officials.

In Urbana, investigations are currently underway to determine that city's eligibility for an Urban Renewal project.

All lots in Champaign's Urban

Wabash, director of the We Care Organization, stating that a Mrs. Alvie Beaumont, who lives at the east edge of Rantoul in the area searched, had found Lymon's wallet.

On investigation, officer William Batchlor found Lymon lying in the front seat of the automobile at the rear of a corn crib on the Beaumont farm.

Lymon appeared in satisfactory condition, according to the police report. Lymon told police he was "a little hungry." Lymon was placed in the care of Mrs. Anderson.

### Agnew Speaker For Springfield Rally

SPRINGFIELD (UPI) — Vice President Spiro T. Agnew will address a rally Thursday from the west steps of the state Capitol, the Illinois Republican party announced Monday.

Agnew is scheduled to arrive at the Springfield airport, ride to the Capitol in a motorcade and speak at 11:45 a.m.

The visit is the first in a cross-country tour on behalf of GOP candidates.

taken against four Southern Illinois University students who rented a university car to attend a Black Panther conference in Philadelphia, according to the chancellor of SIU's Edwardsville campus.

"If the allegations that stand are proved," Chancellor John Rendelman said, "I am quite sure we will take action."

The four students were among 22 persons from East St. Louis arrested Saturday in Philadelphia on charges of firearms violations. Rendelman Sunday identified two of the SIU students as Stanford Scott and Lavoy Reid.

The group was traveling in an SIU car and in two vans which allegedly are owned by the East St. Louis Recreation Board. Police stopped them because the two vans had no license plates. A rifle, three pistols and ammunition were found in the vans, police said.

Rendelman said the university has a policy of renting school cars to student groups if the group's adviser approves the request. He said the Black Students Association apparently told their faculty adviser they

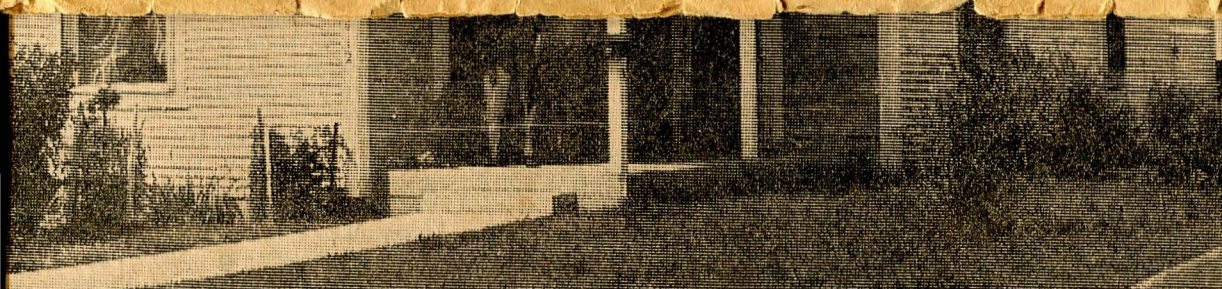
in Philadelphia.

The Black Panther-sponsored "Revolutionary Peoples Constitutional Convention," held at Temple University, ended Tuesday. Black Panther defense minister Huey P. Newton, free on \$50,000 bond while awaiting a new trial in the killing of an Oakland Calif., policeman, delivered the keynote speech Saturday night.

Lt. Gov. Paul Simon said Sunday he contacted Rendelman and asked about the incident because, "I was concerned particularly that an SIU was involved. I wanted to make sure this was not part of university policy."

The East St. Louis Recreation Board is a division of the Model Cities agency. The director of citizen participation for Model Cities agency, William McGaughey, said the organization usually contracts its programs and owns little equipment of its own.

"I don't think the people involved or the buses have anything to do with the Model Cities agency," he said. "It would be my impression that buses were opened by what the agency handles the recreation program for us."



V HOME FOR THE THOMASES. Harry Thomas stands on the porch of the home he and his wife moved from Champaign's Urban

Renewal area. Their former home was well-kept, but the only source of heat was pot-bellied stoves.

## The North End: Despair And Hope

have been some type of gunshots in the apartment.

They reported finding at least six spent cartridges in the apartment soon after the shooting.

According to police, they were notified about 11 p.m. Saturday that there had been a shooting at 1213 W. Main.

When police arrived, they said they found Newbill being placed in an ambulance. He was pronounced dead on arrival at Carle Foundation Hospital.

shooting.

He was taken to the Champaign County jail charged with murder and aggravated battery.

He was scheduled to be arraigned before Magistrate Richard Skillman Tuesday.

In other incidents, two persons in the hospital, and one was treated and released, all resulting from shootings, none of which were considered related to one another.

In addition, a fight occurred in downtown Champaign. One man was stabbed and two others beaten. At about the same time, a young man picked up

Eads, was treated for a gunshot wound in his legs and then released from Mercy Hospital early Tuesday morning after being shot near the Illinois Street Residence Hall in Urbana.

Urbana police said White was attending a dance at the hall when a fight broke out in front of the building.

According to police, White and some friends were leaving the scene about 12:55 a.m. when he was hit in the right arm and left leg by what police believe are fragments of a .38-caliber bullet.



In store for city officials

# Another hassle in apartment building controversy

By Darlene Napady  
Of The Courier

Champaign city officials apparently are in for one or more hassles in the long-standing controversy over permitting new apartment buildings in the city's predominately black Northeast Neighborhood.

The next official move is up to the city plan commission, which so far has not found a solution acceptable to the city council and area residents.

Its latest proposal, creating a new zoning category that would permit construction of new buildings but prohibit subdivision of existing structures, was adopted by the council in a revised form at its Dec. 2

meeting only to be rescinded last Tuesday in the face of continued opposition from area residents.

The council intends to take up the matter again next Tuesday. In the meantime city attorney Albert Tuxhorn is preparing two resolutions that would permit Merton "Skip" Thompson, a black property owner in the area, to replace a fire-damaged building with new apartments.

Thompson has been seeking appropriate zoning for almost 18 months. But area residents have opposed any change because, they say, apartments would overcrowd the single-family.

One of the new resolutions

would re-establish the special zoning district, called R-2C, but limit it to the three lots owned by Thompson: 310 and 312 E. Church St. and a double lot designated as both 305 N. 4th St. and 311 E. Hill St. instead of the nine-square block proposed by the plan commission.

The other resolution would grant Thompson R-5, an existing multi-family zoning classification, for the Church Street lots.

Thompson already has such a petition—the latest of several—before the plan commission.

A public hearing already has been held. But the commission tabled the R-5 request pending council action on R-2C, pre-

viously drafted as an attempt to allow Thompson to build new apartments without converting the entire nine-block area to multi-family use.

R-2C itself had been on the table for some time in the plan commission, pending a decision by the city council on initiating more urban renewal work in the area.

But when no such decision seemed to be forthcoming in the immediate future, the plan commission forwarded R-2C to the city council, recommending its passage.

Tuxhorn said this morning he expected the plan commission to take Thompson's R-5 request from the table at its Tuesday afternoon meeting and pass it

on to the city council that night.

At this point, he added, the council would be able to grant Thompson R-5 only for the two Church Street lots because the third lot was not included in the petition on which the plan commission had held a public hearing.

Thompson has indicated he would like this third lot included in the resolution being prepared for Tuesday's council meeting.

But Tuxhorn said Thompson would have to initiate a new petition for the single lot on which the plan commission would have to hold a public hearing before the council could act on the change.

Both the resolutions being prepared for the council would result in spot zoning, anathema to the plan commission.

To avoid this approach, the commission in the past year had even recommended rezoning the entire nine blocks, bounded roughly by Park Avenue, 2nd Street, Washington Street, and 5th Street to R-5, similar to the multifamily designation it had held from 1957 to 1965, when it was rezoned for single family use.

But the commission withdrew its own petition after area residents objected that this would lead to further deterioration by allowing subdivision of existing buildings.

Later, Thompson himself asked that the entire block bounded by Hill, 4th, Church, and 3rd Streets be rezoned R-5 so that other property owners could build new buildings.

The plan commission approved this request, only to have it rejected by the city council.

At that time Thompson said he intended to build two new structures, containing a total of 24 units, with financing assistance from the Federal Housing

depending on whether I'm given R-2C or R-5," he explained.

R-2C is more restrictive and would permit only a smaller number of units.

The building would be on the lots at 312 E. Church St. and the double lot, with 310 E. Church St. used for parking.

He added that he would prefer R-5, since this would accommodate his plans better. But this would mean he would have to seek rezoning for the third lot, which could be a lengthy process.

If given R-2C he would be confined to a smaller number of units and also would have to get approval of specific plans from the plan commission and city council, which again could take time if area residents continue their opposition.

At Tuesday's council meeting, former councilman Kenneth Stratton, a resident of the larger R-2C area, said he would not object to giving Thompson either R-2C or R-5 as long as they applied only to Thompson's property.

But Stratton stressed he was speaking only for himself. It remains to be seen if others who have opposed the R-2C proposal, particularly the Concerned Citizens Committee and the East Park Avenue Block Club, will find this solution acceptable.

Thompson originally had sought multi-family zoning for his lot at 312 E. Church Street after fire destroyed two of the four units in the building there.

Because the building apparently had been converted before the area was rezoned for single family use, it had been designated a legal non-conforming use.

Thompson, therefore, could have restored the building to its four units without requesting a zoning change. But he could



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At that time Thompson said he intended to build two new structures, containing a total of 24 units, with financing assistance from the Federal Housing Authority.

This morning Thompson said his plans remain essentially the same, except without the FHA financing.

"I hope to build two buildings, containing a total of 20 to 28 two- and three-bedroom units,

to continue their opposition.

At Tuesday's council meeting, former councilman Kenneth Stratton, a resident of the larger R-2C area, said he would not object to giving Thompson either R-2C or R-5 as long as they applied only to Thompson's property.

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Because the building apparently had been converted before the area was rezoned for single family use, it had been designated a legal non-conforming use.

Thompson, therefore, could have restored the building to its four units without requesting a zoning change. But he could not have added additional units or build a new structure other than a single-family home.

Since insurance money would not have covered repairs, Thompson said he decided to seek additional financing for a new building.



Open to all ages

# Approve new project park

By Darlene Napady  
Of The Courier

Two acres generally do not make much of a park, especially when wedged between two large housing developments.

But at its last meeting the Champaign Park District board gave final approval to plans by Louis Hunley, a black landscape architect, for just such a park—termed a parkette—in Champaign's Project I urban renewal area.

"The park had to be designed especially for an impacted area," explained Mrs. Patricia Leonhard, chairman of the board's recreation committee.

"Most parks this size are designed for one age group, such as a 'tot lot,'" she said. "But this one had to fit a wide range of ages because elderly people, as well as families with young children, are expected to live in the new housing developments."

The parkette probably will not be open for six months,

Donald Bresnan, park board president, estimated.

Because of the large number of people in the immediate area, the parkette will have to be "100 per cent functional," and not simply pretty, Mrs. Leonhard continued.

"Fortunately, Mr. Hunley is aware of the recreation needs of the area, so he was able to take this into account when drawing up his plans," she said.

One unusual feature of the parkette will be a spray basin, where youngsters can play under a sprinkler on hot summer days.

"Basketball also is very popular with people in the area, so there will be plenty of hard surface area for this," Mrs. Leonhard added.

Two tennis courts also are included in the plans, but these, too, will be part of a "multi-purpose hard surface area," which can be used for other activities, she explained.

**Many activities**

Although the parkette is too

small for a ball diamond, there will be open space for pick-up softball games and other such activities, she continued.

"We also were able to retain a few large trees in the area, although, unfortunately most of them were in poor condition and had to be removed," she said.

"But the remaining trees should give sufficient cover until new trees can be planted and achieve full growth.

The parkette was not part of the original urban renewal plan for the area, Urban Renewal director David Gensemer reported.

It was added later, after neighborhood councils set up to help plan renewal work, decided the area needed an additional park.

## CHAMPAIGN-URBANA COURIER

### Workable program is prepared

Regional planning staff members were assembling Champaign's workable program today in hopes of having it ready to deliver to city manager Warren Browning later in the day.

Browning said he still did not know if it will be on the agenda of the next city council meeting on Nov. 18.

The workable program, describing city problems and efforts to deal with them, must be adopted by the city and approved by the Department of Housing and Urban Development for the city to receive further federal funds for various programs.

Champaign's current workable program expires Dec. 31 at the moment about the new funding requiring a workable program would be the end urban renewal project.

So far, however, the city has only received a preliminary application for \$640,000 in federal planning funds and is expected to take any action at least several weeks.

If approved by the city and submitted to HUD, the application is expected to take years to receive approval.

In a related matter, city codes are expected to be ready for council action in time in December.

Before granting the last certification of the workable program, HUD required Champaign to undertake revisions in its housing, plumbing, electrical, building, and fire protection codes.

A special committee led by councilman M. G. Snyder has finished its part of the task and the revisions are being readied for presentation.

Saturday, Nov. 22, 1969

## CHAMPAIGN-URBANA COURIER

### County plans to act on housing units

The board of the Champaign County Housing Authority probably will approve a request for 1,000 additional units of public housing in Champaign, then begin specific discussions on the matter with federal housing officials, Marvin R. Marsh, board chairman, predicted Thursday.

The Champaign City Council officially made the request in a resolution last Tuesday.

Marsh said he expected the board to take up the request at a special meeting at 1:30 p.m. Monday at Skelton Place.

The meeting originally had been called to give interested members of the community a chance to meet with prospective developers and make suggestions on design of 120 long-delayed units.

As passed by the Champaign City Council, the resolution calls for "the construction of at least 1,000 units of public housing in the City of Champaign in the next 10 years."

#### Final word

"We left it as general as possible because a lot depends on Chicago," Champaign Mayor Virgil Wikoff explained.

"We didn't want to pin it down too much because a lot depends

The regional office of the Department of Housing and Urban Development in Chicago must approve all such projects before they can receive federal funds.

Although the resolution itself does not say so, Wikoff said the city still will "try to shoot for 100 each year" over the 10-year period.

"Actually, we would like 200 in the first year to help catch up with past and present needs," he said.

Marsh, for his part, said the wording of the resolution "might present some problems," since it does not request a specific number of units each year.

But this will be taken up with HUD officials, once the board approves the request, he said.

Wikoff also said that although the resolution calls for "construction" of the additional units, it also means that the authority can include as part of the total, existing privately owned units leased to low-income families through the rent supplement program.

The request, he added, "has nothing to do" with renewed demands that the city establish its own housing authority so that it can deal with the housing needs of its citizens more directly.

The Housing Development Coalition, comprised of a number of community groups, has been calling for such a move by both Champaign and Urbana for the past several months.

## CHAMPAIGN-URBANA COURIER

Tuesday, Nov. 11, 1969

### CCI backs Project II

#### Necessary for community integration

To the Editor:

Sir: To the Champaign City Council:

As Co-Chairman of the Housing Committee of the Council for Community Integration, and as a member of the Champaign County Housing Development Coalition, I would like to urge the City Council to approve the application for study of Urban Renewal Project II.

Project I needs Project II to make that area a healthy one, and not just an island of decent

housing surrounded by substandard dwellings. The community needs Project I and II, and all forthcoming projects which will eliminate slums and open up more standard housing at realistic rentals and sales prices.

The Council for Community Integration supports Project II with reservation, however. We would like to see real citizen participation in Project II. In Project I this was not always realized, and we have seen that people whose lives are affected by Urban Renewal resent being told, rather than asked, what their housing plans might be.

We hope that Project II will allow for early and continuous consultation with, and participation of, citizens directly affected by Urban Renewal. The Council for Community Integration strongly supports Project II—but only if there can be maximum neighborhood participation at every planning stage.

LILA LIEBERTHAL  
Co-Chairman, Housing  
Committee, Council for  
Community Integration

Champaign



# CHAMPAIGN-URBANA COURIER

## 7 proposals in for new housing

A total of seven developers have submitted proposals for the construction of 120 units of public housing on two sites in Champaign, Bud Finney, executive director of the Champaign County Housing Authority announced this morning.

The proposals were opened late Monday, the deadline for submission, and so far have not been studied in detail, Finney said.

Such a study probably will take at least 10 days, he estimated. This will be followed by a final conference with potential developers before the housing authority board picks a developer, he explained.

Representatives of the Concerned Citizens Committee's North End Progressive Development Corp. also will be given a chance to go over the proposals and make their recommendations to the board.

They also will be studied by the Chicago regional office of the Department of Housing and Urban Development, who also will make recommendations, Finney said.

A developer is not expected to be chosen until after the first of the year.

The seven companies that submitted proposals were Creative Buildings Inc. of Urbana, Shapland Construction Co. and C. A. Petry and Sons of Champaign, Howard Steele Construction Co. of Granite City, Baker Brothers

of Peoria, McCarthy Brothers of St. Louis, and Lippman Associates of Indianapolis.

The proposals all were submitted on a "turnkey" basis under which the developer would build the units from his own plans and then turn them over to the housing authority for a specified price.

About \$1,784,000 is available for basic construction of the units. The housing authority already owns the land: 4.4 acres on North Harris Avenue, near Franklin Junior High School and 7.9 acres in Champaign's Project I urban renewal area.

DEC. 17, 1969

THE NEWS-GAZETTE

## Apply For Funds For UR Survey

By TOM SLOCUM

News-Gazette Staff Writer

After a short discussion Tuesday night, the Champaign City Council approved the application for \$640,000 in survey and planning funds for the proposed \$20 million Project II of urban renewal by a 5 to 2 vote.

Champaign Urban Renewal Director David Gensemer said he would deliver the application to the Chicago offices of the Department of Housing and Urban Development on Thursday to begin the long process of federal appraisal. Gensemer has estimated it could take as long as two to three years to get an answer to the city's application from HUD.

Mayor Virgil Wikoff, before voting in favor of the application, said the funds to survey and plan the proposed 156 acre site would not commit the city to undertaking the actual program.

He said if the application is approved by HUD, the money will be used to finance an 18-month detailed study of the area. After the planning is completed, he said, the City Council will decide if it is feasible to execute the plan. The execution period for the proposed project has been estimated at three years.

Councilmen William Kuhne, Dwyer Murphy, M. G. Snyder and James Ransom joined Wikoff in approving the application. Kuhne said, "We have to keep in mind our present goal in an urban renewal program."

To provide more and better housing for citizens of the City of Champaign."

Both Wikoff and Kuhne said, however, that their votes for the survey and planning funds did not mean they were totally in favor of the whole Project II.

Councilmen Seely Johnston and Robert Pope continued their opposition to urban renewal by voting against the application.

Johnston said, "This is just the first step to be followed by many more. People are going to be very sorry." He said he knew of two private firms that have plans to possibly develop the area, and said he was in favor of solving the housing shortage through the private enterprise system.

Pope labeled the federal urban renewal system as a "national disgrace" marked by "tyranny, suffering and failure." He said the plans for another program in Champaign would bury the city "irrevocably" in the federal bureaucracy.

Pope also said he could see no reason why people in other states should have to pay federal taxes to pay for planning an urban renewal program in Champaign.

In other urban renewal business, the Council authorized the sale of 10 lots in the Project I area to Community Homes for redevelopment, approved an ordinance vacating a portion of N. Fifth Street at E. Bradley, and authorized the sale of a narrow strip of unusable land in the Project I area to the

## CAC Opposes Increase In UR Acreage

The Champaign Citizens Advisory Council on Urban Renewal said Tuesday it would not recommend adding 43 acres of land south of University Avenue to the area to be planned for the proposed Project II of urban renewal.

The CAC acted Tuesday afternoon. The Council passed the application for survey and planning funds for the original Project II area, bounded by the Illinois Central tracks, the south boundary of Project I, Wright Street and University Ave. at its meeting Tuesday night.

The request to extend Project II beyond the original 156 acres was made by the University of Illinois on an unofficial basis. The 43 acres in the request was bounded roughly by Wright and Fourth streets and Springfield and University avenues.

Not Justified

The CAC rejected the inclusion of the 43 acres because it said there was no adequate justification for the increase, the added cost would be too much for the city to afford, and the urban renewal staff could not handle the added work load under the present time schedule.

The CAC said the failure of the University indicate its for the area made it difficult to justify the inclusion of the Members said they did not to hurt the original application chances for approval by an area of questionable need.

The CAC said the situation may change if the University shows definite plans to expand in the area in the comprehensive 10-year plan expected to be released in January. It said a separate project could be started in the area if it is known the University plans to expand in that direction.

Increase Cost

Champaign Urban Renewal Director David Gensemer said the added area would increase the cost of Project II by \$250,000. The city, he said, would have to pay approximately \$250,000 of this added expense. He said the added area would increase costs while not increasing revenues to pay for the cost.

Gensemer said the added area could not be covered under present plans to finance urban renewal through receipts from the utility tax.

Gensemer also said the added area would increase the workload of his nine-man staff by about one-third. He said, "I can't see a way of doing this at the present time."

He said if the execution of Project II were lengthened from three to five years, more work could be done. The present schedule calls for a three-year execution period.



## CHURCH COMPLETED

The Church of the Living God at 311 E. Bradley Ave. is one of the first buildings

to be completed in the urban renewal area. Byrd Construction Co. was contractor for the

church. The church purchased the urban renewal site from the city of Champaign after

selling its property at 801 N. Poplar St. under the urban renewal project. The church

is at the corner of 4th and Bradley streets.

## N.E. Champaign

# Vote expected on zoning

The Champaign City Council probably will vote Tuesday on a plan commission recommendation to rezone nine blocks of northeast Champaign to allow for the construction of new apartment buildings on a highly conditional basis.

The council delayed action on the proposal until its Nov. 18 meeting in hopes that controversy surrounding the zoning could be cleared up. Apparently, however, the controversy remains.

The proposal was first set before the council at a study session Oct. 27. At that time the council promised not to vote on the proposal for three weeks, so that the Concerned Citizens Committee could set up meetings between the plan commission and residents of the area.

Two meetings were held, one last Saturday and the other Monday, but plan commission chairman James Scheeler termed the turnout at both meetings "disappointing." He said less than 15 residents of the area appeared at the two meetings.

## Vote anyway

And now, it appears, the council may vote on the proposal with the objections of the CCC still largely unresolved.

The area recommended for rezoning is bordered roughly

by Washington, 2nd, Park and 6th streets.

It is presently zoned R2, which limits new construction to single family residences and prohibits the subdivision of existing structures into apartments. Recommended is R2C zoning, a special classification that would allow construction of new multiple family dwellings, but would also prohibit the subdivision of existing structures.

At the Oct. 27 study session, councilman William Kuhne proposed making R2C even stricter. He suggested writing into the ordinance a restriction that would allow new multi-family dwellings to be built only on lots where multi-family dwellings already exist.

That would mean no single family dwellings could be torn down to make way for apartments.

## Replace building

The rezoning proposal is largely a result of a request by Merton (Skip) Thompson that he be given permission by the city to replace apartments he owns at 310 and 312 E. Church St., with new, larger apartment buildings.

The building at 312 E. Church is a four-unit apartment building that was partially destroyed by fire last

year. Two of the units are still habitable, but Thompson proposes tearing down the building and replacing it with an eight-unit apartment building.

Two previous efforts by Thompson to get his property rezoned so he could build were blocked. The plan commission at one time approved a plan to rezone the city block on which Thompson's property lies, but the plan was voted down by the council later.

## Oppose R2C

The CCC claims it is not opposed to Thompson's plans, but is opposed to R2C zoning for two main reasons.

They say residents fear R2C would allow unchecked construction of apartments in the area which would be inconsistent with the single-family character of the area and that it could give rise to development by absentee landlords.

The plan commission counters that Kuhne's restriction would solve both problems.

CCC and residents also argue that existing regulations are not sufficiently enforced and that there is no assurance that R2C would be either. They are expected to attend Tuesday's council meeting to state their case one last time before a final vote.



# Champaign to ask planning funds

By Darlene Napady  
Of The Courier

After only brief discussion the Champaign City Council voted 5-2 Tuesday to apply for \$640,000 in federal funds to plan a second urban renewal project.

This morning, Urban Renewal Director David Gensemer said he hoped to have the application in the Chicago regional office of the U.S. Department of Housing and Urban Development by Friday.

The funds, if approved by federal officials, would be used to plan renewal work in the remaining 160 acres of the city's Northeast Neigh-

borhood, a project, which, if undertaken, would cost \$18 million to \$20 million.

But as Mayor Virgil Wikoff pointed out, submitting the application does not commit the city to undertake any actual renewal work.

"Voting for this application does not necessarily mean I would favor the project," Wikoff said, casting one of the five "yes" votes.

He was joined by Councilman William Kuhne, who said the council probably would be taking the right step in submitting the application but added that the matter should be given more careful study.

"The \$640,000 is probably more than we need, and we also should keep in mind that the main goal of urban renewal is to provide more housing," he said.

Councilman M. G. "Bob" Snyder said he "echoed" Kuhne's remarks, then added that he thought the city should study the possibility of a locally-financed urban renewal project with funds that otherwise would be used as the city's share of a joint local-federal project.

But Wikoff said such a discussion would not be germane at that point and Snyder withdrew his comment.

Councilmen Dwyer Murphy and James Ransom joined Wikoff, Kuhne, and Snyder in voting for the application but made no comments at the meeting.

Councilman Seely Johnston voted against submitting the application, saying "this is just the first step of many."

"People here will be sorry in a few years when they are still waiting for something to happen," he warned. "Project I is still going on nine years after preliminary talks."

Johnston was joined by Councilman Robert Pope, who said he could not "let the occasion pass without once more voicing objections to a federal urban renewal program."

"The urban renewal au-

thority will fasten a federal bureaucracy on us forever," he warned, adding: "I don't see why people in other states should be forced to help pay for a \$640,000 study in Champaign."

Earlier in the day the Citizens Advisory Committee on Urban Renewal took no action on a request from the University of Illinois that 12 blocks south of University Avenue be added to the proposed project area which currently is bounded on the north by the first urban renewal project, on the west by the Illinois Central Railroad tracks, on the south by University Avenue, and on the east by Wright Street.

The group seemed to feel that the university had not justified its request other than saying that the area was deteriorating and that it was concerned about it.

"The university is apparently worried that soon there will be at least one new apartment building on every

block, which would make the cost of land acquisition for expansion in this area prohibitive," said Henry Spies, CAC chairman.

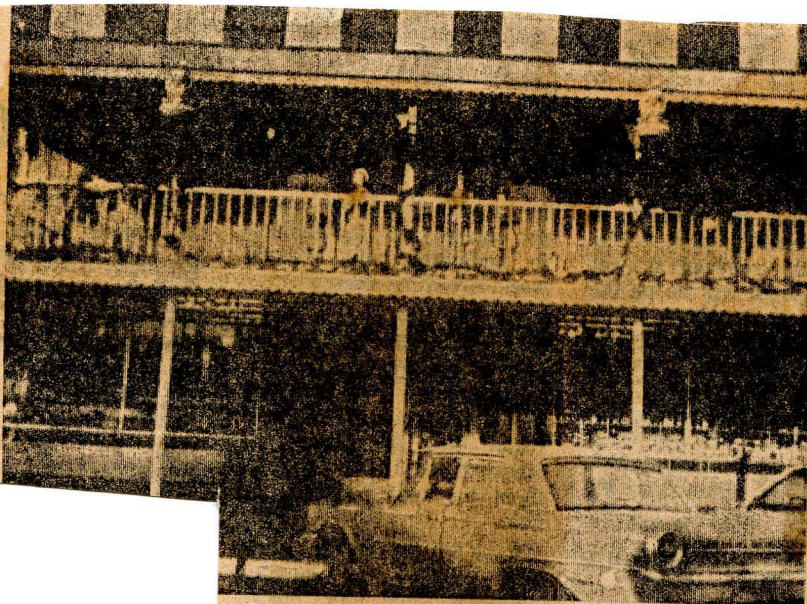
Under urban renewal, however, the city could acquire and eliminate substandard structures then resell the land to the university.

If need be, the university could use its own powers of eminent domain to acquire the new apartment buildings, Spies said.

But the university must be willing to state flatly that it intends to expand into the area before the CAC could consider the 12 blocks, bounded by University Avenue, 4th St., Springfield Avenue and Wright Street, for Urban renewal, Spies added.

If the university's master plan, scheduled to be released in January, shows better justification for including the area, the CAC will be glad to reconsider the issue at that time, he said.





## FASHIONED CHRISTMAS AT THE ROCKOME S

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## Raise Question C Relocated Families

Families and individuals who will be required to move as Champaign's urban renewal program is carried out have not been given any assurances "that their own condition will be bettered."

So declared the Champaign - Urbana Council for Community Integration as it discussed possible new housing for families and individuals who will be displaced by the urban renewal program. The Council sent a letter to James Williams, relocation officer of the Champaign Department of Urban Renewal.

The letter said:

"Some will be required by the city to move in the hope the city will be improved, but not yet with any assurance that their own condition will be bettered."

The letter was written by Robert Zackery, executive co-chairman of the Champaign - Urbana Council for Community Integration, and Henrietta A. DeBoer, co - chairman of the group's housing committee. A copy was sent to The News-Gazette.

Pointing out that people with relatively low income want to know where they can move if forced out by urban renewal, as stated by Williams, a number of possibilities are listed in the letter:

"They can double up with others within the ghetto, just as many have been doing for a long time. Almost no one wants this, but it is the most likely result if nothing more is done."

"They may remain in the ghetto, but in newer and better accommodation than they have at present. No one has yet developed plans

that provide such accommodations although many outside the ghetto assume it will come to pass."

The third possibility given was that displaced families may enter public housing apartments, and it was stated that for those who prefer and need this alternative, it will become available only if:

More public housing is built.

Such housing includes units for larger families.

Admission is available to those who need it most.

The present public housing is desegregated.

A fourth possibility given was that they "may find satisfactory housing elsewhere in the community. Your report suggests some will choose this alternative, if such housing is available," the letter said.

The letter to Williams also said that a limited amount of such housing is already available. Some of it represents white owners who will sell without discrimination, the letter said. It added it is believed more white owners will come forward as the need is made apparent.

It was pointed out that the Council for Community Integration had assisted a number of Negro families to move into the larger community by assisting in locating such houses. It was noted other houses are available on an open occupancy basis, as required by a Presidential directive of 1962. One category was given as new homes in developments where the plats are given approval by the FHA.

Another category represents houses repossessed by the FHA and the Veterans Administration. These latter

(Please turn to Page 8, col. 3)



Sunday, Dec. 21, 1969

\$20 million Champaign project

# UR future up to federal officials

By Darlene Napady  
Of the Courier

A stack of blue loose-leaf notebooks were delivered to the Chicago regional office of the U.S. Department of Housing and Urban Development Friday.

Each contained a copy of a request for \$640,000 in federal funds to plan a second urban renewal project in Champaign.

The City Council approved the application Tuesday by a 5-2 vote, stressing that it did not necessarily mean the city would actually undertake more urban renewal work.

The fate of the application now lies with HUD officials, who are expected to give it

careful scrutiny, and, if they approve, offer the city a contract for a loan to pay for planning.

At this point the city council would have to give its consent once more by approving this planning contract, which then would go back to HUD for final approval.

If the planning contract is approved, the city could begin planning the project. The planning, it is estimated, would take 18 months.

At the end of this period HUD would draw up a contract for executing renewal work and offer it to the city.

If the council and, subsequently HUD, approved this

contract, renewal work could begin.

The application submitted Friday estimates that it will take five years and cost approximately \$20 million to carry out the project in the remaining 160 acres of Champaign's Northeast Neighborhood, labeled "Proposed Project Illini."

But according to a representative of Candeb - Fleisig, the planning firm that prepared the application, getting HUD approval for even the planning contract could take as long as two years.

Urban Renewal Director David Gensemer, however, remains optimistic that the application can be approved

by next fall, when results from the 1970 federal census will officially push Champaign's population past the 50,000 mark.

If it is not approved by then, it could present problems for Champaign because cities above 50,000 are required to pay one-third instead of one-fourth of total project costs.

This would add about \$1.4 million to the city's current estimated \$4.2 million share of the project, which would make the undertaking prohibitively expensive.

This would just about triple the city's cash contribution, currently estimated at \$700,000, with the remaining \$3.5 million in various non-cash credits.

Besides the threat of having to foot one-third instead of one-fourth of the bill, Champaign is faced with the task of convincing HUD that it should bend its guidelines so the proposed area would qualify as a university related project.

## \$3.1 million

At present, the city is counting on \$3.1 million from University of Illinois 1 and purchases in recent years to make up the bulk of its non-cash contributions.

But to receive HUD credit for such university purchases, one-half of the project area must lie within a quarter-mile of the nearest principal building on campus.

Since this is not the case in the Northeast Champaign area, the city is hoping to convince HUD to increase this distance to nine - sixteenths of a mile.

Champaign may be in for one windfall, however. The compromise version of the 1969 Federal Housing Act contains a provision extending the period over which university purchases can be counted, from seven to eight years previous to HUD's approval of the execution contract.

This provision applies only

(Please turn to Page 4)

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from Page 3)

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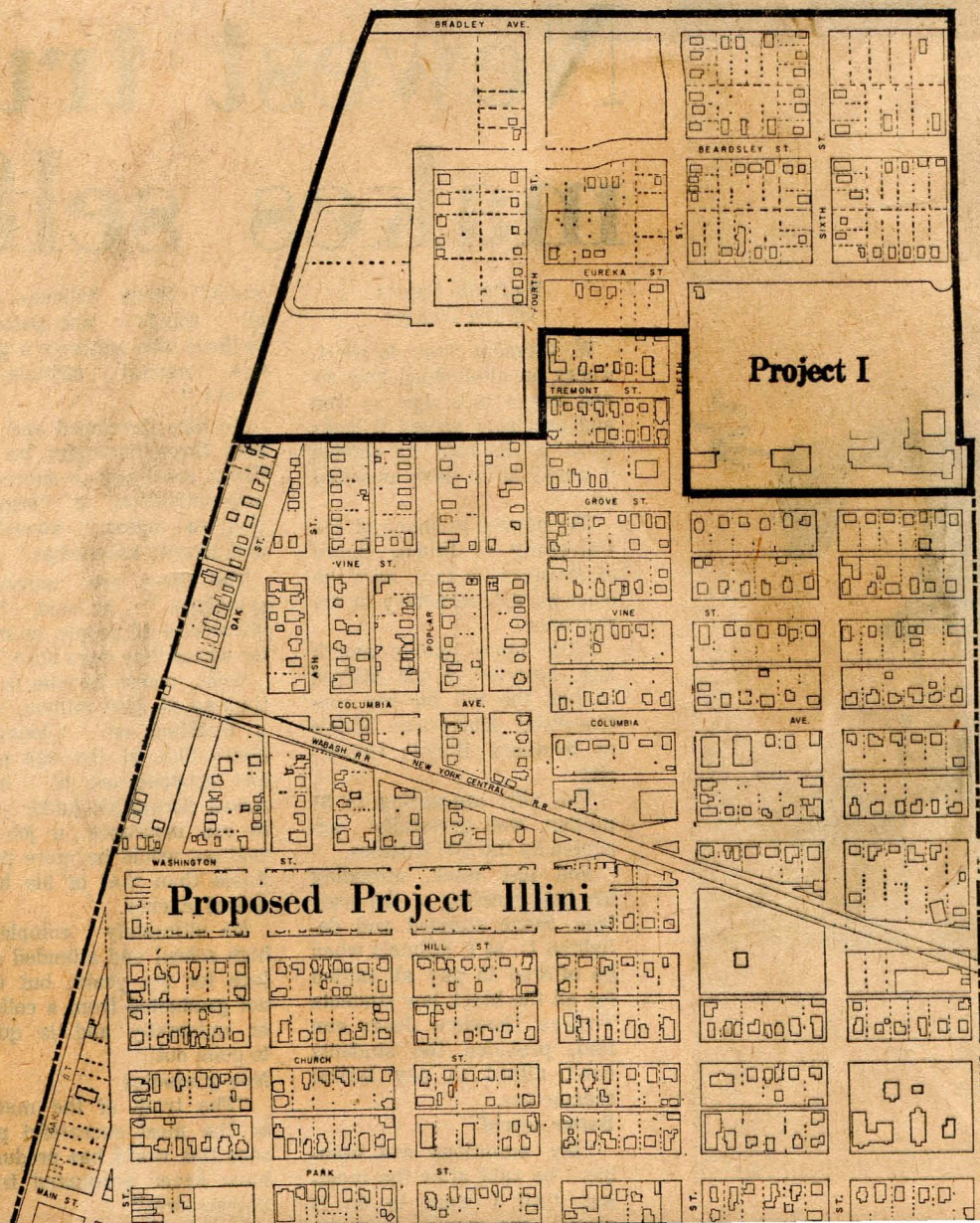
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# City submits renewal fund applications

(Continued from Page 3)

to those applications already "in the pipeline" when President Richard M. Nixon signs the measure into law.

Since the Champaign application arrived in the Chicago HUD office Friday, it should qualify, Gensemer said.

## Extra year

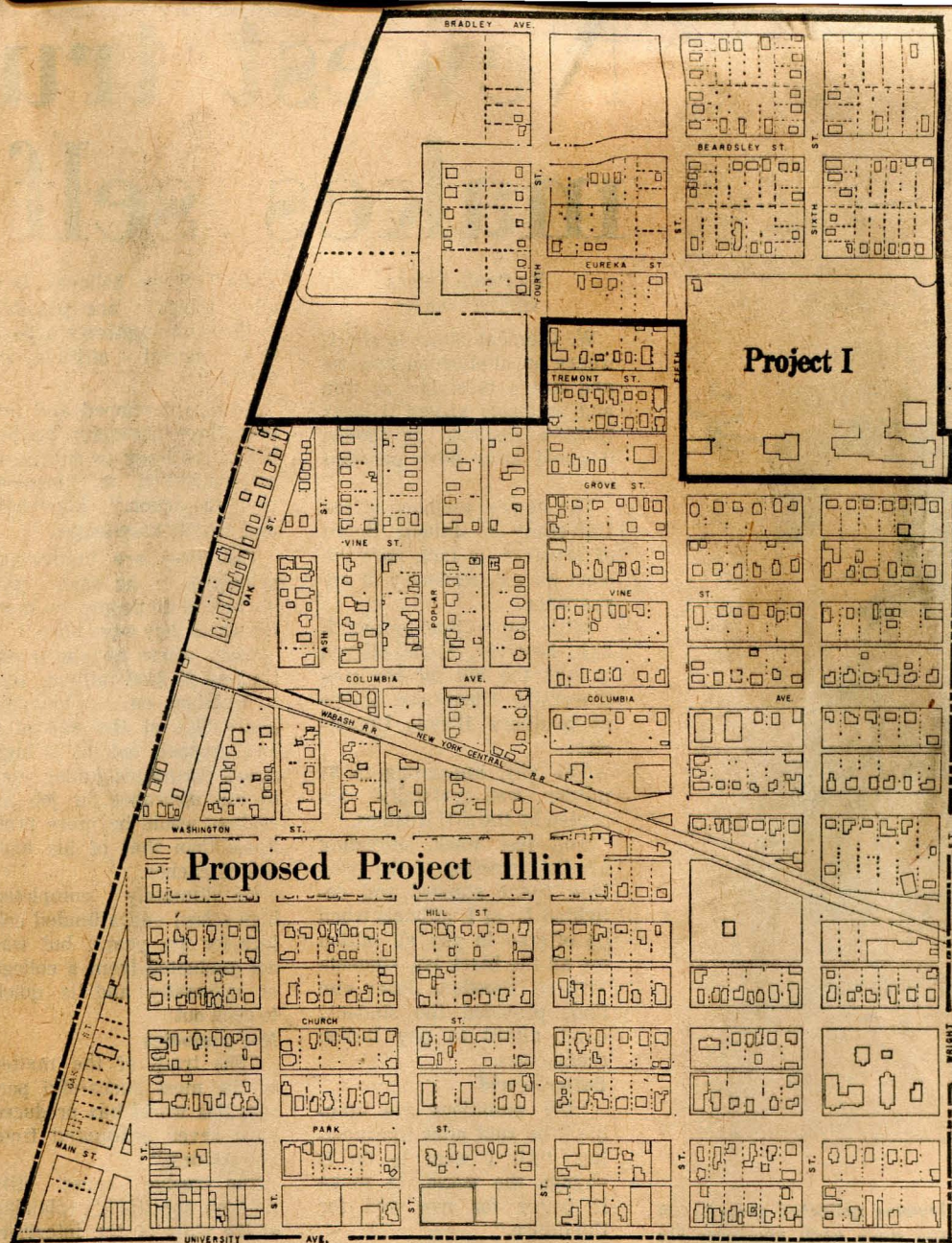
If the execution contract were ready for approval now, for example, the \$239,000 that the U. of I. spent on land acquisition in 1963 could be added to the \$3.1 million spent from 1964 to the present for a total of more than \$3.3 million in non-cash credits to help offset the city's share.

Meanwhile, the city still plans to close out its first urban renewal project, enclosed by the solid black line on the map, on schedule next May 15.

Relocation officers still are having problems finding new homes for two large families, Gensemer said last week, asking help from the Citizens Advisory Committee on Urban Renewal.

The only two other families to be relocated were expected to move into new quarters shortly.

During the planning period for the second renewal project, area residents will be organized into groups to give them participation in planning the work, Gensemer stressed.



## RENEWAL AREAS

A map of Northeast Champaign shows the first urban renewal area, enclosed by the solid black line at the top,

and the proposed second area, tentatively called Project Illini, bounded by Project I on the north, the Illinois Central

tracks on the west, University Avenue on the south, and Wright Street on the east.



THURSDAY, AUGUST 1, 1968

# Wikoff Finds HUD Meeting Is Fruitful

By BOB GESKE

News-Gazette Staff Writer

Champaign city officials met Wednesday morning in Chicago with officials of the U. S. Department of Housing and Urban Development (HUD) and, according to Champaign Mayor Virgil Wikoff, "it appears the city's workable program will be recertified in the near future."

The recertification application for the approval that expired July 1, 1967, has been submitted to HUD by city officials several times since its preparation last summer, and has been rejected on each occasion with suggestions for the city to improve or upgrade workable plan statistics and regulations.

The latest rejection came July 19 in a letter from John E. Kane, who said the data in the submission was nine months old and must be revised.

Wednesday morning Wikoff, City Councilman William Kuhne and planning director Richard Maltby met for two hours with Kane and assistants and Wikoff said, "They approved our building code revisions and inspection system. They told us to resubmit our application and assured us we would be recertified."

"The problem seemed to stem," said Wikoff, "from a

simple breakdown in communications between our offices. Wednesday we got to the top man and got our problems solved.

"The only revision we have to make to our application," explained Wikoff, "is to include the results of the meetings of the Citizen's Advisory Committee for the last year. We had lagged on that but it will be no problem whatsoever."

The recertification rejection would not have affected financing on the present urban renewal project, but would have curtailed or seriously slowed development of federally assisted privately constructed low-cost housing projects now being planned by Mt. Olive Baptist Church and the Interfaith Apartment Corporation.

"They assured us," said Wikoff, "that they would work with us to help meet our Oct. 15 deadline on the Interfaith project."

"We went over our changes according to their suggestions, step by step, and they approved our changes," Wikoff said. "They did tell us we would have to show progress on our building code revision by next year. We are in the process of revising them now."

"This was my first meeting with these people," Wikoff said, "and I found them cooperative and willing to help."

Regional Planning Director Richard Maltby said the records of the Citizen's Advisory Committee can be included and the application mailed to the Chicago office by Friday.

CHAMPAIGN-URBANA COURIER

## Champaign Tries Again

Workable Program Resubmitted to HUD.

Champaign's Workable Program has been resubmitted to federal authorities in Chicago for processing.

Richard Maltby, regional planning director, said the Workable Program was forwarded to U.S. Department of Housing and Urban Development officials Thursday afternoon.

Approval of the program is expected before Oct. 15. This will mean the low-cost housing project contemplated by the In-

terfaith Council will not be jeopardized.

Maltby said federal officials in Chicago promised to attempt to complete processing of the program by that date.

Included in this submission of the Workable Program were minutes of meetings of the Citizen's Advisory Committee on Urban renewal and its various subcommittees and pertinent correspondence received by the committee.

Federal officials had insisted that more up to date information about the CAC be furnished before the Workable Program could be considered for approval. This was a considerable retreat from the previous federal position stating the entire program would have to be redone because all of it was outdated.

The compromise was worked out in a meeting Wednesday between Mayor Virgil Wikoff, Councilman William Kuhne, Maltby and HUD officials in Chicago.

The program must now be processed by the Chicago regional office of HUD, where it is expected to encounter no further difficulty, and then be forwarded to Washington for final approval by the central HUD office.

Chicago officials emphasized they could not guarantee the speed with which Washington would handle the program, but in the past Washington has gone along with recommendations from the regional office.

MONDAY, AUGUST 19, 1968

THE NEWS-GAZETTE

## To Consider Land Take Suit In UR Area

The Champaign City Council will be asked to approve another eminent domain suit against property in the Phase I urban renewal area Tuesday evening.

The land in question is an eight-foot-wide strip of land along Bradley avenue needed for widening of the street. The strip is part of a residential lot.

Also on the council agenda for the regular meeting at 7:30 p.m. Tuesday is a resolution authorizing sale of land and structures to Champaign Homes, Inc.

Champaign Homes is a corporation of local women who are moving homes out of clearance areas and rehabilitating them for sale at cost to low-income families.

The council will receive bids for construction of sidewalks in Garden Hills and Holiday Park subdivisions.

City Manager Warren Browning said last week he intends to ask the council to approve the appointment of a fifth sergeant in the city police department. The sergeant would be assigned to the juvenile division.



on sometime Wednesday or Thursday.

The Moon Company, based in Olivet, Mich., has 16 more houses to demolish in the first order. About 200 more buildings will come down before the demolition phase is completed in 1969.

The second order is expected to be the old Standard Brands egg cracking factory, which probably will not come down as easily as the house.

"That one will take me a little longer," Moon conceded, "but it'll go pretty quick once we get the roof off it."

## Pope, (UR Anti) Gets First Spadeful

"My congratulations to those who have prevailed," Champaign Councilman Robert P. Pope said as he wryly acknowledged a gift Tuesday evening.

Pope, the council's most outspoken and articulate opponent of urban renewal, had just been presented with the almost proverbial first spade of dirt turned in the Phase I renewal project.

One of the fixtures in Pope's speeches has been to point out that although urban renewal was conceived nearly eight years ago, "not a single spade of earth has yet been turned."

When the first house to be demolished had been reduced to slivers Tuesday afternoon, a local radio newsmen had city Urban Renewal Director David Gensemer scoop a spadeful of dirt from the site into a shoebox.

The box was presented to Pope at Tuesday evening's City Council meeting. "There are even a few splinters of the house in it," the newsmen commented.

Pope rose to the occasion, saying, "I suppose this is a day of great regret or great jubilation depending on your point of view. My greatest regret is that I'll have to write a new speech."

Indianapolis-URBANA COURIER

Wednesday, April 2, 1969

## Indianapolis Firm First in UR Housing

By Darlene Napady

The Champaign's citizens Advisory Council on Urban Renewal will recommend that the city council pick Lippman and Associates of Indianapolis to redevelop 4.5 acres in the northwest corner of the city's urban renewal area.

But it also decided to recommend Creative Buildings, Inc., of Urbana as a second choice.

Two other firms that submitted proposals, Consumer Construction Co. of Chicago and National Homes of Lafayette were eliminated because committee members favored those of Lippman and CBI.

The group chose Lippman by a four-to-two vote over CBI even though CBI had promised maximum employment of area residents in building new housing on the tract.

### Not Enough Work

Several CAC members felt that the CBI proposal in this respect was vague and that the firm's construction methods would leave little on-site work for the black subcontracting firm now being set up.

This firm will be employed for such work on North Mt. Olive Manor, a 72-unit project by CBI just east of the site under discussion. CBI representatives have argued that this new company would get off to a better start if it could line up a second project right away.

"We must get maximum area participation from whatever company does it, but I can't see any difference in amount between Lippman and CBI," said John Barr, CAC chairman. He added he "was leaning toward Lippman" from a construction standpoint.

Jack Petry also voted to recommend that Lippman be given preference but he added that no council member would be seriously disturbed if CBI were chosen.

### Major Factor

Although he admitted he did not know if Lippman would be willing to make an extra effort to employ local people, he said this should be a major factor in choosing the developer.

Henry Spies, CAC vice-chairman, said the group would have to take Lippman's word that it is willing to make certain changes in its proposal. But he voted in favor of the Indianapolis firm on the basis of possibilities.

"Since CBI uses factory-built modulars, they are limited in width to 12 feet, the maximum

CHAMPAIGN-URBANA COURIER

Wednesday, November 27, 1968

## 90% of Land In Project I Is Purchased

The Champaign urban renewal program is about 90 per cent complete in land acquisition and about three-fourths complete in relocation of residents and rehabilitation of houses, David Gensemer, director of urban renewal, told the city council Tuesday.

Gensemer said the total cost of acquisition to date was \$1,724,620 for 159 parcels, representing 89.3 per cent of the total. Seven more parcels are under sale contract now, bringing the total to 166 of 178 to be acquired.

The city has sold four lots to date, all to Champaign Homes Inc., a non-profit corporation, set up to purchase and rehabilitate homes to provide low-cost housing for persons displaced by the program.

Six more lots will soon be sold to Champaign Homes and two to the Church of the Living God, whose present church building will be demolished.

There have been 94 structures demolished to date, which is 73 per cent of the total slated for removal. This includes the old egg crushing plant, by far the largest structure in the project area. There remain 35 residences and two non-residential structures to be demolished.

Gensemer said every building but the Airflex plant and the present Church of the Living God has been removed from the area planned for 60 units of public housing. The plant and adjoining junk yard are in the process of being cleared, Gensemer said, but the church will be allowed to remain as long as possible.

There have been 97 families relocated, representing about 72 per cent of those who must be moved. The department has also relocated 23 of 35 individuals.

James Williams, director of relocation, said several individuals who had been living in the project area at the time the project began were transients living in rental units and had relocated themselves.

Every family and individual but one has moved into standard housing, Williams said.

The urban renewal department is presently attempting to contact the one exception, Williams said. Federal payments may still be made to this person up to six months after the move to help obtain standard

CHAMPAIGN-URBANA COURIER

WEDNESDAY, JULY 30, 1968

## NOTICE OF SALE OF \$1,665,000.00 PRELIMINARY LOAN NOTES OF CITY OF CHAMPAIGN, ILLINOIS

July 30th, 1968  
SEALED PROPOSALS will be received by the above-identified local public body corporate (hereinafter called the "Local Public Agency") at Room 400, Illinois Building in the City of Champaign, Illinois 61820, until, and publicly opened at one o'clock P.M., Eastern Daylight Savings Time, on August 13th, 1968, for the purchase of \$1,665,000.00 of notes of the Local Public Agency to be known as "Preliminary Loan Notes (Second Series A)," being issued to aid in financing its Urban Renewal Project, designated Project No. III.R-67. The United States of America has agreed to make a loan under Title 42 of the Housing Act of 1949, as amended (42 U.S.C. 1450 et seq.), to the Local Public Agency to assist the latter in undertaking and carrying out such Project. By authority of said Act and with the agreement of the Local Public Agency, the said Notes are to be unconditionally secured as to the payment of both principal and interest by the United States of America. The full faith and credit of the United States will be pledged to such payment under an unqualified payment agreement endorsed on each of the Notes. Under said Act, such agreement is required to be construed by all officers of the United States separately and apart from said loan agreement and is incontestable in the hands of a bearer thereof.

THE NOTES will be dated September 10th, 1968, will be payable to bearer on September 12, 1969, will bear interest from their date to their maturity at the rate or rates per annum fixed in the proposal or proposals accepted for the purchase of such Notes, will be issued in such denominations, and both principal and interest thereof will be payable at such incorporated Bank having trust powers or incorporated Trust Company, as the purchaser designates in the proposal. Such Bank or Trust Company must be a member of the Federal Reserve System, or of the Federal Deposit Insurance Corporation, and must have an unimpaired capital and surplus of not less than the aggregate principal amount of Notes designated in the proposal or proposals submitted by the purchaser; provided, however, that such unimpaired capital and surplus need not exceed One Million Dollars. The Notes will provide that they are not valid until after such Bank or Trust Company has signed the agreement, appearing on each Note, to act as paying agent. The Notes will be transmitted to such Bank or Trust Company for delivery to the purchaser upon receipt and disbursement by such Bank or Trust Company of the purchase price thereof in accordance with instructions from the Local Public Agency. After taking delivery of the Notes, the purchaser shall obtain the signature of such Bank or Trust Company upon the Notes as aforesaid. All fees or charges, if any, of such Bank or Trust Company shall be paid by such purchaser.

SAID NOTES will be special obligation of the Local Public Agency and will be secured by a requisition agreement between the Local Public Agency and the United States of America and the terms of which agreement the United States of America agrees to lend to Local Public Agency prior to the maturity of said Notes an amount sufficient to pay the principal and interest on all said Notes and agrees to call so much of the proceeds of such loan as shall be sufficient to pay the principal and interest upon any of said Notes to be deposited at the respective Bank or Trust Company at which said Notes are payable for the benefit of the holders thereof. Under the proceedings authorizing said Notes, the proceeds of such loan payment will be irrevocably pledged first to the payment, at maturity, of the principal of and interest on said Notes.

THE VALIDITY of the Notes and said requisition agreement shall be subject to approval by attorneys designated by the purchaser in the Proposal. Certified transcripts of proceedings, including organization transcript as required by the Local Public Agency, evidencing the validity of the Notes and of said requisition agreement shall be furnished such attorneys at least 5 days prior to the date of the Notes. The fees or charges of the attorneys shall be paid by the purchaser.

ALL PROPOSALS for the purchase of any of said Notes shall be submitted in a form approved by the Local Public Agency and shall be enclosed in a sealed envelope, addressed to the Local Public Agency, which should be mailed on the outside "Proposal for Preliminary Loan Notes." Copies of such form proposal may be obtained from the Local Public Agency at the address



company does it, but I can't see any difference in amount between Lippman and CBI," said John Barr, CAC chairman. He added he "was leaning toward Lippman" from a construction standpoint.

Jack Petry also voted to recommend that Lippman be given preference but he added that no council member would be seriously disturbed if CBI were chosen.

#### Major Factor

Although he admitted he did not know if Lippman would be willing to make an extra effort to employ local people, he said this should be a major factor in choosing the developer.

Henry Spies, CAC vice-chairman, said the group would have to take Lippman's word that it is willing to make certain changes in its proposal. But he voted in favor of the Indianapolis firm on the basis of possibilities.

"Since CBI uses factory-built modulars, they are limited in width to 12 feet, the maximum that can be moved on highways," he explained.

Mrs. Ruth Berkson also voted for Lippman because of design and quality.

But William Werstler favored CBI because it is a local firm and would be concerned about employment opportunities.

The Rev. James Offutt, pastor of Mt. Olive Baptist Church, also voted for the CBI proposal, saying that although most construction is done in the factory, all but the carpentry is handled by subcontracting firms.

Blacks will be employed in all phases of construction particularly of North Mt. Olive Manor, he reiterated.

CBI officials have said they are delaying hiring their spring work force until they can interview black applicants referred by Offutt, Spies said.

Spies was delegated to compose a specific recommendation for the city council, who will make the final choice.

The matter is expected to come up tonight or at the April 15 council meeting.

The area probably will contain both apartments and townhouses, but the exact mixture is not yet certain.

the largest structure in the project area. There remain 35 residences and two non-residential structures to be demolished.

Gensemer said every building but the Airflex plant and the present Church of the Living God has been removed from the area planned for 60 units of public housing. The plant and adjoining junk yard are in the process of being cleared, Gensemer said, but the church will be allowed to remain as long as possible.

There have been 97 families relocated, representing about 72 per cent of those who must be moved. The department has also relocated 23 of 35 individuals.

James Williams, director of relocation, said several individuals who had been living in the project area at the time the project began were transients living in rental units and had relocated themselves.

Every family and individual but one has moved into standard housing, Williams said.

The urban renewal department is presently attempting to contact the one exception, Williams said. Federal payments may still be made to this person up to six months after the move to help obtain standard housing.

Of the 40 structures judged rehabilitable, nine have been completed and the owners are still working on ten of them.

Nine of the original 40 were acquired by the city at the owner's request, lowering the total of houses to be rehabilitated to 31. The rest are still being processed and only two have any immediate problems, according to William Hall, rehabilitation director.

Some owners rehabilitating houses qualify for up to \$3,000 direct federal grants and almost \$12,000 has been granted to date. Others qualify for federal loans at three per cent interest and about \$17,000 has been loaned to date.

Gensemer said every family who qualified for a loan or grant has been offered it.

ings authorizing said Notes, the proceeds of such loan payment will be irrevocably pledged first to the payment, at maturity, of the principal of and interest on said Notes.

THE VALIDITY of the Notes and said requisition agreement shall be subject to approval by attorneys designated by the purchaser in the Proposal. Complete certified transcripts of proceedings, including organization transcript as required, evidencing the validity of the Notes and of said requisition agreement will be furnished such attorneys at least 5 days prior to the date of the Notes. The fees or charges of the attorneys shall be paid by the purchaser.

ALL PROPOSALS for the purchase of any of said Notes shall be submitted in a form approved by the Local Public Agency and shall be enclosed in a sealed envelope, addressed to the Local Public Agency, which should be marked on the outside "Proposal for Preliminary Loan Notes." Copies of such form of proposal may be obtained from the Local Public Agency at the address indicated above. Proposals may be submitted subject to completion pursuant to telegraphic instructions or proposals may be submitted in their entirety by telegram. Telegraphic instructions or proposals must be received by the Local Public Agency at or before the time above specified for the opening of proposals. A telegraphic proposal should identify and be made pursuant to the Notice of Sale, identify the Notes, and specify the principal amount, interest rate, premium, denominations, name of said attorneys, and place of payment of the Notes covered by the proposal. In view of certain statutory and policy limitations, no award of the Notes will be made at an interest rate per annum which is not less than Six per centum (6.0%).

PROPOSALS may be for all or any part of the Notes, and separate proposals will be required for each part of said Notes for which a separate interest rate is bid. The interest rate specified for each part of said Notes shall be a multiple of one-hundredth (1/100) of one percent (1%). Said Notes will be awarded at the lowest interest rate or rates offered in the proposals, without reference to premium; provided, however, that, as among proposals specifying the same lowest interest rate, award will be made on the basis of the highest premium per dollar principal amount of Notes specified in such proposals. No bid for less than \$50,000 principal amount of said Notes or for less than par and accrued interest (which interest shall be computed on a 360-day basis) will be entertained, and the Local Public Agency reserves the right to award to any bidder all or any part of the Notes which such bidder offers to purchase in his proposal, upon the basis of such proposal; provided, that if less than \$50,000 principal amount of Notes is to be awarded to any bidder, such bidder will be relieved of the obligation to purchase such Notes upon written notice to the Local Public Agency within two days after notification of such proposed award. If only a part of the Notes bid for in a proposal are awarded by the Local Public Agency, the premium, if any, offered in such proposal shall be prorated, and said Notes will be issued in denominations in the order of the lowest denominations specified in such proposal; provided that one Note may be issued in a smaller denomination than is otherwise specified. The further right is reserved to reject any or all proposals.

SECTION 102(g) of the Housing Act of 1949, as amended (42 U.S.C. 1452), provides as follows: "Obligations, including interest thereon, issued by local public agencies for projects assisted pursuant to this title, and income derived by such agencies from such projects, shall be exempt from all taxation now or hereafter imposed by the United States." In the event that prior to the delivery of any of the Notes to the successful bidder therefor the income received by private holders from obligations of the same type and character shall be taxable by the terms of any Federal income tax law hereafter enacted, the successful bidder may, at his election, be relieved of his obligations under the contract to purchase said Notes.

CITY OF CHAMPAIGN, ILLINOIS

by D. D. Gensemer  
Director

No. 9303 July 30, 1968



## Projects Pushed for 'Results'

## Renewal Progress Outlined

If construction gets under way this spring, work on Champaign's Project I urban renewal area will be a year ahead of schedule, urban renewal director David Gensemer said Sunday.

Gensemer outlined progress of the city's urban renewal activities at a meeting of United Religious Social Action Council in the First Presbyterian Church of Urbana.

According to the schedule drawn up two years ago, major rebuilding was to begin in spring, 1970, Gensemer said.

But demands that the project show "tangible results" before more renewal work is undertaken has led the department to push projects like the 72-unit low-income housing development sponsored by Mt. Olive Baptist Church and contracts from general improvements, such as streets and sewers, Gensemer said.

## Expect Approval of Sale

The city council is scheduled to approve sale of the land for the Mt. Olive project Tuesday night, along with a small park area to the park district and a corner lot for a new parsonage for Mt. Olive.

Creative Buildings of Urbana, contractor for the development, estimate that construction will begin in three months and that the units should be ready for occupancy by next January.

Other projects nearing the ex-

ecution stage are 60 units of public housing in the southwest corner of the project I area and 120 units of low-income housing, proposals for which are to be accepted Feb. 12, Gensemer said.

The next major step in renewal work, he continued, would be applying for federal funds to plan a new project area. A major possibility is a joint project with the University of Illinois, which will allow the city to accumulate non-cash credits that later can be used in other parts of the city, such as the area south of the Project I area to University Avenue.

## U.I., City to Talk

Talks are being set up between city representatives and university officials to discuss the matter.

Actually, application for federal planning funds should have been made two years ago for urban renewal to move from project to the next without slack periods in between that lead staff members to seek jobs elsewhere, Gensemer said.

But a new federal program, known as the neighborhood development program, could cut the period of processing a grant request from a matter of years to 90 days, he added.

Under federal regulations if the city were to receive a planning grant and then decide not to go ahead with the project, it would have to repay the grant.

Two City Fires  
Linked to Arson

By L. H. Alexander

The Champaign Fire Department has requested police assistance in the investigation of back-to-back fires of city-owned houses in the urban renewal area.

Fire department officials indicated Tuesday that arson was a probable cause in both fires, one of which totally destroyed a house at 1110 N. Sixth St Sunday night.

Another fire Monday night at 608 E. Eureka St. went out before the fire department arrived and caused little damage.

Urban Renewal director David Gensemer said both houses were owned by the city and had been scheduled for demolition.

Fire Chief Willard Ashby did not rule out the possibility of conspiratorial arson in the two cases, but said there was "definitely no evidence to indicate anything of this sort."

Police Chief Harvey Shirley

and Detective Lt. David Little said the investigation of the two fires has not yet begun.

Ashby said there is no evidence to indicate malicious arson and that the fires may have been caused accidentally.

"We've had a lot of trouble with kids getting into these vacant houses and these fires have been caused unintentionally," he said. "A lot of time kids go into these houses and smoke."

The police department on several occasions in the past told youngsters to leave the vacant houses. The fire department reported at least one other fire in the urban renewal area this summer which was attributed to unauthorized persons in a vacated house.

## Some Vandalism

Gensemer said that in addition to fires there have also been several cases of petty vandalism in the area and that his department has started to board up houses not scheduled for demolition.

Ashby said several of the houses have been posted "Out by Order of the Fire Chief" but admitted this did little to help, any, good.

City Manager Warren Browning said that if any further vandalism of this sort occurred, police patrols might be authorized in the urban renewal area.

Browning remained relaxed and unconcerned, however, and he had not yet seen police fire department reports on the incidents.

The investigation of the fires, particularly if no arson occurs, will probably take time to complete.

Ashby said any comment to completion of the investigation is "just a matter of speculation," and that the Sunday and Monday night fires probably strictly coincided.

The fire chief recalled last year two fraternity fires caused by arson had been believed to be connected but no evidence to this has ever been produced.

Unless any evidence to the contrary turns up, the investigation will proceed on the assumption the two fires were connected and not caused by malicious arson.



DAVID GENSEMER: 'Chance To Integrate Champaign's North End' . . .

# Urban Renewal Trudges Onward

By DIANE SPATZ  
Daily Illini Staff Writer

Sixty-six acres of land.

A little less than two years ago, those 66 acres contained some of the worst housing in Champaign, according to David Gensemer, Champaign's Urban Renewal Director. Now that area is involved in Champaign's first Urban Renewal Project.

There are two main objectives of the project. According to the plan submitted to the federal government they include both the elimination and prevention of the spread of existing deterioration and blight and provisions for better living conditions within the project area by the stabilization and conservation of property values.

The plan also proposes creation of more functional land-use relationships; provision of adequate recreational areas, lights and open spaces; improvement of fire protection and elimination of fire hazards; and improvement of traffic patterns.

## Provide Opportunity

Gensemer said, "This project will also provide the city with the opportunity to integrate the Northeast area. Without urban renewal this never would have happened."

Residents of the project are almost entirely black.

The project area is bounded by the Illinois Central Railroad tracks on the west, Beardsley Avenue on the north, the Champaign City limits on the east, and Grove and Vine streets on the south.

Gensemer also stressed that this program was "a people to people program." He said the most important part of the project was "the people and their feelings."

## Only One Approved

This project is the only phase of urban renewal approved by the Champaign City Council. Gensemer said the 66 acres now undergoing

Although the project area contains some of the worst housing in Champaign, it also contains some fairly good housing, Gensemer said.

## Level Areas

The worst areas are being completely leveled and rebuilt, although the developer of the razed area has yet to be chosen. The Citizens' Advisory Committee on

Urban Renewal has spent several weeks studying projects different developers have done in the mid-west. The CAC will recommend a developer to the city council and the council will have a final say on the decision.

However, many of the structures in the area will not be destroyed, Gensemer said. If the owners of

these homes can bring them up to city standards, the houses will be allowed to stand. Some homes meet the minimum standards now and need no rehabilitation at all, he added.

## Acquire Land

The first step in the project was acquiring the land. The final plan says that "all structures which do not meet the minimum property standards, properties which are designated for public reuse and all properties including structures and/or land, where the size of the parcel is to be changed shall be acquired by the city."

To date, 163 parcels have been acquired with only 10 more to be obtained. The city did not acquire

land where the owner brought the structures up to minimum building code standards.

## Relocation

Relocation of people whose homes were razed was seen by many to be a major problem in the program. Gensemer, however, said that the relocation has gone rather well, so far, and that there have been only a couple of cases where finding a new home for the dislocated people was a problem.

He said families had been placed in all parts of the city and had experienced few problems adjusting to the new neighborhood. He also said that most of the neighborhoods receiving former North End residents had accepted them well.



**EMPTY LOTS PREDOMINATE** in much of Champaign's largely black North End. Project 1 of the city's urban renewal program has cleared some 66 acres of substandard housing. This land now awaits construction of replacement housing.

(Daily Illini staff photo by Jim Baird)



vine streets on the south.

Gensemer also stressed that this program was "a people to people program." He said the most important part of the project was "the people and their feelings."

#### Only One Approved

This project is the only phase of urban renewal approved by the Champaign City Council. Gensemer said the 66 acres now undergoing renovation are only a part of 235 that need improvement. He said he would like to begin planning for following urban renewal projects but cannot until the city council directs him to.

Project I was approved by the council by only one vote in May 1967 and is scheduled for completion in May 1970. The council will probably study the results of the first project before deciding whether or not to start Project II.

(Daily Illini staff photo by Jim Baird)



By Urban Renewal Department . . .

# 55 Families Relocated

By SALLY WAGNER  
Daily Illini Staff Writer

The relocation office of Champaign's urban renewal department has successfully completed 55 relocations, five of which were single resident placements.

And, according to Urban Renewal Director David Gensemer, his department will have to relocate 85 additional displacees. Fifty-seven displacees of this total can qualify for public housing, based on income.

Gensemer says the elderly of this group can be admitted to the Bradley-McKinley housing project for the aged, but that 10 per cent of those eligible for public housing will not want to live there. The size of the units will be too small to accommodate the size of the families.

Gensemer and the urban renewal department are now faced with the problem of finding enough low-income housing for at least 27 families and possibly as many as 35 families and individuals, in a community where housing of any kind is relatively scarce.

## Only 13 Homes Built

Statistics released by the Champaign Chamber of Commerce in December indicate that in September and October, 1967, only 13 new homes were built. And the period from October 1966 to October 1967 saw the completion of only two new apartment buildings.

Average apartment rental per month is a little over \$100, according to Gensemer, and in addition, these apartments do not contain room for a family of five or more.

A University community of 30,000 (not all of which require open market housing) and a city population of 60,775 (estimated 1966 census) enter the market to compete with displacees needing housing, and, specifically low-income housing.

## Some Will Build

"I've been trying for years to get builders, promoters to build and rent low-cost housing," Gensemer said, "and only now are efforts being made in this area. But not enough efforts are being made."

Gensemer explained that private, non-profit groups can build low-income housing at three per cent interest on a federal loan. This program is sponsored under Section 221(d)3 of the Federal Housing Act of 1964.

One such organization is Mount Olive Baptist Church, which plans to build 60 units—three stories, with four units per floor. Qualifying for the loan, the units will be owned by the government, and the church will manage them. When the loan has been repaid (with, say, a 20-year mortgage), with interest, the church will take over ownership of the units.

## Not Enough Groups

Gensemer said not many groups have come forward to fill the housing gap in this way — "Businessmen could form a co-op, as well as churches, civic groups or even individuals," he said.

Yet, still another problem arises, even if such groups did come forward. Champaign Homes, Inc., a group of 15 women, has concerned itself with buying homes in the project area, renovating them if necessary and moving them out of the clearance area.

Members of this group point out that land costs in the Twin Cities are high, and such high costs increase the chance of doing the job cheaply. High land costs decreasing the chances of building homes in the low-cost range likewise affects those using Section 221(d)3 loans.

## Some Living at Poverty Level

Many of the urban renewal displacees are classified as living in poverty, based on national income levels. Thus, for these people needing apartments sufficient for family size, the age-old problem of money creeps in. The urban renewal department, in its relocation pamphlet, advises displacees not to pay rent over one-quarter of their income, and average rents of \$100 generally do exceed this fraction.

The city may have dug itself out

of a serious hole in this area in December, however. It voted in favor of requesting the housing authority to apply for federal funds to obtain temporary housing for persons displaced. The funds would be used to provide low-rent housing by leasing dwelling units in existing privately-owned structures. This plan would also enable those who can't move into public housing to apply for a rent subsidy.

While this action by the city council may facilitate more ability to compete on the open market, it does not solve the problem of the lack of housing.

## 'Isn't Any Housing'

John Lee Johnson, community organizer in the ghetto, commented that "I have housing asked of me every day by those people — but there isn't any housing."

"There's no place for these people to go, and sometimes the urban renewal department can't supply the three adequate choices they're supposed to, because, as I said, there isn't any housing," Johnson added.

Tomorrow: Independent groups trying to fill the gap.

THE NEWS-GAZETTE

WEDNESDAY, JULY 17, 1968



News-Gazette Photo by Doug Daniels

**AT YOUTH CONVENTION.** The First National Youth convention of the Greater Holy Temple Church opened Tuesday night. From left are D. D. Gensemer, Urban Renewal director, representing Mayor Virgil Wikoff of Champaign;

Larry Simmons, National Youth president; Rev. William A. Melker of Holy Temple; Mrs. Joe E. Jones, national field worker; and Robert V. Johnson, Urbana alderman, representing Mayor Stanley Weaver.



## Fair Housing Panel to Be Re-appointed

Mayor Virgil Wikoff said Friday he will appoint the same members to the Champaign Fair Housing Board under the new ordinance as existed under the previous ordinance.

The members will be Kenneth Stratton, chairman; Lawrence Stinson, Raymond Smith, Larry Bushu and Cleveland Hammonds.

The mayor's appointments must be approved by the city council, but this is a formality.

The new fair housing ordinance, strongest in the state, will go into effect May 13.

Under state law, such ordinances become effective 10 days after their publication in a newspaper. The ordinance is being published Friday.

The city council will approve the mayor's appointments to the board at the May 21 council meeting, and Wikoff said he expects the board to hold an organizational meeting shortly after this.

Under the terms of the ordinance establishing the new board, it is charged with creation of a form for persons to file complaints.

Wikoff said Friday he believes the board was a good one a year ago when it was first appointed, and still thinks it is. He pointed out that the board had never acted officially since no complaint of discrimination had been filed since its creation.

## Will Approve 120 'Turnkey' Housing Units

The Champaign County Housing Authority will hold a special meeting at 2 p.m. Thursday at the authority's offices in the Lakeside Terrace Project, Urbana, to approve going to the turnkey approach on the 120 units of public housing in Champaign.

Bud Finney, executive director of the authority, said the board will also discuss approval of 40 leased housing units. He said a private contractor has indicated he is willing to build 20 units each in Champaign and Urbana for the elderly and then lease them to the housing authority under the rent subsidy plan.

The rent subsidy plan allows a low-income person to rent a home at a price he can afford, with the federal government making up the difference between the actual rental price and what the person is paying.

The authority has been authorized a total of 110 units under the subsidy plan in Champaign-Urbana, with 40 allotted for the elderly.

The 120 units of public housing in Champaign had been bid on in August, but the lowest bid was 40 per cent over the estimated cost of \$1,784,000. The authority has since then been considering the turnkey approach.

Under this method the authority will hire a contractor to build 120 units for a specified amount of money. The contractor will work from his own plans, and when the project is complete, will "turn the key" over to the authority.

The project will consist of 60 units in Champaign's Urban Renewal area and 60 units near Franklin Junior High School on North Harris Street.

Finney said construction of the project is expected to begin sometime next spring.

### HUD Rejects Plan

## Federal Grants To City Cut Off

By L. H. Alexander

The U. S. Department of Housing and Urban Development has officially rejected the Workable Program submitted by the City of Champaign.

City officials, who had expected the rejection since a telephone conversation with HUD officials two weeks ago, attempted to get an appointment with John E. Kane, who is in charge of Workable Programs, but were informed he will not be available this week.

In the meantime, Champaign is ineligible for federal funds to finance low-cost housing developments by private developers in conjunction with the Urban

Renewal Program.

City Manager Warren Browning said Tuesday further construction of public housing also be endangered by the rejection.

The federal government requires cities to have certain Workable Programs to be eligible for various forms of assistance.

The reasons listed in the rejection are such that work have to begin completely on the Workable Program city officials can reach some other understanding with Chicago regional HUD officials remain adamant on this point, it was months before a new Workable Program can be submitted.

Browning said he was in complete disagreement with the reasoning of HUD. "If this program is now outdated it is because of the delays caused by the federal government," he said.

The letter received from HUD said the statistics in the Workable Program "were originally prepared prior to October 1967 and, therefore, contain the marization of data that is at least nine months old."

Browning said over 5½ years mentioned were by the federal government review the program. "We complied with every request made to change the program during this period," he said.

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## Mayor Wikoff Comments

# Reversal of City Housing Verdict Appears Unlikely

By L. H. Alexander

Chances are slight that the Champaign City Council will reconsider last fall's decision against creation of a city public housing authority, Mayor Virgil Wikoff said Friday.

The mayor commented in answer to a request from a representative of the Council for Community Integration who urged this, saying the county housing authority had demonstrated no "responsiveness to community needs, commitment or initiative."

Bud Finney, director of the county housing authority, declined comment, Friday pending consultation with the board.

The city council defeated such a move last fall after meeting with officials of the city housing authority. State law provides for city take over administration and ownership of all federally-

financed public housing within the city limits by a simple majority vote.

## Construction Delay

Wikoff said the council had turned down the suggestion then because he had been told by U.S. Department of Housing and Urban Development officials that such a move would only delay further the already lagging construction of 120 units of public housing in conjunction with the urban renewal program.

The statement delivered to the city council by Mrs. Lila Lieberthal, a member of the CCI Housing Committee, dealt with the federal leased housing program. Mrs. Lieberthal is a real estate broker and said her efforts to lease housing to be used as public housing had failed because the county housing authority was not responsive to her

inquiries.

Wikoff admitted the leased housing program "might well be another matter," but said construction of regular public housing was the priority item in the program. "We just can't afford to jeopardize that," Wikoff said.

## Confer Next Week

Wikoff said he will be in Chicago next week to confer with regional officials of HUD and would ask them then if the situation had changed. "I sincerely doubt that it has," he said.

Mrs. Lieberthal said in her statement that the council six months ago "directed the county housing authority to participate in a federal leased housing program which would alleviate some of the relocation problems of urban renewal."

"At that time it was obvious that the long delay in building

the new public housing units would leave many low-income displacees with little or no chance of finding decent housing. It is even more obvious today that the new units may not be under construction until spring of 1969, and the need for housing by many displacees simply cannot wait that long."

## Stop-Gap Proposal

It does not appear, Mrs. Lieberthal said, that housing authority officials have acted on a separate, stop-gap proposal to find rental housing.

"They have not invited low-income applicants to local leased housing which meets their needs, as several local authorities have done across the country."

"They have never widely publicized the real advantages of this program to a landlord—such as the PHA entering into

a 2 to 5-year lease at a reasonable market rental, the PHA taking on the burden of the whole landlord-tenant relationship and the PHA returning the house to the landlord at the termination of the lease in the state state of repair as it was in at the start.

## Relief Welcome

"In short," she said, "this could be a very attractive arrangement for many landlords who would welcome relief from the time-consuming aggravations surrounding rental properties."

Mrs. Lieberthal said Finney, director of the housing authority had told her "landlords balk about renting their properties to urban renewal displacees."

She also charged Finney was "terribly evasive and completely unwilling to come up with any specific figure or rental range" when she approached him to indicate her own interest in renting a house under the leasing program.

"He said every rental would depend on the tenant's ability to pay," she related, and "I pursued this by stating that it was next to impossible for me to buy a property—and even more so to interest others in the idea—if I had no rental figures to use."

When she asked whether a

three-bedroom house she was considering offering for the program might rent for \$125 monthly, she was told the rental was too high.

In another part of her statement, Mrs. Lieberthal said the average national rent paid by the renter in the leased housing program is \$56 monthly, with the average federal share nationally being \$76.60 per month.

Finney asked her, she said, whether she would be able to get six or seven properties for the program.

"I told him that I was having difficulty getting the necessary information from him to even consider going ahead on one," she said, "but that I was trying to interest others in the program and that concrete information was necessary to carry their interest over to actual purchase."

## Call Back

"Mr. Finney," she further charged, "then said the PHA just hated to pursue a lease program with less than six of seven properties," and when she suggested that "six or seven is usually reached by starting out with one and two, he said he would discuss the matter with his board and call me back."

That exchange was nearly a month ago, the CCI member said, and "I haven't yet heard from him."



# Campus - related project Champaign's UR goal

By Darlene Napady  
Of The Courier.

Champaign apparently will try to convince federal officials that its entire northeast neighborhood should qualify for a university-related renewal project, although it does not meet certain requirements.

Failing this, the city will consider splitting the area into two projects so that one will be close enough to the University of Illinois campus to bring the

(Related story on Page 8)

city several million dollars in non-cash credits to use for renewal work.

The Citizens Advisory Committee on Urban Renewal Monday voted to try this approach to continuing renewal work after hopes for a Neighborhood Development Plan (NDP) were dashed in recent weeks.

City manager Warren Browning attended Monday's CAC meeting to reiterate results of talks with federal officials in Washington and Chicago where he learned no federal funds would be available for an NDP.

Under NDP, a new type of renewal, a city could plan and execute renewal work simultaneously, cutting the time lapse between initiation of a project and results.

## Staying with GNRP

But because of the shortage of funds, Champaign will pursue at least for the time being the General Neighborhood Renewal Plan or project approach as used in its present renewal area.

As a first step, the CAC asked urban renewal director David Gensemer to proceed with preparation of an application for federal funds to plan a single university-related project, known as a 112 Project after that section of the federal housing act.

A single 112 project would be easier to administer than two smaller, simultaneous projects, Browning and various CAC members agreed.

Initially, the project area would be bounded by the first urban renewal project on the north, the Illinois Central track, University Avenue, and Wright Street.

But these boundaries could be revised once a grant is received and planning is under way, Gensemer said.

One problem in considering the entire area as a single proj-

ect is that at present more than half of it is beyond a quarter mile of the university campus.

But an exception to this requirement provides that federal officials will consider a larger area "if the intent of the project cannot be accomplished by restricting at least half of it to within one-quarter mile of the campus," Gensemer said.

## Land 'credits'

Under 112 provisions, the city could "take credit" for certain university land acquisitions since 1958. At last total, this amounted to more than \$3 million.

Under matching formulas, this would bring the city at least \$6 million in federal funds for renewal work without investing a cent of its own.

Without such aid, Browning said, he "would be leery to say" that the city could foot the bill for its share of more renewal work.

"Without 112 assistance, we could have some kind of a project but would be highly restricted in what we could do," Gensemer agreed.

Henry Spies, CAC chairman, said it also was doubtful if the city could afford a smaller project, such as that previously discussed. This is the area bounded by Project I, the Illinois Central tracks, the alley south of Washington Street, and 5th Street.

"There is a lot of sewer and storm drainage work to be done there," he noted.

Urban renewal staff members currently are gathering information for the planning grant application, Gensemer said.

"We already have completed a 'windshield survey' of the entire area, except for the commercial establishments along University Avenue, and began structural and family surveys this morning," he said.

## Before council

A professional planner then will be hired to put this information in application form to be submitted to the city council. The amount to request will be determined in about two months, Gensemer estimated.

The council then will vote on whether to submit it for funding.

If it is funded, the project then will enter the planning stage in which area residents will be consulted in drawing up actual land use and other plans for the area.

Once planning is complete the project will enter the execution stage in which land would be acquired, cleared and resold and conservation and rehabilitation work would be undertaken.

THURSDAY, JUNE 6, 1968.

## Must Listen

EDITOR:

If the city councilmen cannot understand why the Thomas family should be paid more than the \$6,500 which they invested in their house over a long period of time then they apparently do not know the meaning of simple justice. To a "well healed" councilman who is in no danger of being the victim of condemnation proceedings, their house and others like it may be simply a shack, but when hard-working, sincere and good people spend a lifetime trying to prepare for the time when they can no longer work at making a living and find themselves pushed out of their house which may mean a lifetime of saving and denial, it is understandable why we have so much unrest and dissatisfaction.

It is very obvious to a great many people that the Urban Development project is designed to beautify the various cities and thereby eliminating the slums and "ghettos" which beset us. It is sheer hypocrisy for all of the good people to keep reiterating that the plan was meant to relocate the people involved and give them a new lease of life, et cetera, et cetera, and so on. It is quite benevolent for the Congress to consider loaning such persons the difference between the selling price (based on yesterday's market) and the cost of a house (based on the inflated prices of today) and thus in their old age obligate themselves with a long-term loan when they have spent a lifetime trying to buy a house which they could own. This is ridiculous. And to take a lien on such property is an outrage.

As a taxpayer who is virtually being destroyed by the ever-encroaching taxes on a small downtown property (which one day might conceivably be condemned for the good of the community), I would be one of those people who would have to pay the increased cost of replacement housing for those persons living within the confines of the Urban Development endeavor, but we will have to give displaced persons a house which will be comparable to the one from which they were driven (and I mean driven) according to their evaluation and not according to the appraiser's evaluation.

While the Urban Development project has much merit and is not difficult to support if the persons living in blighted areas are the first and primary consideration and if the goal of this arm of our bureaucracy is the welfare of unfortunate people, we will find out eventually that it is basically a land grab and the people living in these areas are poor and without influence and money to fight back and thus must simply do what they are told.

If the future has anything to offer all of us in the way of tranquility, we are going to have to listen to people like the Thomas's and we are going to have to give them value equal to what they are having to sacrifice and not what the current market values are. Our elected officials are going to have to see these houses and the various situations which will arise through the eyes of the people involved. If we think there is an alternative, we are just kidding ourselves.

ANOTHER TAXPAYER



# City, Private Financing Of CDC Proposals Seen

By L. H. Alexander

The cooperation between private enterprise and the municipal government is emphasized in the report of the Champaign Development Corp. currently under study by city officials.

Financing the improvements for streets, parking and privately owned businesses, the report points out, will necessarily be on a long range basis due to the cost of the projects.

There are a number of financing arrangements suggested in the report for the improvements of public facilities—most particularly streets and parking.

## Not in Street Budget

According to the report, "the financing of street improvements indicated on the development program can be accomplished in several ways and will require immediate planning and cooperation by interested officials for effective progress."

The initial stages of the plan have already been studied and approved in principle by the Champaign Plan Commission and Parking and Traffic Commission.

In both instances, however, arrangements for financing the projects have been left to the city council.

The council appropriated in this year's budget funds for a professional study of the parking system and also the retention of a financial adviser to study the possible means for financing improvements in the system.

The 1968 street program announced previously by the city, however, contains none of the projects suggested in stage 1 of the plan. This includes the Main Street underpass and improvement of Park Street, the widening and extension of Chestnut Street to form a one-way couple with Walnut Street and

the widening and landscaping of 1st Street.

The report suggests that some street improvements can be financed by motor fuel tax funds, but notes revenue from this source is "extremely limited."

This is particularly true since the 1966 bond referendum which made possible 10 separate street improvement projects committed approximately half the annual revenue the city receives from the motor fuel tax.

Many of the street improvements recommended by the report are advantageous in the fact that the city already has adequate right-of-way to widen the streets, thus no extensive property acquisition is needed for the initial stages of the plan.

The report states that when such acquisition is necessary "the city may also choose to proceed with right-of-way acquisition financed with bond issues. Other local road improvements may, in part, be accomplished by dedication of rights-of-way by private developers."

It is also possible that some improvements suggested in the plan will be eligible for federal aid. The report suggests this is true of First Street.

## Other Means Urged

The report also points out some recommended street improvements will be eligible for non-cash credit as part of the city's urban renewal program; specifically the improvement of Park Street and Washington Street.

In urban renewal projects, the federal government allows the city to count improvement of public facilities, in this case streets, as part of the portion the city must pay towards the urban renewal project. Champaign currently is committed to pay for one-fourth the total cost of the urban renewal projects.

The report suggests that the

city might consider other means for financing parking improvements than the contract purchasing now employed.

"The financing of proposed parking facilities might be handled through revenue bonds issued by the city. Under Illinois statutes, however, it appears that parking facilities might be financed by general tax funds, special assessments, special taxation, parking fees, special charges, rents or any combination of these methods, including revenue bonds."

In addition to the general methods possible for financing the necessary municipal projects, the report also sets down techniques which may be employed by the private sector of the economy, particularly the CDC itself.

## Four Techniques

According to the report: "The Champaign Development Corporation can play a substantial role in initiating and financing private developments in downtown, possibly using the following techniques:

- 1) Interesting developers and property owners in new developments and negotiating sales and rentals.
- 2) Carrying out appraisals and option negotiations for property assembly.
- 3) Obtaining capital for the purchase and resale of property.
- 4) Improving property purchased for resale to the city or other parties.

The report also suggests property owners improve their own facilities. "In addition, major property owners in downtown have expressed interest in improvements to their property. Working together, significant changes can be accomplished in the area of private development, particularly with cooperation from the city."



# Second urban renewal project before city

**EDITOR'S NOTE:** This is the last of six articles on a proposed second urban renewal project for Champaign. The first step, an application for federal planning funds, is now before the city council, which is expected to take action in coming weeks.

By Darlene Napady  
Of The Courier

Before it can go on to Washington, the proposed application for \$640,000 in federal funds to plan a second urban renewal project in Champaign must get a stamp of approval from the City Council.

So far, the council has not discussed this particular proposal, presented to them at a

study session Oct. 28.

And at least five of the seven council members say there must be some discussion before they can form an opinion on whether the city should undertake renewal work in the remaining 160 acres of its Northeast Neighborhood at a cost that may go as high as \$20 million.

Probably the earliest the council can discuss the matter would be a study session on Nov. 25.

City Manager Warren Browning said the matter could be taken up at that time.

Only councilmen Seely Johnston and Robert Pope, both long-time opponents of urban renewal, would venture opinions before then.

Johnston called consideration

of more renewal work premature, saying: "It's like talking about Christmas, 1971, when we haven't even celebrated Christmas, 1970 yet."

The city has yet to finish Project I, he noted.

Pope also said the council has yet to see the outcome of Project I.

"But I haven't changed my mind one bit, I'm still against it," he said.

"More urban renewal would create a new level of local government, without any suggestion that it ever be terminated," Pope said.

"I have long said that if the council feels that such matters are the business of government at any level, the city should take the \$100,000 it is now spending on urban renewal each year and use it to build homes on lots that are now vacant," he said.

"Any such houses should then be sold through regular real estate channels and not through a separate system.

"This way we could build a house this year, not 10 years from now."

The city also could enforce its building codes to prevent large areas from becoming run down, he said.

But, he stressed, he favored such laws only as long as they sought to prevent safety hazards and not when they tried to impose one person's standard of beauty on another.

"Just like people are not allowed to dump garbage in the street because this would be a health hazard, neither should they be permitted to maintain buildings in such condition that they present a fire hazard," he explained.

## Local program

Councilman M. G. "Bob" Snyder also mentioned the possibility of a local program, financed with funds that other-

approach," he said.

He added he had "an idea or two" to discuss with the rest of the council before making up his mind.

Councilman Dwyer Murphy also said he expected the council to "bat the subject around a little" before he reached any decision.

"Right now I just don't know, although the size of the thing did horrify us," he admitted.

Councilman William Kuhne also conceded that the cost estimates "look like a lot of money" but said he, too, would wait for some council discussion before venturing any further comment.

James Ransom, the only black member of the council, said he, too, was undecided.

He said he had not heard directly from residents of the predominately black renewal area, except members of the Concerned Citizens Committee, a black community group that has advocated more renewal

work to help solve the area's housing problems.

Mayor Wikoff, likewise, said he was not sure about the present proposal, but added that urban renewal, in some form, seemed about the only way to deal with housing problems in the area.

In any case, Wikoff said, he did not expect the matter to come up for council action until December.

Gensemer has said he hoped the council could take it up at its Dec. 2 meeting.

In the past four months the council has twice approved preliminary steps for more renewal work, first by a five to two margin, then by six to one.

With Johnston and Pope dissenting, the council on July 15 authorized the urban renewal department to prepare an application for a Neighborhood Development Program (NDP).

NDP, a new form of urban renewal, would have permitted the city to plan and execute

renewal work simultaneously, eliminating a preliminary planning period.

But on a subsequent trip to Washington, Browning was told that all federal funds for this program already had been allocated.

He instructed the urban renewal department to prepare an application for federal planning funds to plan a second conventional renewal project.

On Aug. 19 the council voted 6-1, with only Pope dissenting, to employ Candeub and Fleissig, a private planning firm, to help prepare the application.

"I felt this would give us a kind of inventory for a \$2,000 fee that would have showed us we don't need urban renewal," Johnston said, explaining his vote.

This application was presented to the council on Oct. 28 and must be approved by at least four of the undecided five members before it can go any further.



beauty on another.  
 "Just like people are not allowed to dump garbage in the street because this would be a health hazard, neither should they be permitted to maintain buildings in such condition that they present a fire hazard," he explained.

**Local program**

Councilman M. G. "Bob" Snyder also mentioned the possibility of a local program, financed with funds that otherwise would be used to pay the city's share of renewal work.

"If we took the \$700,000 it might cost us for our share of a second project, we could make loans available to area residents to repair their own homes," he said.

"A lot of stuff needs to be done in the area, but I'm not sure urban renewal is the right



**CHAMPAIGN FIRE**

A fire of unknown origin Monday afternoon caused extensive damage to this house on Beardsley Avenue near 4th Street in the urban renew-

al area. Champaign firemen fought the blaze for nearly two hours before bringing it under control. The house is owned by the city and was

scheduled for demolition as part of the urban renewal project. It was unoccupied at the time of the fire.



# 'Turnkey' Housing Method Adopted

By DIANE SPATZ  
News-Gazette Staff Writer

The Champaign County Housing Authority board officially decided to go to the "turnkey" on the 120 units of public housing in Champaign at a special meeting Wednesday.

Under the "turnkey" method, a private developer would build the project from his own plans and then sell it to the authority at a pre-determined price, in this case being about \$1.8 million.

Marvin Marsh, chairman of the board, said the authority was unable to construct anything under the conventional approach, so the project would have to go "turnkey."

The project, consisting of 60 units on a 7.9 acre site in Champaign's Urban Renewal area and another 60 units on a 4.4 acre site on North Harris, were originally to be built by the authority, but bids taken on the project in August were 43 percent or more over the estimate cost of \$1,784,000. The authority then tried to negotiate with the lowest bidder, but was still unable to bring the cost down sufficiently.

The turnkey method can cut costs, since it allows the contractor to work from plans best suited to his particular method of construction.

## Due On Dec. 8

Contractors' proposals for the project are due by 4 p.m., Dec. 8. After the proposals are submitted, the authority's consulting architect will study them and make recommendations to the board. The proposal for the least amount of money will not necessarily be accepted. Thomas Berger, consulting architect from the firm of Berger, Kelley, Unteed, Seaggs and Assoc., said. He said the board would consider what plan would give the most for the money.

Construction would probably start this spring.

The board also scheduled a pre-proposal conference at 1:30 p.m. Nov. 24 in the Community Room of the Maurice B. Skelton Place, 302 S. Second, C.

The pre-proposal meeting was requested earlier this week by members of the Housing Development Coalition so members of the poor community would have a chance to tell the prospective developers what they would like.

The Coalition also requested that the advertisement for proposals include the possibilities of constructing single family

detached dwellings instead of the attached townhouses.

The authority voted to delete the word "poor" from the phrase "representatives of the poor community will clarify to prospective developers the criteria upon which the approval of development proposals will be based."

## Open To All

Marsh said the meeting will be open to the whole community, not just the poor community, and everyone would have a chance to present his ideas to the developers. "We shouldn't be obligated to a conference with one group," he said.

Marsh said he was doubtful if single family detached residences could be built within the allotted budget, but the advertisement is worded in such a way that single family homes are not the only possibility.

Bud Finney, executive director of the authority, said several developers had already contacted him about proposals for the project. They are: Creative Builders, Urbana; Universal Corporation, Urbana; W. L. Rogers, Urbana; Lippman and Associates, Indianapolis, Ind.; Howard Steel Construction Co., Granite City; Engberg and Shanks, Peoria; George Shapland, Champaign; and Blivas and Associates, Chicago.

Earlier in the meeting, George McCullough of Martin Modules, Inc., presented a proposal for pre-fabricated "modules" costing \$10-\$12 per sq. ft. Marsh said the board would be happy to put him on the list of possible turnkey developers.

In other business, the authority received a request from the City of Champaign to destroy the buildings at 804 N. Harris and 803 N. Elm because they were no longer habitable. Finney said it would cost between \$1,200 to \$1,400 to have them torn down.

Marsh suggested the possibility of putting this into the turnkey proposal. Action was delayed until the next meeting of the board Nov. 24.

## CHAMPAIGN-URBANA COURIER

Friday, Nov. 14, 1968

### For federal certification

## CAC OK's city's improvement program

With a few minor additions and corrections, the Champaign Citizens Advisory Committee on Urban Renewal approved a draft of the city's Workable Program for Community Improvement Thursday and recommended its passage by the city council.

The program, outlining city problems and efforts to deal with them, is expected to be on the agenda at the council meeting next Tuesday.

The city's present program expires Dec. 1, but Richard Maltby, director of the County Regional Planning Staff, said no city programs would be in jeopardy if the new one is not certified by then by federal officials.

A city must have a certified workable program if it is to receive federal assistance for a variety of housing-related programs. But only new applications, not existing programs, would be involved, Maltby said.

For this reason the lack of a workable program should not delay processing for federal assistance for a 116-unit housing complex slated for the city's present urban renewal area, Maltby said.

One apparent change in the draft of the program, sug-

gested by CAC Chairman Henry Spies, was an enlarged description of the function of a special advisory committee recently set up by the University of Illinois to provide assistance to any group interested in sponsoring similar projects.

Donald neville of the U. of I. planning staff took issue with a statement saying the university Board of Trustees had authorized a local housing study for the Concerned Citizens Committee, a black community group.

The study was authorized for the board itself, Spies agreed.

In other matters, Gensemer said he had received no instructions to ask Candeb-Fleissig, the planning firm that drew up the proposed application for the second renewal project, to revise the draft to include 12 blocks south of University Avenue.

The U. of I. had asked that the area be included in the next project, but Gensemer has estimated that this would add \$2 million to project costs, already estimated in the neighborhood of \$20 million, without bringing additional credits to offset this increase.

Since the city would pay

one-quarter of the cost, the share would go up \$500,000 above the present estimate of \$4.2 million, which about \$700,000 would be in cash and the rest in various credits.

But three or four more could be added without increasing project cost substantially, he added.

Gensemer also said figures are so high

if the city does decide to go ahead with renewal it must make sure it has reserved enough funds in advance.

"We can always cut but we can't go up," he



# CBI to build public housing units

By Darlene Napady  
Of The Courier

Creative Buildings Inc. of Urbana was selected Wednesday to develop 120 units of public housing for Champaign, a project that has been on various drawing boards for several years.

With three of its five members present, the Champaign County Housing Authority board voted unanimously to pick CBI over seven other firms who also had presented proposals discussed in all-day conferences with the board Tuesday.

CBI President Roy Murphy had made no secret of the firm's desire to build the two housing projects, bringing eight associates with him to the presentation Tuesday.

"This is one case where the production team outnumbers the audience," Thomas Berger, architectural consultant to the board said at the time.

Both the board and members of the Concerned Citizens

Committee, a community group which had studied the plans, seemed to agree that CBI had the most to offer.

"We want to build these projects in the worst way," Murphy told the board Tuesday, explaining that CBI hoped to make it a show case for out-of-town visitors to their plant in east Urbana.

## Bids high

As with the other proposals, CBI's plans would cost more than the \$1,784,000 available for the project.

The price tag for dividing the units evenly between the site in the urban renewal area and the site on North Harris Street came to \$1,750,000.

But after incorporating certain revisions asked by the board, including transferring four units from the North Harris Avenue site to the urban renewal site, the price rose to \$1,898,000.

It still is not certain if the Chicago regional office

of the Department of Housing and Urban Development (HUD) will make additional funds available since the \$1,784,000 figure was based on 1966 estimates of construction costs.

The board had taken bids on their own plans for the project, only to have the lowest come in 43 per cent above available funds.

At that time the regional office said it could not allot additional money to the project.

But several of the developers, including CBI, seemed to feel it was worth a try to get additional money for a well-designed project.

If selected as developer, Murphy said, the firm would begin construction in early spring and finish the two projects within a year.

CBI's modular construction approach in which units are constructed of cubes built in its plant and stacked on place on the site raised a number of questions on the livability of the units.

Murphy said most of these problems could be solved.

In cases where the bedroom of one unit is placed above living space of another unit, for example, an 18-inch air space between floor and ceiling will provide soundproofing, Murphy said.

Or the unit could be redesigned to confine all bedrooms to space directly above the unit, although this would cut down somewhat on outdoor area.

The CBI proposal consists primarily of townhouses with mansard roofs and a number of one-story apartments structures with one-bedroom units.

Murphy also said that crawl spaces would be provided under the units to make easier any repair on wiring or plumbing.

In the future, the units could be wired for clothes driers, although HUD at present does not include driers in the list of permitted household appliances.

CBI also would guarantee all construction for 10 years, Murphy said.

He said that CBI would consult with current public housing tenants and other members of the community.

The firm will set up a show case in its plant where prospective tenants can give their preferences on colors, wall finishes and other decorative matters, he said.

CBI also intends to employ area residents in building the projects, Murphy said.

Building the cubes in the plant permits training an unskilled worker in about one-fifth the time required on the site, he said.

While being trained, they would earn union scale.

CBI currently is building North Mt. Olive Manor, a 72-unit federally-aided moderate income housing project slightly to the northeast of the urban renewal public housing site.

More than 50 per cent of the workers on this site and 20 per cent of the workers building the units in the plant are black, he said.

In Wednesday's action, the board selected CBI as the developer contingent on negotiations on design and costs.

Wednesday, September 20, 1967—

## CHAMPAIGN-URBANA COURIER

### House Buying Plan OKayed

#### Non-Profit Group to Fix, Resell Homes.

By a five to one vote, the Champaign City Council approved an option for the sale of houses in the urban renewal area to be renovated and sold at minimum costs to persons in the renewal area.

The houses, all adjudged substandard, will be sold to the Champaign Homes Inc., a non-profit group. The group will move the houses out of the renewal area, repair them according to city standards and resell them for cost.

The houses will be sold to the group at a token payment of \$1. The former owner of the home is given the first opportunity to purchase after it is repaired. Then persons displaced by the Urban Renewal are given the opportunity to buy.

The council also approved a measure requesting permission to advertise for bids for the destruction of homes in the urban renewal area which are beyond repair.

The single "no" vote on sale of the renewal homes was cast by Councilman Robert Pope.

Councilman Seely Johnston, who in the past has opposed many Urban Renewal requests, voted "yes." He added that he thought the council should make it clear that any other similar group might be considered if they applied.

Johnston also asked that the council be given authority over the new location of the relocated, renovated houses.

After some discussion Councilman Frank Schooley pointed out that under city ordinances no house may be moved without the city's permission.



# Champaign Council Passes Fair Housing Law; State's Strongest

By L. H. Alexander

The Champaign City Council Tuesday passed 5 to 1 with one abstention the strongest fair housing ordinance in the state.

The vote came after two hours of discussion and was greeted with a standing ovation from the highly partisan crowd of about 250.

Mayor Virgil Wikoff and Councilmen Frank Schooley, William Kuhne, M. G. (Bob) Snyder and Paul Somers voted in favor of the ordinance. Councilman Robert Pope voted against it and Councilman Seely Johnston abstained.

## Amendment Fails

The only attempt to amend the ordinance proposed by the city's Human Relations Commission failed when the council voted 4 to 2 with one abstention against the institution of a \$5 filing fee for discrimination complaints.

Councilmen Schooley, Kuhne, Snyder and Somers voted against the amendment and Mayor Wikoff and Councilman Johnston voted in favor. Councilman Pope abstained.

Snyder, who moved for adoption of the ordinance unchanged, said the possible legal objections to parts of the ordinance would have to be resolved in the courts should there be an objection, but he trusted the HRC and others who were involved in drafting the ordinance.

Pope explained his opposition to the measure by saying that just as he could not vote for an urban renewal program that could take housing from people without their consent he could not vote for a law which would rewrite the real estate laws and destroy the right of a person to dispose of his property in the manner he sees fit.

"This ordinance is not an extension of freedom but another step down the road to bondage and slavery," he said.

## Spanish Inquisition?

Pope likened the Fair Housing Board established by the ordinance to investigate complaints to the Court of the Star Chamber or the Spanish Inquisition. "The rules of evidence which have evolved from hundreds of years of common law are expressly barred from this ordinance," he said.

He said the provision regulating lending institutions exposes money to poor risks and "this might be the very savings of the people the ordinance is supposed to help."

Somers replied a short time later by saying he did not believe the Founding Fathers of the nation intended that persons wishing to dispose of property

ordinance requiring a filing fee is a request for a zoning charge which involves a requested change in the law. The complaint of discrimination does not, he said, involve a change in the law, merely its enforcement.

"When someone calls to have a dog removed, we don't ask for a filing fee before we send the dogcatcher," Somers said.

Snyder said the council had been assured by the persons who drafted the law that adequate safeguards against "nuisance filings" have been provided. "If this proves not to be the case, we can always change the law later," he said.

## Community Support

Several members of the audience spoke in favor of the ordinance, including representatives of the League of Women Voters, the Committee on Racial Justice, the Urban League, the NAACP and the Council for Community Integration.

Wikoff reported he received letters in support of the ordinance from the Champaign Chamber of Commerce and the Champaign - Urbana Jaycees. He also said he received a petition of 177 names from southwest Champaign supporting the ordinance.

An editorial in Sunday's Courier also advocated passage of the ordinance.

J. W. Briscoe, assistant chancellor of the University of Illinois, appeared and read a

Jess Perkins of the CCI, who with Clarence Davidson and Ernest Westfield of the NAACP was the founder of efforts for a stronger ordinance in Champaign, said he is in agreement with most parts of the ordinance.

Perkins said the Champaign ordinance contains the strong provisions contained in various other open occupancy ordinances throughout the state, but that no other ordinance has all the

provisions in the Champaign law.

Donald Tennant, who until Tuesday was the only opponent to speak publicly, again urged the council not rush into action in a moment of hysteria.

## Called Unenforceable

Tennant said portions of the ordinance could not be enforced and this was another case of promising too much and not being able to deliver.

Keith Whited, a Champaign resident, asked if the people of Champaign had the right to ask for a referendum on the statement from Chancellor Jack Peltason supporting the ordinance. The statement, in part, read:

"Because of the continued and persistent practice of discrimination, the university, within the limits of its authority, is presently developing new plans that hopefully will help guarantee all of our staff members, whether white or black, equal opportunities to secure homes for themselves and their families.

"In addition, we need tangible evidence of support and positive action from the community. I therefore urge this council to adopt a comprehensive open housing ordinance. . ."

## Tennant Still Opposed

Dennis Judd of the Citizens for Racial Justice said his organization not only supported the ordinance but will work to see it is enforced.

"The CRJ will bring test cases and appoint a permanent staff to assist persons bringing complaints of discrimination," he said.

Anthony Martin - Trigona, a 48th district candidate for the Democratic nomination for the Illinois House of Representatives, appeared to endorse the ordinance.

A registered real estate broker in Champaign, he said the institution of such an ordinance was necessary to insure the rights of all in the community.

issue. City Attorney Al Tuxhorn said the city, under state law, cannot hold a referendum on such an issue.

Whited exhorted the council to "have the guts to stand up against the local Soviet here." The statement was greeted with groans from most of the crowd and cries of "oh, come on," and Wikoff said he believed statements of that sort were out of order.

All persons speaking in favor of the ordinance drew applause after speaking. Those speaking against it, three in all, drew some applause also, but the majority of the crowd was in favor of passage.

After the meeting, some supporters of the law indicated they would return to Urbana and request a stronger law there—one based on the Champaign ordinance.



Spanish Inquisition?

Pope likened the Fair Housing Board established by the ordinance to investigate complaints to the Court of the Star Chamber or the Spanish Inquisition. "The rules of evidence which have evolved from hundreds of years of common law are expressly barred from this ordinance," he said.

He said the provision regulating lending institutions exposes money to poor risks and "this might be the very savings of the people the ordinance is supposed to help."

Somers replied a short time later by saying he did not believe the Founding Fathers of the nation intended that persons wishing to dispose of property could use it as a weapon against another group of persons.

If there is to be a constitutional challenge to the fair housing law, Somers said he "would be happy to lend the name of our city to the case which establishes the right of persons to live where they choose."

Johnston explained his abstention by saying the community is entitled to a fair housing law, but there are certain exceptions to every rule. He said in good conscience he could not vote for any law which might impose a hardship on any citizen under any circumstances.

#### Property vs. People

Kuhne said his choice boiled down to one between the right of a person to dispose of his property as he saw fit and the right of a citizen to live anywhere he chooses within his means. "Faced with this choice, I must choose in favor of the right of a person to live anywhere he chooses without regard to race, color, religion or national origin."

Somers attacked the amendment proposing a filing fee by saying the only present city or-

provisions contained in various other open occupancy ordinances throughout the state, but that no other ordinance has all the rights of all in the community.

er in Champaign, he said the institution of such an ordinance was necessary to insure the rights of all in the community.

THE NEWS-GAZETTE

SUNDAY, SEPT. 3, 1967.

# Urban Renewal Demolition Before Champaign Council

By TONY BURBA  
News-Gazette Staff Writer

Urban renewal will be one of the topics for discussion again Tuesday evening at what probably will be a busy session of the Champaign City Council.

Also on the agenda are the receipt of petitions for a referendum on the retention of city manager government, and an agreement with Champaign Homes, a corporation seeking to provide low-cost homes for families displaced by urban renewal.

The urban renewal matter to be brought up finally gets to the climax of renewal — the demolition of buildings.

The council will be receiving the demolition contract recommendation and the proposal from Champaign Homes for the first time at Tuesday's public session.

This is unusual in that such matters previously have been presented by the city manager for discussion in private study sessions.

However, now that study sessions have been opened to the press under the new Illinois Public Meetings law, City Manager Warren Browning has recom-

mended that study sessions be abolished entirely, probably in favor of four monthly business meetings.

Urban renewal director David Gensemer's recommendations as to how to go about the demolition are expected to set off the usual controversy in the council.

Gensemer says he has recommended to the city manager that the council contract with one firm for all needed demolition during the next two years.

However, Gensemer has asked that he be given the power to order demolition of buildings acquired by the city as needed.

"I think this department is in the best position to know just when a building is vacant and no longer needed," Gensemer said.

However, the determination of some councilmen to keep tight council control over the project may lead to the same type of council control over demolition as it has over property acquisition.

Little discussion is expected on the petitions calling for abolition of the present council-manager system of government.

Apparently no objections to the

petitions have been filed. It is expected that they will be received for the record and taken under advisement.

The council has the power to call a special election on the referendum, but state law would not require a vote until the next city election, in 1969.

Mayor Virgil C. Wikoff has said he expects no special election will be called.

The council also will hear a Champaign Homes Inc. request that the city sell rehabilitable structures in the urban renewal area to that corporation at nominal cost.

The corporation, composed of local women, is seeking to buy rehabilitable homes scheduled for demolition, move them to other lots and rehabilitate them for sale.

They have said they hope to have homes available at prices between \$6,000 and \$8,000.

Also on the council agenda is an ordinance to prohibit parking on Prospect Avenue south of Kirby Avenue. The street currently is being widened to four lanes and repaved.

Authorization will be asked for the city to advertise for bids on two new trucks and two passenger vehicles.



Wednesday, Sept. 27, 1967-3

## UR Spends \$210,375 to Buy Property

By Hal Alexander

A total of \$210,375 has been spent to date for property acquisition in the urban renewal Project 1 area, David Gensemer, director, announced Tuesday.

Gensemer said of that total, about \$152,000 had been spent for acquisition of residential and commercial property. The rest, he said, had been spent to acquire property for street and other improvements in the area, including a five-foot strip in many sections to be used for installation of street lights.

Gensemer said 22 properties, all but one residential, had been acquired by his department, at an average sale price of about \$7,240.

The one non-residential property, he said, was a vacant lot near the railroad which was zoned for light industrial use.

One problem facing the department, according to Gensemer, is that the 22 purchases to date are mostly scattered throughout the project area. His department has given priority to purchases in the southwest section of the project to facilitate the construction of the planned public housing and park there.

### Many Decline to Sell

The project area near the tracks is slated for total clearance.

Gensemer also reported difficulty in purchasing income producing property, commercial and rental. He said previous efforts to purchase 20 parcels of this sort of property on the southwest section had resulted in 19 refusals and one acceptance.

The city council had previously set guidelines authorizing the urban renewal department to offer the lower of the two appraisals for such property and negotiate to 10 per cent higher than this price, providing that figure did not exceed the highest appraisal.

Gensemer said the council, in view of this fact, had set a new system of determining prices for income producing property. He said he would begin immediately under the new guidelines.

The relocation program for persons displaced because of property acquisition is running smoothly, according to Gensemer. Of 12 families now on relocation rolls, seven have been relocated, he said.

Families and individuals may continue to live in their homes after they have been purchased by the city until the city decides to demolish the structures.

Demolition of structures acquired to date will begin in December. The city council will receive bids for the demolition work Nov. 7 and will award the contract Dec. 5, Gensemer said.

The notice to proceed with demolition of certain structures acquired by the city would be issued the next day, he added.

# n unveils \$20 million urban renewal program

Additional five years be completed, estimated Szymanski of Fleissig and Assoc.

m had been hired city several months law up the application the CAC had decided that renewal act undertaken in the south of the first and bounded by the central tracks on the University Avenue on and Wright Street

t. Spending the \$640, intense planning after what is now estimated as an 18-month period city decides to go through the project, this cost to be shared by city and federal

government.

But if at that point the city decides not to go any further it does not have to pay back the planning grant, Szymanski stressed.

"The city's only financial obligation now is the stamps to mail the application to the Department of Housing and Urban Development office in Chicago," he told the council.

The proposed budget would have to be revised if the city decides to honor a request from the University of Illinois that 12 blocks south of University Avenue be added to the project. The request was not made in time to be included in the proposed application. Urban renewal director David Gensemer estimated that the area, bounded by University Avenue, 4th

Street, Springfield Avenue, and Wright Street, would add \$2 million to total costs.

University vice-chancellor J. W. Briscoe had argued that these additional 40 acres would strengthen the city's case in qualifying for special credits, without which it could not afford additional renewal work.

This is not true, Szymanski told the council.

Even with this additional land, one half of the proposed project area still would not be within a quarter mile of the nearest principal building on the U. of I. campus, a federal requirement for such credits, he said. Szymanski recommended that the city seek exemption from this requirement by asking HUD to extend this distance to nine-sixteenths of a mile.

The \$20 million figure for

the area north of University Avenue may be high enough that enough federal funds will be set aside to assure completion of the project.

Of this total, \$14,500,000 would come from federal funds, \$4,200,000 from local expenditures, and \$2 million from resale of land and buildings renovated as part of the project.

The federal figure includes \$1,500,000 for relocation payment to persons displaced by renewal work and \$300,000 for grants to repair existing homes. The federal government pays 100 per cent of such expenditures.

The remaining \$12,700,000 represents the federal government's three share of project costs.

The application

up on this basis, although it is possible that by the time it is approved by HUD Champaign may no longer qualify for such a division.

Once the results of the 1970 census become available, probably sometime in 1971, Champaign's population officially will exceed 50,000, the point where federal law requires a city to pay one-third instead of one-fourth of the costs.

Since HUD approval of such applications generally take at least two years, Szymanski said, Champaign may have to cut down the size of the project.

Of the projected \$4,200,000 share, only slightly more than \$700,000 would be

or would be

various forms of credits, primarily \$3,150,000 in recent land purchases by the U. of I.

Champaign also can take credit for improvements in the area by the city or other governing bodies.

These total \$240,000 and include projected street lights along North 4th Street, two small parks included in the first renewal plan and parts of the expansion of Douglass Park undertaken as part of the first project and the fire headquarters completed in 1966.

Champaign also is asking \$100,000 in credit for additional units of public housing to be built on scattered sites in the second project area.

To come up with its \$700,-

000 actual cash contribution the city will have to continue its present level of expenditure on urban renewal.

Currently this department receives about \$100,000 a year from the city's utility tax.

Szymanski estimated that the city can afford the project north of University Avenue since it will take about two years to get HUD approval, another 18 months planning, and five years execution.

Utility tax payments over this period, if maintained the present level, would yield more than \$700,000.

The council did not discuss the matter at all at the session. But it is expected to be on its agenda at the meeting next Tuesday.



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### Many Decline to Sell

The project area near the tracks is slated for total clearance.

Gensemer also reported difficulty in purchasing income producing property, commercial and rental. He said previous efforts to purchase 20 parcels of this sort of property on the southwest section had resulted in 19 refusals and one acceptance.

The city council had previously set guidelines authorizing the urban renewal department to offer the lower of the two appraisals for such property and negotiate to 10 per cent higher than this price, providing that figure did not exceed the highest appraisal.

Gensemer said the council, in view of this fact, had set a new system of determining prices for income producing property. He said he would begin immediately under the new guidelines.

The relocation program for persons displaced because of property acquisition is running smoothly, according to Gensemer. Of 12 families now on relocation rolls, seven have been relocated, he said.

Families and individuals may continue to live in their homes after they have been purchased by the city until the city decides to demolish the structures.

Demolition of structures acquired to date will begin in December. The city council will receive bids for the demolition work Nov. 7 and will award the contract Dec. 5, Gensemer said.

The notice to proceed with demolition of certain structures acquired by the city would be issued the next day, he added.

# n unveils \$20 million urban renewal program

Additional five years be completed, estimated Szymanski of Fleissig and Assoc.

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government.

But if at that point the city decides not to go any further it does not have to pay back the planning grant, Szymanski stressed.

"The city's only financial obligation now is the stamps to mail the application to the Department of Housing and Urban Development office in Chicago," he told the council.

The proposed budget would have to be revised if the city decides to honor a request from the University of Illinois that 12 blocks south of University Avenue be added to the project. The request was not made in time to be included in the proposed application. Urban renewal director David Gensemer estimated that the area, bounded by University Avenue, 4th

Street, Springfield Avenue, and Wright Street, would add \$2 million to total costs.

University vice-chancellor J. W. Briscoe had argued that these additional 40 acres would strengthen the city's case in qualifying for special credits, without which it could not afford additional renewal work.

This is not true, Szymanski told the council.

Even with this additional land, one half of the proposed project area still would not be within a quarter mile of the nearest principal building on the U. of I. campus, a federal requirement for such credits, he said. Szymanski recommended that the city seek exemption from this requirement by asking HUD to extend this distance to nine-sixteenths of a mile.

The \$20 million figure for

the area north of University Avenue may be high enough that enough federal funds will be set aside to assure completion of the project.

Of this total, \$14,500,000 would come from federal funds, \$4,200,000 from local expenditures, and \$2 million from resale of land and buildings renovated as part of the project.

The federal figure includes \$1,500,000 for relocation payment to persons displaced by renewal work and \$300,000 for grants to repair existing homes. The federal government pays 100 per cent of such expenditures.

The remaining \$12,700,000 represents the federal government's three share of project costs.

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Once the results of the 1970 census become available, probably sometime in 1971, Champaign's population officially will exceed 50,000, the point where federal law requires a city to pay one-third instead of one-fourth of the costs.

Since HUD approval of such applications generally take at least two years, Szymanski said, Champaign may have to cut down the size of the project.

Of the projected \$4,200,000 share, only slightly more than \$700,000 would be

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various forms of credits, primarily \$3,150,000 in recent land purchases by the U. of I.

Champaign also can take credit for improvements in the area by the city or other governing bodies.

These total \$240,000 and include projected street lights along North 4th Street, two small parks included in the first renewal plan and parts of the expansion of Douglass Park undertaken as part of the first project and the fire headquarters completed in 1966.

Champaign also is asking \$100,000 in credit for additional units of public housing to be built on scattered sites in the second project area.

To come up with its \$700,-

000 actual cash contribution the city will have to continue its present level of expenditure on urban renewal.

Currently this department receives about \$100,000 a year from the city's utility tax.

Szymanski estimated that the city can afford the project north of University Avenue since it will take about two years to get HUD approval, another 18 months planning, and five years execution.

Utility tax payments over this period, if maintained the present level, would yield more than \$700,000.

The council did not discuss the matter at all at the session. But it is expected to be on its agenda at the meeting next Tuesday.



# Gensemer quits as director of urban renewal

David D. Gensemer, Champaign's urban renewal director since 1964, has resigned effective Aug. 31, City Manager Warren Browning confirmed Friday.

The resignation has been expected for some time since the city's first urban renewal project is nearing completion and the second has yet to be approved by federal officials.

Gensemer will join a Houston, Tex., firm that is going into the modular housing field. He said that in the new position, he will serve as a coordinator with federal agencies on various housing subsidy programs and also be active in public relations and sales.

Gensemer guided the city's first urban renewal project to completion virtually on schedule. It has been lauded by representatives of the U. S. Department of Housing and Urban Development as one of the most successful projects in the Midwest.

Gensemer said he is returning to Texas to be near his family. Two of his daughters live there, in addition to the widow of his son, David Gensemer, who was the first Champaign project.



David Gensemer

Champaign resident killed in the Vietnam war; he died in January, 1966.

Gensemer said he is leaving Champaign "with mixed feelings." Referring to the urban renewal project, he said, "We did what we said we were going to do, and I regret not being able to carry on with the next project."

# Champaign unveils \$20 million urban renewal

By Darlene Napady  
Of The Courier

An urban renewal program with a total price tag of more than \$20 million was unveiled Tuesday, almost a year after the Champaign City Council asked the Citizens Advisory Committee on Urban Renewal to study whether the city could continue renewal work in its rapidly deteriorating Northeast neighborhood.

The tentative budget, included in a proposed application for \$640,000 in federal funds to begin planning the work, was outlined before the CAC at noon and before the city council that night.

If this application is submitted immediately to federal officials, it still would take about four years for actual renewal work to begin

and an additional five years for it to be completed, estimated Paul Szymanski of Candeub-Fleissig and Assoc.

The firm had been hired by the city several months ago to draw up the application after the CAC had recommended that renewal activities be undertaken in the area just south of the first project and bounded by the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east.

If, after spending the \$640,000 for intense planning activities over what is now envisioned as an 18-month period, the city decides to go ahead with the project, this figure will be absorbed in total project cost to be shared by the city and federal

government.

But if at that point the city decides not to go any further it does not have to pay back the planning grant, Szymanski stressed.

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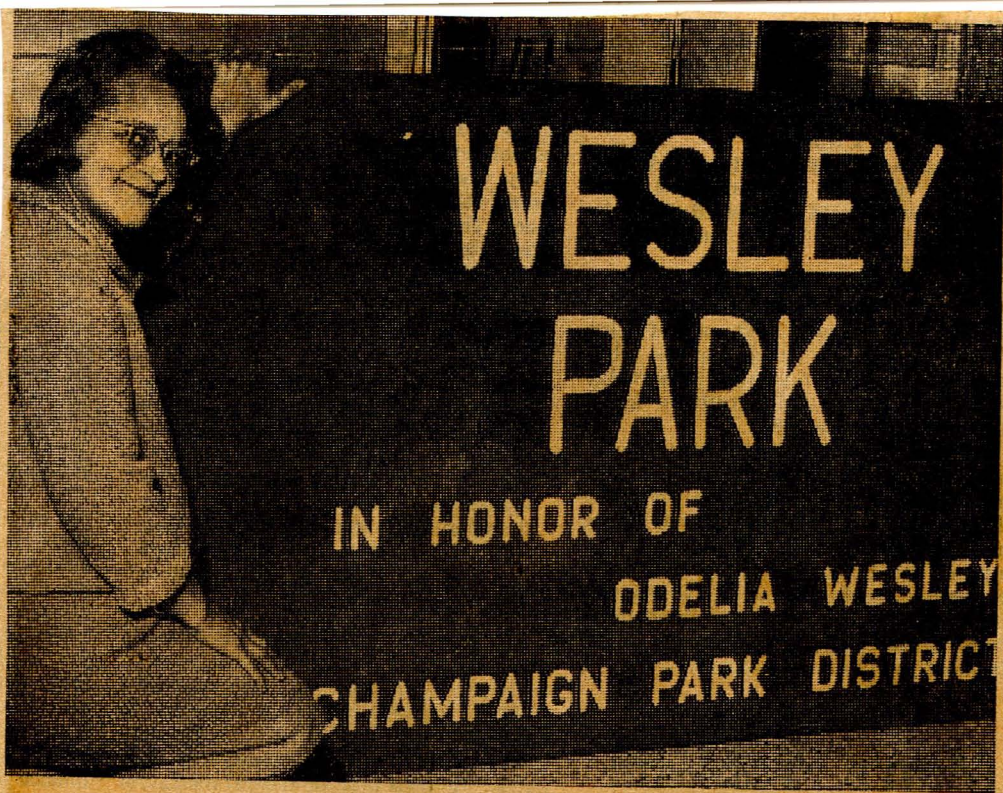
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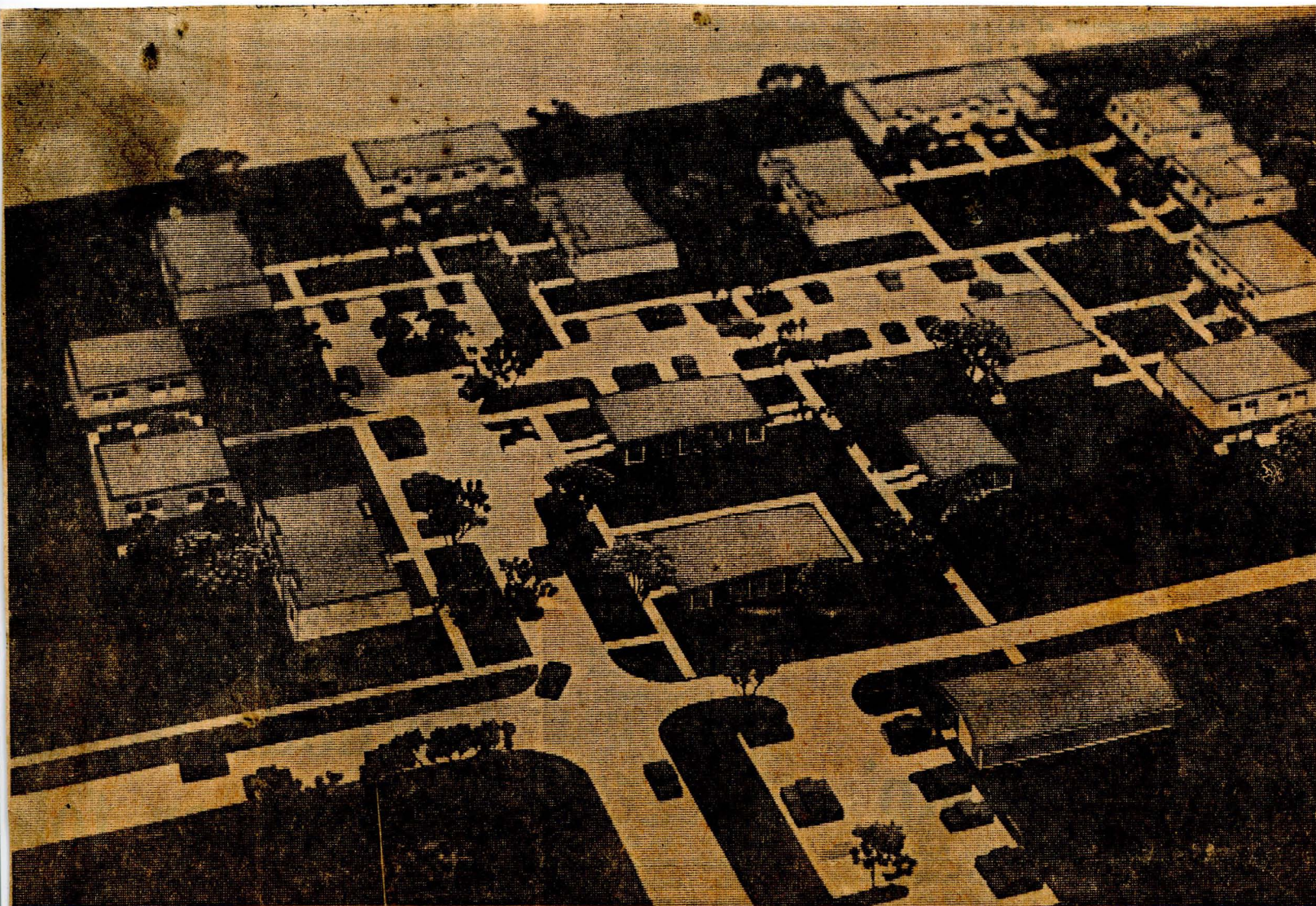
To come up





**PARK NAMED FOR MRS ODELIA WESLEY.** The Board of Directors of the Champaign Park District Monday night named a 1.5 acre park at Third and Eureka Street, Wesley Park to honor Mrs. Odelia Wesley, principal of

News-Gazette Photo by Robert Arbuckle  
Washington School. Park District President Donald Bresnan said the action was taken because of Mrs. Wesley's "outstanding contribution to the community."



1/8/70 Proposed site plan for new public housing in Champaign. See story on Page 2.



where they and others like a will be assembled into t will be called North Mount e Manor, a 72-unit federally d apartment complex spon- ed by Mt. Olive Baptist ch.

this \$1,024,600 development, nded by Bradley Avenue on north, 4th Street on the t, Beardsley Avenue on the th, and 5th Street on the t is expected to be the first or "tangible result" in the oject I urban renewal area.

ore than a year ago Mayor gil Wikoff said he and the er members of the City Coun- ould have to see some eal" results before they could e to extend urban renewal. The status of Project I, con- quently, is likely to be of ma-

to the south of this part of site.

Delays in providing additional public housing have long been a sore point between the city and the Champaign County Housing Authority, giving rise in recent weeks to a new demand, this time by the newly formed Housing Development Coalition, that Champaign take control of its own public housing.

Last week the county authority board finally voted to seek a private developer to construct these and another 60 units on North Harris Street, under a "turnkey" arrangement, from the developer's own plans.

The board was forced into this approach after bids on its own plans came in 43 per cent above estimates.

Champaign Homes, a non-profit corporation formed by a group of local women, also arranged to move several good structures from clearance parts of the area into rehabilitation parts.

These houses then were remodeled and sold, mostly to low-income families.

In all, 39 houses in the area were scheduled to be rehabilitated, many with the aid of federal grants or low interest loans.

All have been completed, except seven or eight that are now in progress, Gensemer estimated.

Only six of 135 families and 51 individuals to be relocated have yet to move into new homes, he also said.

the projected business area. "Two local food concerns" expressed an interest in site, although we have not heard from them lately, Gense said.

"This will be the only business area in Project I and feel, it would be an excellent location for a supermarket, a few other neighborhood businesses," he said.

At present there is no store in the area that serve residents of North Olive Manor, the Bradley nue Apartments, and the housing units, he noted.

"Once we acquire the site are ready to sell it, the council will ask for bids; then select the one that is in the best interest of the community, although they will to meet the federally set sum of \$45,000," he said.

Across 4th Street, on land in the renewal area, a la mat has relocated into the modeled former site of Co-op Grocery store and acquire cleaners has restored building, damaged by fire, lier this year.

BANA COURIER

Thursday, Nov. 13, 1969

# r \$20-million renewal projec

al project in the initial application.

Since HUD approval for a planning grant is expected to take two years, followed by another 18 months of planning before actual work begins, a city is almost forced to overestimate its needs initially so that it will not run short by the time the project is completed eight or nine years later.

But the total city share of \$4.2 million, more than five times that for Project I, still has something of an overwhelming impact.

True, according to present estimates, only slightly more than \$700,000 of this amount would have to be in cash.

This the city can afford, by continuing its current contribution of about \$100,000 a year to the urban renewal department, the planning application estimates.

But at present this contribution is coming from the .75 per cent portion of the city's 2.75 utility tax.

This tax has never been popular, particularly with the Chamber of Commerce which a few months ago called for its reduction and eventual elimination.

The \$3.5-million non-cash contribution also could present some problems.

In Project I non-cash contributions are expected to total about \$350,000.

## 'Loop' street

These include city expenditures for the new "loop" street in the project area, comprised of Beardsley Avenue, Third Street, and Eureka Street.

They also include a portion of the cost of the new

serves the area, and of the repaving and widening of the portion of Bradley Avenue that borders the project on the north.

It also includes about \$58,000 in improvements by the Champaign Park District for a small, two-acre park on the western edge of the project and an expansion of Douglass Park.

The remainder of the non-cash share for Project I is expected to come from the county housing authority's acquisition of land for 60 new units of public housing in the area.

Part of the non-cash credits for Project II is expected to come from these same sources.

City expenditures would include \$117,050 for the fire headquarters; and \$40,000 for street lights along North 4th Street, included in the arterial street lighting proposal.

The Park District would account for \$85,500 for the Douglass Park expansion, and projected parks on Hill Street and Washington Street.

The county housing authority would provide about \$100,000 for additional public housing, probably on scattered sites, in the second renewal area.

But by far the largest portion—more than \$3.1 million—would come from recent land acquisition expenditures by the University of Illinois.

## U. of I. land counts

Under a special section of federal renewal legislation, a city can count such expenditures toward its portion of a project if more than half of the area lies within a quar-

ity campus.

Unfortunately, this is not the case with the 160 acres proposed as Champaign's Project II.

Paul Szymanski, a representative of the planner firm of Candeb-Fleissig and Assoc., who drew up the proposed planning application, recommended the city ask HUD for an exception, extending this distance to nine-sixteenths of a mile.

If this fails the city can split the area into two smaller projects, one of which would meet the quarter-mile requirement, yet finance them jointly with the non-cash credits from the university purchases.

This approach has several drawbacks in that HUD is not considered likely to approve two projects at once. To get the credits, the city would have to do the project closest to campus first, but the part of the area in most serious need of attention is farthest from the university.

Another complication stems from an U. of I. request, received too late to be included in the proposed planning application, to include 12 blocks south of University Avenue in the project area.

This area, bounded by 4th and Wright Streets and University and Springfield avenues, would help meet the quarter-mile requirement, the U. of I. says.

This is not the case, Dzy-manski replied, since half of the expanded area still would

not lie within a quarter-mile of the Aeronomy Laboratory at Stoughton and Wright Streets, the nearest principal building to the proposed

In the past the U. of was believed to be interested in acquiring more land in this particular area through urban renewal.

But including these 12 blocks would add about \$2 million to project costs without bringing in additional credits to offset this, Gensemer has estimated.

"By the looks of it, we simply cannot afford to include this area," Mayor Virgil Wikoff said.

## U. I. could help

But Henry Spies, chairman of the Citizens Advisory Committee on Urban Renewal, has pointed out that the U. of I. still could help the city by making any land purchases it may be considering, thus increasing the \$3.1 million in university credits available to the city.

One other aspect of the money situation also could give Champaign trouble if it applies for more urban renewal funds.

Officially, Champaign's population is still under 50,000 so it qualifies for a one-quarter, three-quarter division of cost with the federal government.

But when the results of the next federal census become available, probably in late 1970 or early 1971, the city's population will exceed 50,000 so it would have to pay one-third of any project.

If Champaign's planning grant application is not approved by HUD until after the next census, it would add \$1.4 million to the city's share of the project, Gensemer has estimated.

Next: "Tangible results" in

Next: Will the City go along with more urban renewal?



URBAN RENEWAL: Can city afford it?

# City would pay \$700,000 for \$20-1

**EDITOR'S NOTE:** This is the fourth in a series of articles on urban renewal in Champaign, covering the proposed financing of a second project involving 160 acres in the city's Northeast Neighborhood.

By Darlene Napdy  
Of The Courier

Compared to the cost of Champaign's first urban renewal project, the projected cost of the second appears staggering.

Project I, scheduled to be phased out next May, should come close to its \$3,160,000 budget, urban renewal director David Gensemeer estimated recently.

The federal government is expected to pay \$2,364,000 of this amount, with the remainder to be paid by the city: \$435,000 in cash and the rest in various non-cash contributions.

By comparison, the second project, as outlined in the

proposed application for federal planning funds, would call for expenditures of \$16.9 million to be shared between the federal and city governments.

This figure does not include about \$2 million that would be received through the resale of land to private developers and individuals once it had been cleared and improved through urban renewal.

It also does not include

almost \$2 million in relocation payments and rehabilitation grants to be paid entirely by the federal government.

Various city officials concede these figures are probably highly inflated.

## Must reserve

A new policy by the Department of Housing and Urban Development (HUD) demands that a city reserve all the federal funds for a particular urban renewal

project in the initial cation.

Since HUD approval planning grant is expected to take two years, for by another 18 months coming before actual work begins, a city is almost to overestimate its needs initially so that it will be short by the time the project is completed eight years later.

But the total city of \$4.2 million, more five times that for



# Factory-made homes for the future

By Edwin Darby

Sun-Times Financial Editor

Roy D. Murphy is a believer. Specifically, he is convinced that a revolution in housing construction is already underway and that the revolution will be total inside of two years. Even now, he thinks, the building trades unions are beginning to see the light and are no longer so adamantly opposed to the introduction of modern, labor-saving techniques in construction.

Similarly, city councils and zoning boards are taking a new look at restrictive codes while manufacturing companies are coming less effective in keeping requirements for outmoded materials in the codes.

These changes, Murphy continues, will help to produce the real revolution, a radical switch from the "hammer-and-saw" method of building a house on the site to production of homes and apartments "complete to the pictures on the wall" in factories.

And that could mean the construction of houses at a price as much as 27 per cent below costs for homes built by conventional means.

Murphy is president of a very interesting company. Its name is Creative Buildings Inc. It is located in Urbana, Ill., not exactly in the mainstream from the standpoint that the critical housing problems are in the great metropolitan centers of the United States. Still it has built homes and other structures in places across the country, Massachusetts to Hawaii. And, with a 12-year record of pioneering in factory-built modular units, it is an operating factory at a time when there's still

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SUN-TIMES

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more talk about factory-made housing than there is actual production.

### Develop concept

IN THE EARLY YEARS, Creative Buildings concentrated on the use of the mass production standard cube for the construction of low-cost churches. Over the years, it has developed the modular concept and adapted it to everything from schools to garden apartments and individual houses.

The money and credit squeeze has hit Creative Buildings hard as it has the entire home - construction business. But the firm, owned by Murphy and his associates, is still doing an annual business of about \$6,000,000. Part of the company's revenue is derived from several residential projects it built in past years in Illinois and Michigan and still owns.

Almost all its current construction is being done under one or another of the federal government's support programs.

This spring, for instance, it will start work on a \$2,096,000 contract to build 144 two- and three-bedroom apartment units

at Vincennes, Ind. It is the first Federal Housing Authority multifamily housing project for low- and medium-income families to be built with totally manufactured modules.

The federal government is the lever that will move the unions, the city councils and those corporations with a business interest in maintaining the status quo, Murphy says. The U.S. Department of Housing and Urban Development is committed in "Operation Breakthrough" to factory built "systems" for housing. And, says Murphy, it is going to be a case of "no tickle, no shirtee." In other words, federal money will be withheld unless everyone goes along with the federal concept.

Actually, Murphy favors sitting down with trade union leaders and working things out. It can be done, he thinks, because the self-interest of union members lies in compromise.

### Reasons cited

THE REASON: the nation's need for housing in the decades ahead will be so tremendous that it cannot be met by conventional building methods. Anyone who tries to block the switch to industrial production methods is going to get run over by one force or another. In any event, the construction boom of the 1970s is going to be such that all the manpower available will be needed, no matter what the construction method.

Murphy has no doubt about what that construction method will be. "The argument that it is possible to build as cheaply with conventional methods is bunk. We know from our own direct experience that we can produce any kind of housing in the factory for a minimum of 20 per cent less than we can build the same housing on the site."

And, as for design, Murphy is proud of the fact that he is an architect and that his systems "makes use of mass production for variety rather than standardization."

Today, says Murphy, fully 80 per cent of all housing is built on the site by conventional methods. Of the remaining 20 per cent that is factory-built, most is accounted for by the production of mobile homes.

Come what may, Murphy says boldly, the figures are going to be reversed "in two years' time, just like that — 80 per cent of all housing is going to come off a production line."



# Champaign proceeding cautiously on next Urban Renewal project

By Darlene Napady  
Of The Courier

A number of streets in what is known as Champaign's Northeast Neighborhood

## First in series

hood are lined with large trees and tidy, well - kept homes that make the area appear anything but a candidate for urban renewal.

Newcomers to Champaign-Urbana frequently are puzzled to learn that the area, although predominantly black, is considered a slum.

A closer inspection, of course, reveals a number of dilapidated structures intermixed with the well-cared-for homes. And entire tracts in the western and northern parts resemble familiar photographs of the most impoverished parts of Appalachia.

The entire area, bounded by Bardley Avenue on the north, the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east was tentatively desig-

**EDITOR'S NOTE:** On Oct. 28 the Champaign City Council was presented with a proposal for finishing Urban Renewal work in the remainder of the city's northeast neighborhood. The project is expected to cost as much as \$20 million, of which the city would have to provide more than \$700,000. Darlene Napady, Courier reporter, describes the program, methods of financing and work already accomplished in urban renewal here in a series of articles, of which this is the first.

nated for urban renewal under a plan approved by federal officials in November, 1964.

But actual renewal work has been undertaken only in the northern tip, above Grove Street.

Clearance, rehabilitation, and related activities on these 66 acres, called Project I, are scheduled to be completed by next May, although actual rebuilding will take longer.

Now the Champaign City Council must decide whether it will authorize more urban renewal work in the remaining 160 acres.

The first step would be approval of an application, presented last week by a private planning firm, for \$640,000 in federal funds to plan remaining renewal work.

Although this had been done as part of the plan approved in 1964, conditions have changed, requiring considerable updating.

A proposed budget, drawn up in conjunction with the application, places total cost at more than \$20 million. This includes \$1.5 million in relocation payments and \$300,000 in rehabilitation grants to be paid entirely by the federal government and \$2 million to be recovered through the resale of cleared land.

### Not committed

As its share the city would have to put up \$4.2 million, of which more than \$700,000 probably will have to be in cash.

But, contrary to what city

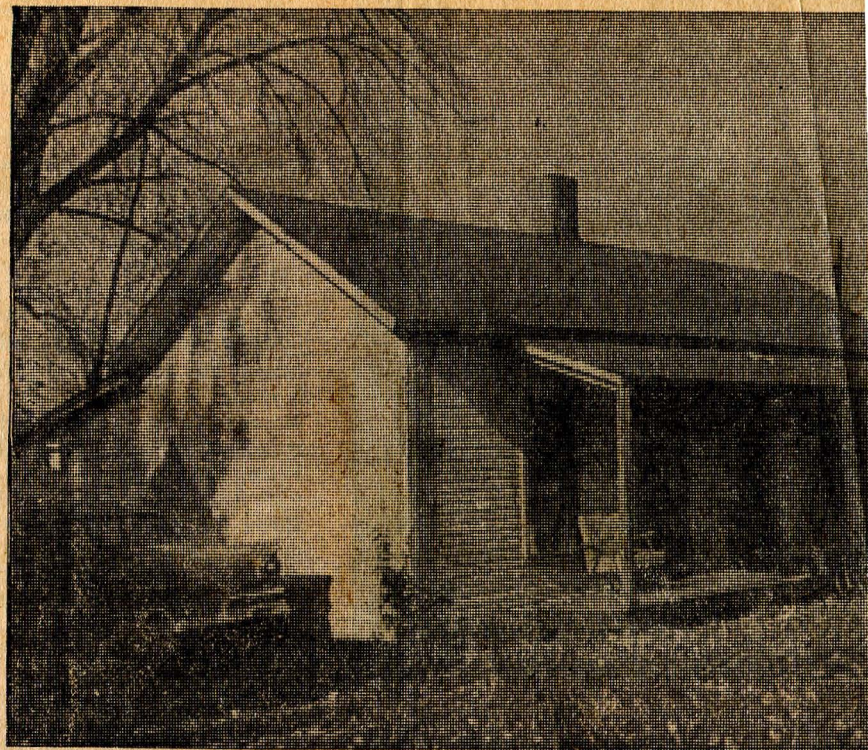
officials previously had believed, approval of the planning grant application apparently will not commit the city to go ahead with the entire project.

As Paul Szymanski, a representative of Candeb-Flesig, the planning firm that prepared the application, told the council at a recent study session, the city's only financial obligation would be the stamps to mail the package to the regional office of the Department of Housing and Urban Development in Chicago.

The city would not even have to pay back the \$640,000 if after planning it decides not to go ahead with actual work.

But this amount would be included in total project cost, to be shared by the city and federal government, if the project actually is undertaken.

In the past the council has been reluctant to apply for more planning funds for fear this would commit the city to going through with the project against its will or



North Oak Street in Champaign in line for improvement

coughing up several hundred thousand dollars to pay back the grant.

Another factor in the council's reluctance has been what Mayor Virgil Wikoff called more than a year ago "tangible results" from Project I.

At that time Wikoff told the Citizens Advisory Council

on Urban Renewal that neither he nor any other member of the council would be likely to approve planning a second project until improvements became evident in the first.

Public sentiment also accounts for part of the council's hesitancy.

Urban renewal was a ma-

ajor issue in last council election. The Concerned Committee, a black group, in recent years has been calling for renewal as the way to revitalize the area. A few blacks had support of the project.

Other area r



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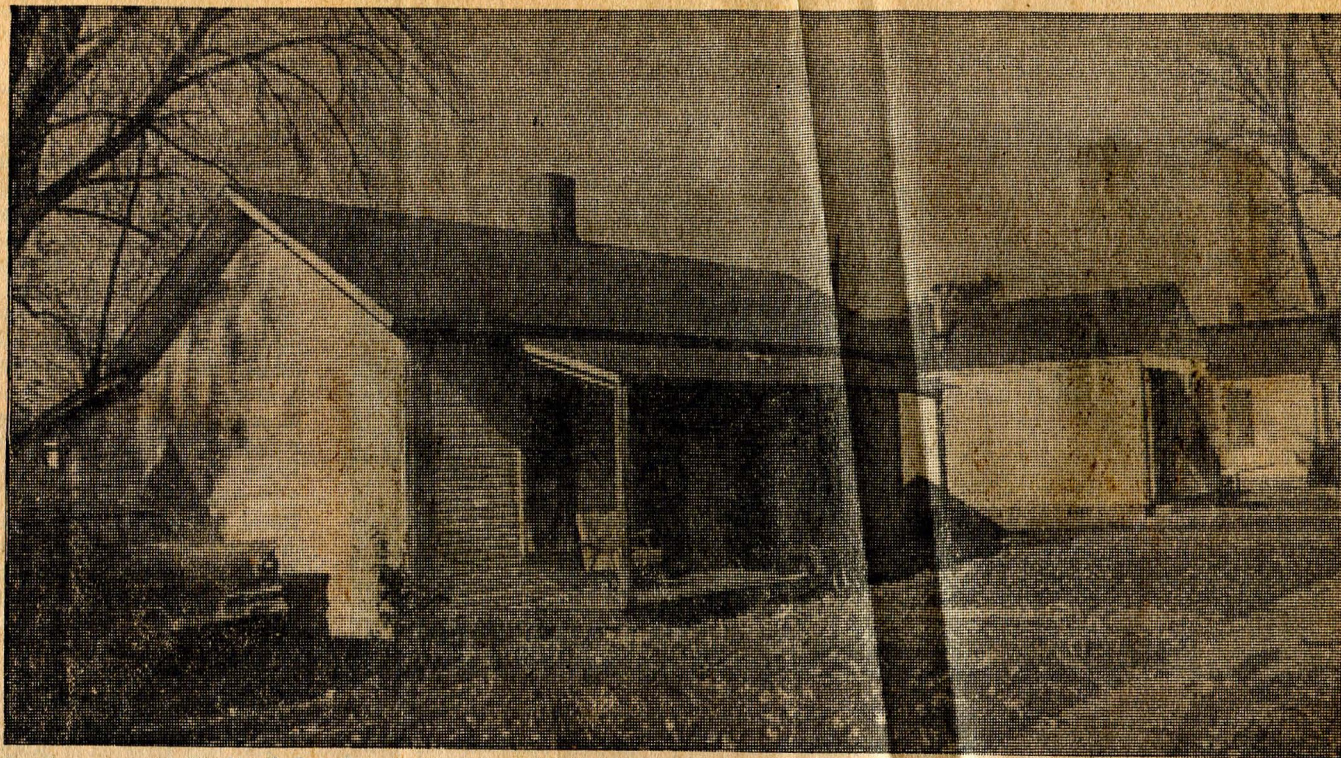
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Public sentiment also accounts for part of the council's hesitancy.

Urban renewal was a ma-

ajor issue in last spring's council elections. And until the Concerned Citizens Committee, a black community group, in recent months began calling for more urban renewal as the only way to revitalize the neighborhood, few blacks had come out in support of the program.

Other area residents still

are expected to oppose more renewal for fear that it would mean complete clearance of their neighborhoods.

Having gone through a similar controversy several years ago, the council does not relish grappling with the subject again.

(Next: Problems of renewal area.)



# Construction to begin soon on apartment complex

By Darlene Napady  
Of The Courier

Construction on 98-unit apartment complex in Champaign's first urban renewal area is expected to begin by mid-August.

Urban Renewal Director David Gensemer, meanwhile, announced he would seek authority to advertise for bids on a small, commercially zoned area, the only unsold parcel in the project.

Federal Housing Administration (FHA) backing for a \$1.9 million mortgage for the housing project, known as Bradley Apartments, was announced two weeks ago.

The apartments will be built under a federal program that subsidizes the interest, permitting lower rents than otherwise possible.

FHA also will provide an annual subsidy for some residents to cover the difference between one-fourth of the family's in-

come and the established rent.

The 24 one-bedroom, 24 two-bedroom, 34 three-bedroom, and 16 four-bedroom units will rent for \$108.76 to \$169.18 a month.

## Townhouses

The project, which will occupy slightly more than five acres in the northwest corner of the urban renewal area, will include two apartment buildings containing a total of 54 units, with the other 44 units in clusters of townhouses.

The Bradley Apartments will be directly west of North Mt. Olive Manor, a 72-unit project completed last June and the other major privately owned project in the area.

The Champaign County Housing Authority is scheduled to build 56 additional units to the south and several others on scattered sites in the area, along with 48 on another site on North Harris Avenue and several others on individual lots else-

where in the city.

But at last report a request to add about \$300,000 to the budget for the project, now put at \$2.4 million, was still making its way through the U.S. Department of Housing and Urban Development.

The Bradley Apartments will be built by the Oxford Construction Co., an affiliate of the Indianapolis development firm of Lippman Associates.

## Nonprofit sponsor

It will be owned by the Concerned Citizens — Interfaith Nonprofit Housing Corp., the sponsor of the project.

If all goes well, final transfer of property will take place Aug. 10 in Springfield, where the urban renewal department will receive a check for \$68,650 for the land.

Groundbreaking tentatively has been scheduled for the next day. Once under way, construction is scheduled to take 18 months,

although it probably will be completed sooner.

In other urban renewal matters, Gensemer said he would have to ask for bids on the commercial area because no one has been willing to pay the \$45,000 HUD says the city must ask for the land.

## Must call bids

"We would ask for a minimum bid of \$45,000 because we must determine if there is anyone anywhere who would be willing to pay this amount before we can negotiate for a lower price," he explained.

The city council probably will be asked to authorize such bids at its Aug. 4 meeting, he added.

To date, only the local chapter of Progress Association for Economic Development (PAED) has shown any serious interest in the land.

PAED, a national organization that seeks to encourage minority group business ventures, has offered \$25,000 and at last report had appealed to HUD's Chicago regional office, who had ruled that the city cannot accept less than \$45,000 without first seeking bids.

If the city does find someone willing to pay \$45,000 for the parcel, slightly larger than an acre, it will have received a total of \$386,266 from land sales in the area.

Even if it eventually accepts a \$20,000 offer, its land sale total will be only \$4,000 less than the \$350,800 estimated in 1965, Gensemer said.

Federal auditors are expected to begin their final inspection of the project's books in mid-August and should finish in about three weeks.

So the project itself should be phased out by mid-September, although redevelopment by other agencies would continue past this date, he added.

When finished the area should have a total assessed valuation of about three times its 1965 tax value of \$819,610, Gensemer said.

# The News-Gazette Financial

PAGE 34 Section 4 THURSDAY, JAN. 8, 1970

## Creative Builders Get Housing Job

By DIANE SPATZ  
News-Gazette Staff Writer

The Champaign County Housing Authority Wednesday accepted Creative Builders' bid on the construction of 120 units of public housing in Champaign subject to negotiation of the price at their regular meeting Wednesday.

Creative Builders, Urbana, was one of seven firms to bid on the turnkey project for public housing to be built on two Champaign sites, one 7.9 acre site in the Urban Renewal area and another 4.4 acre site on North Harris Street.

The project was originally to be built by the authority, but bids taken on the project in August were far above the \$1.8 million granted by the federal government for the project. It was then decided to go turnkey. Under turnkey, a developer builds the units from his own plans at a specified price, then turns it over to the authority when it is completed.

However, the price is slightly negotiable, depending on whether the government is willing to increase its grant or whether the developer can cut costs still more to bring his price in line with the \$1.8 million.

Creative Builders base price was \$1,898,820, with an alternate plan presented costing \$1,982,230.

### Public Meeting

A public meeting was held Tuesday in which the authority and members of the Concerned Citizens Committee questioned the seven developers about their plans.

Roy Murphy, representing Creative Builders, said it plans to build 56 units on the smaller North Harris site and 64 units on the urban renewal site. He said variety in the projects would be provided through the use of different colors and exterior materials. The CCC was concerned about providing variety so the projects would not look "institutional."

The basic plan calls for prefabricated modules with sound-proof walls built at the company's plant in Urbana. The modules would then be transported to the construction sites. The modules will have wood floors and crawl spaces, rather than a concrete slab for a base. The utilities would be placed in the crawl spaces for easier maintenance.

### Flexible Plan

"The basic plan is flexible," Murphy said, "so changes could be made fairly easily if the authority wants them."

"We want this to be a model project," Murphy said. "The field of public housing is growing and will grow even more in the next 10 years. We want to show what can be done." He said Creative Builders would even build a model apartment at its plant so the authority could see exactly what it was getting.

When the CCC questioned Murphy about the company's affirmative action program, Murphy said the company will put unskilled persons into the plant and train them on the job at union rates.

Other developers offering proposals were McCarthy Brothers, St. Louis; Shapland Construction, Champaign; Lippman and Associates, Indianapolis; Becker Brothers, Peoria; C. A. Petry, Champaign; and Howard Steel, Granite City.

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The release also suggests several measures for the further involvement of the poor into the decision-making processes of the housing authority.

These include a policy advisory committee consisting of tenants of public housing and those on the waiting list for entrance into public housing with the power to review all housing authority proposals; public meetings of proposed developments such as the one Tuesday; and a proposal that 40 per cent of the County Housing Authority commissioners be



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Murphy said the company would guarantee the buildings against defects for 10 years, a promise none of the other developers made. He said when construction began it would take about 12 months to complete.

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#### FIRST COURT

The U. S. Supreme Court first convened in 1790 in New York City.

## LWV Sets Meetings; Discuss UR

The League of Women Voters has scheduled four unit meetings, the first at 9 a.m. Tuesday at the home of Mrs. K. S. Carlston, 805 West Delaware, U.

At the meetings a consensus will be taken by the Urbana Renewal committee to determine the priority members wish to take on various aspects of the plan. The consensus will also provide direction for the LWV board when specific action questions arise.

A panel will be conducted at a Luncheon at 12:45 p.m. Jan. 20 at the Urbana-Lincoln hotel. Topic will be "Urban Renewal — Who Speaks for the Neighborhood?"

The panel will be represented by the UR neighborhood and will chart the short and long range goals the neighborhood has in mind.

Also to be discussed will be the problems and possibilities in participation by residents, what the residents expect from the citizens and government of Champaign, and the role they see for the LWV in study and action.

Other unit meetings: Wednesday, 1 p.m. with Mrs. R. L. Carter, 1401 S. Grove, U. and 8 p.m. with Mrs. Walter Phillips, 914 W. Park, C; and Thursday, 9 a.m. at First Presbyterian Church of Champaign.

Wednesday, Jan. 7, 1970—15

CHAMPAIGN-URBANA COURIER

# Public housing developer expected to be named

By Darlene Napady  
Of The Courier

A developer for 120 units of public housing in Champaign was expected to be named this afternoon at a meeting of the Champaign County Housing Authority.

Marvin Marsh, chairman of the housing authority board, said this morning he expected the board to select one of the seven developers scheduled to submit proposals at a regular board meeting this afternoon.

Marsh and two other board members, Oscar Steer and Glynn White, held all-day conferences Tuesday with the developers.

developers were asked for two schemes: one with the 120 units equally divided between the urban renewal area and North Harris Avenue sites and the other with only 56 units on the North Harris site, with the other four transferred to a larger Urban Renewal site.

A group had asked that an access road along the north border of this site be moved to the south side, along the railroad tracks.

But Thomas Berger, architectural consultant for the board, said the park district objected to such a change because it would not allow patrolling on all sides of Spalding Park, directly to the north of the housing site.

The seven developers who presented proposals were A. Petry and sons, Champaign; Lippman Associates, Indianapolis; Becker Brothers, Peoria; Howard Steel Construction Co., Chicago; McCarthy Bros., St. Louis; Creative Buildings, Inc., Urbana; and Shapland Construction Co., Champaign.

Most of the seven said they would be more than willing to revise their proposals selected and to consult with both the housing board and members of the community in making such changes.

To varying degrees, they also said they would seek to encourage minority group employment in construction of the units.



Sunday, August 16, 1970

# Catbird Seat



## Texas gaining a great asset

**EDITOR'S NOTE:** Columnist Bill Groninger is on vacation. In his absence, today's column was written by Courier reporter Darlene Napady.

The Centennial High School football Chargers will have to find someone else to describe their home games over the public address system this fall.

The City of Champaign, likewise, will have to seek a new urban renewal director if its application for a second renewal project ever wins federal approval.

For the past several years both these posts have been occupied by a man who is heading for Texas at the end of the month.

To date David Gensemer's departure has resulted in little if any public comment, despite wide acknowledgement that the project he has guided over the past five years ranks as one of the most successful in the Midwest, if not in the entire country.

Gensemer, for his part, has tried to pass on any credit to his staff and other city officials involved in renewal matters.

But rather than bask in any reflected glory certain city council members who have supported urban renewal, if only nominally, seem embarrassed with the outcome, apparently not knowing what to say about a successful project.

Over the years, in fact, it seemed as if most of them avoided Gensemer like the plague, apparently fearing they might catch his enthusiasm for urban renewal and cease to regard it simply as a necessary evil.

This has not been the case with the black community where a number of organizations have banded together with University of Illinois students to form the Community Advocacy Depot (CAD).

CAD has been outspoken not only in supporting more urban renewal work in the black community but also in criticizing the city's plan commission for three years.

Only one reportedly has remained unsatisfied with the new home, a remarkable record for any renewal project.

In this case Gensemer's genius lay in recruiting James L. Williams, a college-educated black postal worker, to head the relocation program with the aid of Mrs. Erma Bridgewater, a highly respected woman in the black community.

The same holds true of his choice of G. William Hall and Richard Warren, who carried out their delicate duties as rehabilitation and real estate officers, respectively, with relatively little friction with those they dealt with.

Gensemer himself was always ready to discuss the most complicated aspects of urban renewal with anyone who inquired.

"He's not like the people over in the city building who never want to bother with answering your question," one woman explained.

Gensemer's new position should find him flooded with questions.

He will coordinate various federal subsidy programs for a Houston firm that is entering the modular housing field, plus help out in public relations and sales.

Gensemer himself longs to return to Corpus Cristi where his

son, David, the first Champaign County serviceman killed in the Vietnam war, and another son who died as a result of an automobile accident in 1949 are buried.

It was in Corpus Cristi that Gensemer first became interested in renewal work while serving on the city's plan commission for three years.

This led to his appointment as director of the Edinburg, Tex., renewal agency in 1959.

He later served as head of the Fort Smith, Ark., agency, then with a Little Rock planning firm and finally as research analyst for the Arkansas State

## Council Asks Federal Aid For Renewal

6-19-63 By Bob Lahey  
The Champaign City Council Tuesday adopted a resolution requesting \$83,970 in federal funds to finance preliminary surveys and planning operations for the first stage of urban renewal.

The resolution was unanimously approved by the five councilman present, although two members showed some reservation about the method of financing contemplated for urban renewal.

Noting that the city administration is asking federal funds in advance of the renewal project, Councilman William Skelton said, "From the time I first became acquainted with urban renewal in Champaign, I have had strong reservations about the financing of the plan."

Skelton pointed out that the city will need to pay 25 per cent of the cost of the urban renewal project.

"I am 100 per cent behind the mayor and the council in their desire to eliminate blighted neighborhoods in Champaign," Skelton said. "But I also am much concerned about how we will finance this effort."

### Votes 'Joyfully'

Councilman Virgil Wikoff expressed dissatisfaction with "sending tax money to Washington" but added that he considered the urban renewal project the only practical way to achieve "what needs to be done" in northeast Champaign.

Councilman Kenneth O. Stratton took a brighter view of the request for federal money. "I feel that urban renewal is the salvation of northeast Champaign," he said. "It is the only thing that will undo what many, many years have done in that neighborhood."

"I vote yes, not reluctantly, but joyfully," he concluded.

Granting of the survey funds will be contingent on recertification of the city's "workable program" for urban renewal, which has not yet been granted by the U.S. Housing and Home Finance Administration.

WEDNESDAY, AUG. 5, 1970

THE NEWS-GAZETTE

## UR Project Closing Date On Schedule

A positive view of the Champaign Urban Renewal program was presented by departing Dave Gensemer, current director at the study session immediately preceding the regular Champaign City Council meeting Tuesday.

Gensemer spoke to the council about one parcel of land which is still not sold. He asked the Council to advertise the parcel for public bidding so the renewal program could be closed out.

He said the total expenditure of the program would be in the neighborhood of \$2,998,000, of which the city of Champaign's share would be \$823,596.

Of the Champaign share, the city has already put up cash in the amount of \$472,574, which leaves a balance needed in non-cash credit of \$379,022.

Gensemer pointed out that due to low estimates in some areas, he was able to show a non-cash credit share of \$507,209, or \$126,187 in excess. This excess could be used in the next program as a beginning for the city share of the next program.

Gensemer reported the close-out date for the program was to be Sept. 30, nearly the projected date five and a half years ago.

As soon as the parcel of land is disposed of the program can be closed out. The council passed a resolution asking for public bids on the project.



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This has not been the case with the black community where a number of organizations have banded together with University of Illinois students to form the Community Advocacy Depot (CAD).

CAD has been outspoken not only in supporting more urban renewal work in the black community of Champaign but also in urging Urbana to begin renewal in similarly deteriorating areas.

So far no blacks have publicly come out against CAD efforts.

This is a sharp contrast to a few years ago when the advent of Champaign's first urban renewal project engendered bitter opposition from a large segment of the community.

Gensemer is largely responsible for a change in this attitude.

David Dwinell, field representative for the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD), recently pinpointed a number of reasons, such as the relocation program which helped 150 families from the area find new homes throughout the Champaign-Urbana area.

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He later served as head of the Fort Smith, Ark., agency, then with a Little Rock planning firm and finally as research analyst for the Arkansas State Commission on the Coordination of Higher Education, before becoming Champaign's first urban renewal director in November 1964.

About a year ago the Courier's Champaign reporter, Hal Alexander, wrote a column on his own departure from the paper, wishing farewell to a number of city officials, including Gensemer "who, when you ask him what time it is, tells you how to make a clock."

It was meant as the highest compliment. Every reporter who has had the privilege of knowing him has been exceptionally grateful for his lessons in the mode of "clock making" known as urban renewal.

And whatever his future undertakings we hope the results will be as great an asset to their communities as Project I apparently will be to Champaign.

# 20-cent levy hike to Champaign council

A levy ordinance that would mean a 20-cent increase for Champaign taxpayers is up for approval at Tuesday's meeting of the city council.

The ordinance would increase the property tax rate from the present 63.24 cents to an estimated 83.42 cents for each \$100 of assessed valuation.

City manager Warren Brown has said that despite the rate increase the yield would be about the same because of a substantial drop in the tax base with the elimination of one car and a houseful of furniture per family from the property tax rolls.

Urbana officials, for their part, claim they still do not know how much that city's tax rate will be although it is expected to show a sizable jump because Urbana receives a large

percentage of its revenue from the property tax than does Champaign.

The Urbana city council, however, recently raised the limit on the fire protection levy from 15 cents to 30 cents for each \$100 of assessed valuation.

The Champaign police protection levy is expected to rise to the 15-cent limit beyond which it can be increased only by special ordinance without a protest petition from taxpayers.

Besides the levy ordinance the only major item scheduled for Tuesday's meeting of the Champaign council is the opening of bids for a one-acre commercial-zoned area in the city's first urban renewal area.

The U. S. Department of Housing and Urban Development has said the city must ask at least \$45,000 for the land, the only

parcel remaining unsold area.

But there have been no bids in this range, so HUD asked the city to put it out to bid, with a \$45,000 minimum before allowing the city to initiate the price downward.

Even at a substantially lower figure the city is expected to close out the first project Sept. 30 well below its budget.

The urban renewal commission also will ask officials to sell a five-foot strip of land at 4th Street and Beardsley Avenue to the city of adjacent property for \$100,000.

The council also is expected to award a contract for the purchase of a new front-end loader. The Dunmire Equipment Co. has submitted the apparent low bid of \$16,000 at the council meeting.

# Council votes to ask bid on urban renewal land

By Darlene Napady  
Of The Courier

The Champaign city council voted Tuesday to ask for bids on a one-acre commercially zoned area, the only parcel of land in the city's first urban renewal area yet to be sold.

Urban renewal director David Gensemer also told the council the project should close out by Sept. 30, only 4½ months behind schedule and well below its budget.

The city is asking a minimum bid of \$45,000 on the commercial area. Bids will be opened at the next city council meeting on Aug. 18.

To date, the urban renewal department has received only one offer: \$25,000 from the Progress Association of Economic Development (PAED), an affiliate of a national organization that seeks to encourage minority group members to start their own businesses.

PAED plans to build a small shopping area on the site.

If the city receives no bid of \$45,000 or more, it can negotiate a price below this figure or it can rezone the land to some other category that would make it more salable.

Rezoning, however, would require another public hearing since it would constitute a change in the federally approved renewal plan for the area.

At a study session before the start of the meeting Gensemer reported that federal auditors would begin final examination of the project's books on Aug. 18. He also said that to date project costs have totaled \$2,988,000.

He estimated, however, that the project would cost \$2,988,000, \$173,000 below the projected budget.

The city also will have approximately \$125,000 in various non-cash credits left over to apply

toward its share of any project, he said.

The city had applied for a loan guarantee in December for \$640,000 in funds to plan a second project with a projected cost of \$10 million.

The application is still being processed in the Chicago regional office of the U.S. Department of Housing and Urban Development.

No mention was made of the study session at the council meeting of Gensemer's impending departure as urban renewal director. He will leave at the end of the month to join a Houston, Tex., firm that will specialize in modular construction.

His handling of the Champaign urban renewal project has been considered one of the most successful in the Midwest, drawn praise from HUD officials and numerous blacks who have been outspoken in support of a second project.



## CHA Decision Due

# 7 Firms Present Housing Designs

By DIANE SPATZ  
News-Gazette Staff Writer

The Champaign County Housing Authority heard presentations from all seven developers interested in building 120 units of public housing in Champaign under the turnkey method at a public meeting Tuesday.

The authority was to decide at its regular quarterly meeting at 2 p.m. Wednesday at the housing authority's offices in Lakeside Terrace what developer it will further negotiate with.

The plans presented to the authority are not final, or are the price tags attached. The authority will negotiate with one developer on the price and modifications of the basic plan.

The Chicago Regional Office, as well as the county authority will have to approve the price and plans before any final contract is made.

The 120 units will be placed on two sites in north Champaign. About half the units will be constructed on a 7.9 acre site in Champaign's urban renewal area and the other half on a 4.4 acre site on North Harris.

The projects were originally to be built by the authority, but the bids taken on the project in August were about 43 per cent over the estimated cost of \$1,784,000. It was later decided to use the turnkey approach.

## Turnkey Plan

Under turnkey, a private developer builds the project from his own plans and then sells it to the authority at a pre-determined price. This method often saves money, since it allows the developer to work from plans best suited to his particular method of construction.

However, the price is slightly negotiable, depending on whether HUD is willing to give more money to the project and whether the developer can cut costs still more to bring his price more in line with the authority's \$1.8 million.

The seven developers making presentations Tuesday were Creative Builders, Urbana; McCarthy Brothers, St. Louis; Shapland Construction, Champaign; Lippman and Associates, Indianapolis; Becker Brothers, Peoria; C. A. Petry, Champaign; and Howard Steel, Granite City.

The Concerned Citizens Committee and the housing authority questioned all of the prospective developers on several aspects of their plans. They wanted the projects to avoid having an institutional look. Most of the developers said they could vary their buildings with different color schemes and different facades.

They were also concerned with the individuals companies affirmative action programs and the cooperation they would give to the community when revising the plans. Most of the developers said they would cooperate with the authority and the CCC in necessary revisions.

Creative Builders' basic plan called for pre-fabricated modules with soundproof walls. The modules would be constructed at Creative Builders' plant in Urbana, then transported to the sites. The



Granite City.

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Creative Builders' basic plan called for pre-fabricated modules with soundproof walls. The modules would be constructed at Creative Builders' plant in Urbana, then transported to the sites. The modules would have wood floors and crawl spaces instead of concrete slabs as a base. Roy Murphy of Creative Builders, said the company would guarantee all the buildings for 10 years.

#### Offer Duplexes

McCarthy Brothers offered a plan consisting of duplexes, both one and two-story. The St. Louis company said their construction methods were extremely fast and that they could construct one building a day after the ground had been broken and the base laid.

John Garrison, architect for Shapland, said his company would build one and two-story buildings in a cluster court concept. The buildings would be clustered around a central parking area, with enough room left over so a baseball diamond could also be constructed on the Urban Renewal site.

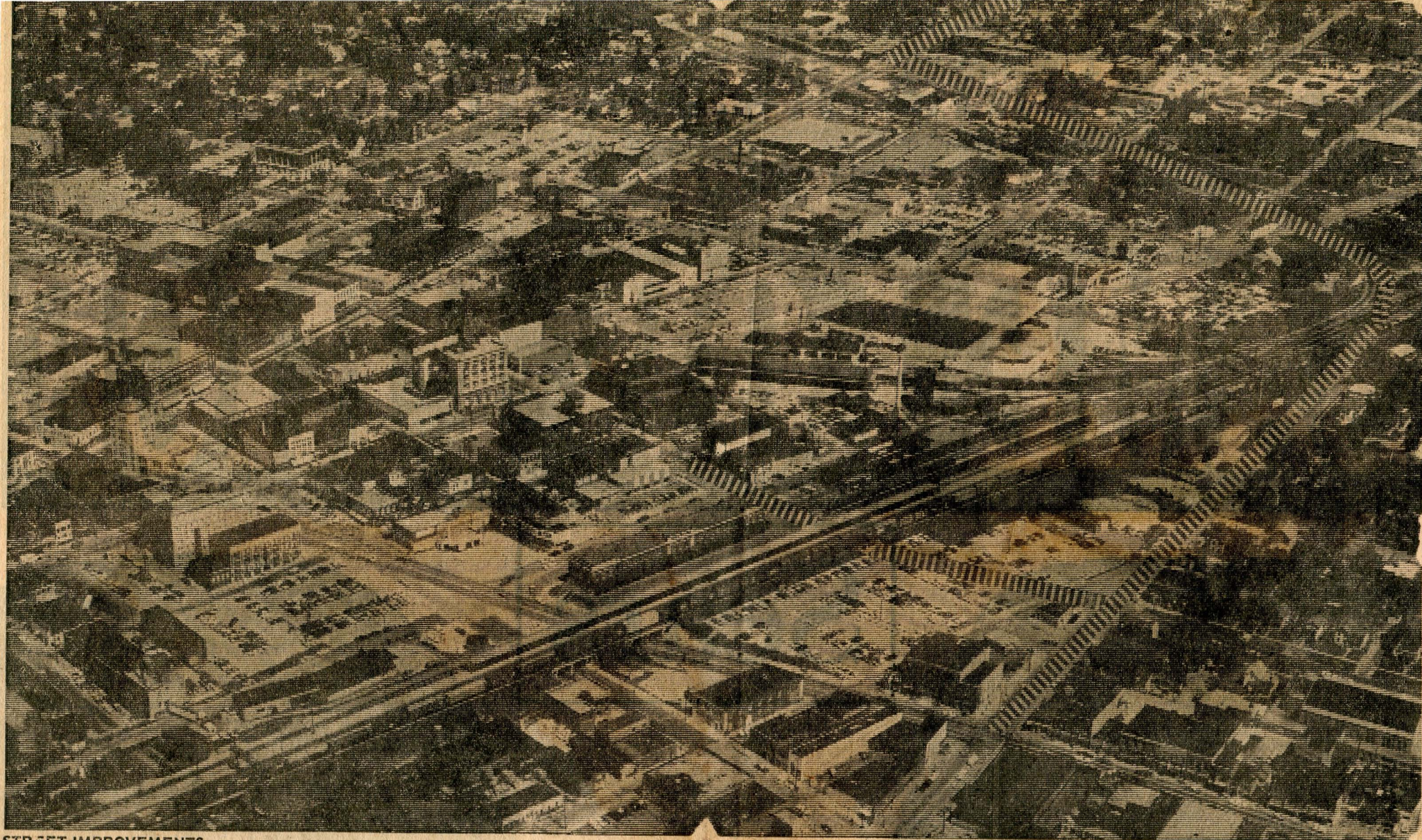
Lippman Associates, developers of Hessel Manor in Champaign, said they tried to preserve as much green area as possible, putting their emphasis on townhouses and apartment-like buildings in the project.

Becker designed its project with curved drives and cul-de-sacs to create small "residential neighborhoods" within the area. Most of the homes had private entrances and sidewalks.

A cluster arrangement with five to seven units per building was the design chosen by C. A. Petry. Petry's design was termed the most attractive by the authority's consulting architect, Thomas Berger.

The Howard Steel construction company presented a site plan with L-shaped streets and single and duplex housing to give the neighborhood a residential look.





#### STREET IMPROVEMENTS

"Revitalization" of downtown Champaign is barely off the ground, with the only actual work done the clearing of several buildings for new

parking lots. However, land acquisition is under way for more dramatic parking improvements, and a large mall may be under construction in

1970. Long-range downtown improvements that could affect neighborhood urban renewal include construction of "Illini Boulevard" (shown in

dashes on the aerial photo), which would begin on 1st street, curve to the west over numerous railroad tracks and

join Neil Street north of the downtown area. Also shown is the proposed route of a connection of Main Street and

Park streets via a new underpass at the Illinois Central tracks.

(Photo by Curt Beamer)

# Downtown revitalization: a private project affected by several public improvements



# Downtown revitalization: a private project affected by several public improvements

EDITOR'S NOTE: This is the third in a series of articles on urban renewal in Champaign. A proposal for a \$20 million renewal program, with all but \$700,000 to be paid by the federal government, recently was presented to the City Council.

By Darlene Napady  
Of The Courier

In deciding whether to continue urban renewal in the 160 acres immediately north of University Avenue and east of the Illinois Central

tracks, the Champaign City Council will be faced with more than the crumbling houses along North Oak and Ash Streets.

One major consideration lies to the west: revitalization plans for downtown Champaign.

Thomas Hagan, president of the Champaign Development Corp. that has spearheaded downtown efforts, stresses that his group is not interested in becoming bogged down in the urban renewal effort.

"We are concentrating on the downtown area, which we intend to redevelop by private means," he said.

Privately financed projects are to include the proposed enclosed mall along Neil Street, from Church Street to Chester Street.

But, Hagan acknowledges, success of the private efforts may hinge on a number of public improvement suggested several years ago in a report by Candeub-Fleissig, the same planning firm that drew up the proposed application for planning funds for the second urban renewal project.

One much-discussed recommendation has been a vehicle underpass under the Illinois Central tracks at Main Street.

In the past it has been suggested that the city shift the western boundary of the renewal area from the eastern to the western side of the tracks and build the underpass as part of the project.

This would have allowed the city to share the cost with the federal government. But representatives of the Chicago regional office of the Department of Housing and Urban Development have ruled this out because, they said, area residents would not receive the main benefit of such an underpass.

Still, if the city were to build the underpass out of its own funds, half the cost, estimated at more than \$600,000, could be counted as a local non-cash contribution to the renewal project.

the city would have to pay.

Mayor Virgil Wikoff has said he hopes the city would be able to build the underpass in the next three or four years, ample time for the cost to be counted as part of the renewal project.

The Washington Street underpass also may have to be widened if the street is improved during a second renewal project, City Urban Renewal Director David Gensemer has said.

Since this also is technically outside the area, it cannot be included in project costs, although half of any city expenditure also could be counted as a non-cash contribution, Gensemer added.

Besides the Main Street underpass, another downtown-related improvement of concern to urban renewal planners has been the proposed Illini Boulevard.

## Boulevard route

As now projected, Illini Boulevard would begin at University Avenue, run north along what is now 1st Street, and then sweep upward on an overpass over the junction of the IC and Norfolk and Western tracks.

It then would join into North Neil Street, just south of the interchange with Interstate 74.

Most city officials concede that Illini Boulevard is at least 10 years in the future.

But the Citizens Advisory Committee on Urban Renewal, for one, has been worried about the effect of such a major thoroughfare slicing through the southwest corner of the area.

eral CAC members have pointed out that it would make little sense to clear the area through urban renewal, and allow new homes to be built, only to have them condemned a few years later for the construction of Illini Boulevard.

But if the right-of-way could be bought and cleared as part of an urban renewal project, persons living there would be eligible for federal relocation payments and assistance from the relocation staff in finding new homes.

If the city were to apply for planning funds immediately, it will take an estimated eight to nine years to complete the renewal project.

So it might be possible to correlate Illini Boulevard with the renewal project, Wikoff concedes.

## City can't afford

But financing is another matter. Since the city would not be able to afford such a massive expenditure on its own, it probably will have to try to obtain federal aid, Wikoff said.

Since Illini Boulevard would connect with I-74 on the north and possibly with

a proposed southern by-pass expressway, it should qualify for federal assistance under a program for arterial streets, he said.

Next: Where will all that money come from?



## 6 Low-Cost Plans Offered For Housing

Should the Champaign City Council pass a resolution Wednesday approving the Project I area urban renewal plan, a variety of tentative plans for low and medium - cost housing could become reality.

In a detailed report of the city's proposed relocation program, at least six plans are described whereby builders or sponsoring organizations would oversee construction of housing units designed to serve those displaced by urban renewal.

Briefly, these are the plans:

1. A private developer constructing low to medium - cost homes in the area east of the project area is expanding his operations over 16 acres, and has indicated an interest in constructing single - family houses not to exceed \$10,000 in cost.

2. Another developer interested in providing low - cost sale housing has proposed that he construct, on individual lots within the project area, pre-cut homes for those who wish to remain in the area and qualify financially. With 10 or more clients, he expects to obtain the homes at a savings and could provide them at an estimated \$9,500 to \$11,500 apiece.

### Would Build Homes

3. The developer of Carver Park Subdivision has expressed willingness to cooperate with the local project through construction of sales home in the low and medium price range.

4. The Prince Hall Masons remain interested in sponsoring low - cost rental units under Section 221 (d) 3 of the National Housing Act, and is considering construction of 150 units outside the project area, depending on whether existing tax rates would permit low enough rents to warrant the project.

5. Work is still progressing for the Low Cost Housing Demonstration Committee on an economically integrated, planned development unit taking in about 40 acres outside the project area. If approved, the development would offer units selling for from \$9,000 to \$20,000.

6. Seven local churches have formed a committee to work on a 221 (d) 3 project, tentatively planned to provide 100 units of low - cost housing outside the urban renewal area.

### On Urban Renewal:

## Park Board Not Taking Position

By Thom Akeman

"The Champaign Park District takes no position on urban renewal as this is the responsibility of the City of Champaign," said the statement read to park board members Monday night by Donald F. Bresnan, board president.

The city council had asked the park board members for their collective opinion of the proposed urban renewal program before Wednesday night's public hearing.

If urban renewal proceeds,

however, the park district will operate and maintain the proposed 1.7-acre park in the northwest section of the urban renewal area and the seven-acre addition to Douglass Park, as agreed with the city council two years ago, the statement said.

The park district also intends to study the feasibility of constructing a new community center in the area, if urban renewal proceeds.

### Federal Assistance

Such a center would be financed 75 per cent by federal funds, the statement continued.

A report to the board said the study of recreation needs in Champaign is progressing and the professional report should be completed by the end of the year.

The four members of the study team have conducted about 100 interviews with interested residents and have mailed questionnaires to "all clubs, organizations and individuals who have expressed an interest in community recreation," the report said, but "some may have been missed unintentionally."

Anyone wishing to participate in the study, and those who still have questionnaires out, are asked to notify Johns Associates, 1124 Roosevelt Ave., Glenview, within the next week.

The report also said, "Community cooperation to date has been outstanding, according to the study team members."

### Bonds Sold

In other business, the board: —Adopted an ordinance to sell \$1,285,000 worth of general obligation bonds to the Halsey Stuart & Co., investment firm of Chicago at a 20-year interest rate of 3.67 per cent.

—Received a letter of consent from the Department of Housing and Urban Development to proceed with the development

### NEWS-GAZETTE TUESDAY, NOV. 15, 1966.

## Douglass Center May Be Replaced

By HAL ALEXANDER  
News-Gazette Staff Writer

A study to determine the feasibility of constructing a new community center to replace Douglass Center will be undertaken by the Champaign Park district if the city council approves the urban renewal project 1 plan Wednesday.

In a statement passed unanimously by the park board Monday, the district also agreed to operate and maintain a 1.7 acre park in the northwest section of the urban renewal area and an additional 7 acres to be added to Douglass Park.

According to the city's urban renewal plan, the additional seven acres will be totally cleared and added to the Douglass Center - Washington School complex.

The statement also said the park district took no position on urban renewal. The city council will vote on the urban renewal plan Wednesday night after conducting a public meeting.

According to the statement, "the development of the total (Douglass) park area would give a better location of playground and sports areas, provide needed outdoor facilities for Douglass Community Center and enable cooperative planning and use with the school board for Washington School."

Park officials said federal grants for 75 per cent of the cost of a new center there were available, and the district could pay the local 25 per cent by unused bonding power.

According to the statement, the park district agreed to operate and maintain the additional Douglass Park acreage and the new park in 1965. Since that time, the city voted to also hand over the recreation responsibility to the park board.

At that time the park board arranged for a study to determine recreation needs of the city by Richard E. Johns Associates, a professional planning firm.

Park Board President Donald Bresnan said Monday he expected to have the report before the first of the year. He said contacts with the planning firm had shown a wide degree of interest and cooperation locally.

"They have mailed questionnaires to all clubs, organizations and individuals who have expressed an interest in community recreation in Champaign," he said.

"They have received more than 50 per cent response to date. The questionnaires must be returned within the next week or 10 days to be included in the report."

Bresnan said almost 100 interviews have been held by members of the study team and interested residents, and more were scheduled this month.

He said any organization or individual who has not been contacted may communicate thoughts to Johns Associates, 1124 Roosevelt Ave., Glenview.

The Champaign-Urbana Chapter of Phi Mu will meet at 7:30 p.m. Wednesday at the home of Mrs. Reginald Hedrick, 220 Vawter Dr.  
Committee includes Mrs. G.



# HUD Denies Program Geared To Force More Integration

By ED ROGERS

WASHINGTON (UPI) — Federal officials vigorously deny they intend to use the newly enacted Demonstration Cities Program as a lever to force more school or housing integration.

The Department of Housing and Urban Development (HUD), now tooling up to administer the program for rebuilding cities, has even started calling it the "model cities" program to avoid backlash reaction to racial demonstrations.

The law gives HUD Secretary Robert C. Weaver broad discretion in deciding which cities develop imaginative, areawide coordination that Congress intended to reward with federal grants.

Congressional opponents charged Weaver could dangle the money as an inducement for economically beset cities to come up with experimental "educational parks" or open housing.

But a HUD spokesman told United Press International: "That is not our primary purpose. There are too many things on our minds to zero in on that."

This does not mean that any federal money is going out without the usual string. All federally-financed housing, for

example, must be open housing — regardless of local law.

But these strings do not necessarily bring about widespread integration.

Technically, integrated schools contain comparatively few Negroes in either the South or the North because of traditions or residential patterns.

The demonstration Cities Act was criticized after controversies began over U.S. education office policies. Its opponents claimed its millions, or even billions, could be used to force even bigger scale integration or "social planning."

In making their denials, HUD officials said that they do not intend to demand integration as the sole solution to economic and social problems of growing cities.

"This is not the program for it," one source told UPI. "That is not our primary purpose. Our goal is to upgrade the entire neighborhood, not integration."

The mammoth program is getting off to a modest start. For two years of advance planning, Congress authorized \$24 million, appropriated nothing for these two phases.

The new law also provided for 20 per cent bonuses, on federal grants for 10 existing urban aid programs as inducements to

cities to coordinate them. Nothing was appropriated for this.

The provision for inducements to plan federally aided programs on a metropolitan area basis and piecemeal attacks on city problems was a particularly sensitive subject. It came while U.S. Education Commissioner Harold Howe II was being accused of trying to force busing of children to achieve integration.

Howe denied the accusations and HUD officials denied their goal was to redistribute classroom populations.

They pointed out the bill does not mention education. However, Weaver has publicly used the word, even after the congressional debate.

The areawide approach to urban problems which the new law seeks to encourage has raised another specter before conservative eyes — metropolitan area government vested in one agency.

The Demonstration Cities Act says that to qualify for the 20 per cent bonus, an urban area must have some agency — some "institution" — that is kept informed on what is going on.

This agency may be a planning board or an expeditor

— with no technical authority . . . and is to be advisory only.

If Weaver made grants on the basis of what such boards recommended, the boards might — according to opponents . . . achieve enormous de facto power.

A HUD official said, "there is a certain validity" in the theory.

But he vigorously denied HUD will cause this to happen, or that it has any interest in usurping power from existing local governments.

Under the metropolitan planning section, he said, HUD's only interest will be to see that the area has "some institutional framework" for coordinating programs covered by the act — urban streets, sewers, transportation or whatever.

Wednesday, Nov. 2, 1966—

## CHAMPAIGN-URBANA COURIER

### Renewal Plan Hearing Will Be Nov. 16

Champaign will hold its first public hearing on urban renewal at 7:30 p.m. Nov. 16 in the city council chambers of city hall.

The meeting was set at Tuesday's city council meeting.

At his press conference Tuesday morning, City Manager Warren Browning said the week of Nov. 15 was the earliest possible date for the hearing.

Federal statute requires the city to give 10-day prior printed notice of the hearing.

One segment of the project area will include a 60-unit public housing project to be built in the southwest corner of the Project 1 area in the vicinity of 4th Street.

## CHAMPAIGN-URBANA COURIER Monday, Nov. 21, 1966

By Renewal Plan:

### 10 Objectors Are Affected

The Champaign Department of Urban Renewal reported Monday that of all speakers opposing urban renewal at Wednesday's public hearing, only 10 may be affected by Project I.

Figures compiled in preparation for submission of Part II of the application showed that five persons expressing opposition own homes to be acquired by the city during the execution phase of the project.

Another five own homes scheduled for rehabilitation, and 12,

according to the department office, live outside the project area.

Other opponents included one person who gave neither name nor address, and one "presumed renter."

Of two project area residents

speaking in favor of urban renewal, one owns a home scheduled for rehabilitation, located on a lot to be acquired by the city; the home is to be moved. The other proponent owns a home to be rehabilitated.

The urban renewal office also reported supporters of the project included six individuals from outside the project area and representatives of six organizations.

Apparently no renters spoke in favor of the plan.



# Housing Availability Proves Troublesome For Renewal

**Editor's note:** The Champaign City Council will hold a public meeting Wednesday to allow citizens to express their opinions on whether the city should continue with its urban renewal program. The city council will make its decision after this meeting. This is the seventh in a series on urban renewal. This article is a continuation of the Friday article on relocation policies for persons displaced by urban renewal.

By HAL ALEXANDER  
News-Gazette Staff Writer

There will be 135 families and 65 single individuals displaced as the result of the first urban renewal project. Of these, 77 families and 15 individuals will be eligible for public housing, if they choose.

This will leave a minimum 52 families and 50 individuals who will have to obtain housing elsewhere. The plan provides, and the federal government requires, that each family or individual to be displaced be shown at least two standard houses within their means.

This will cause problems for urban renewal officials for several reasons. The first is that, despite protestations to the contrary, housing is not available in Champaign or Urbana on a non-discriminatory basis.

Another equally significant problem is the tremendously high cost of housing of any variety, which, coupled with the low incomes of the persons to be displaced, will result in a minimum of available housing.

The urban renewal department is aware of these problems, and, according to the plan, has taken or will take several steps to secure standard housing for those displaced, despite existing conditions.

According to the plan, a private developer presently constructing medium to low-cost homes in an area adjoining the project on the east is in the process of expanding over an additional 16 acres. He has indicated he is interested in constructing single - family homes not exceeding \$10,000 in cost.

A second developer has proposed that he construct on individual lots within the project area, when such lots become available, low - cost, pre - cut

homes. If assured of ten or more potential clients, he has indicated he could obtain these homes at a savings to the buyer.

The price range would be \$9,500 to \$11,500.

The builder who developed Carver Park subdivision 12 years ago has also indicated interest in the urban renewal area. Carver Park is composed primarily of low-cost housing, and according to urban renewal officials and the developer, was a financial success.

The city has also been vitally interested in providing low-cost rental units under Section 221 (d) (3) of the National Housing Act. One potential sponsor is a state - wide fraternal organization, which is considering the construction of 150 such units outside the project area.

Urban renewal officials report this organization has been shown six possible sites. The bug in the works is local tax rates which may be high enough to preclude the possibility of low-cost units.

The city, however, reports it is "hopeful that an affirmative solution will be forthcoming," and this is taken to mean a tax break on such units.

The Human Relations Commission has succeeded in creating a sponsorship for a low-cost housing Demonstration Program, to be built outside the project area. Under this program, low - interest government loans can be secured for construction of living units which will demonstrate the feasibility of constructing low-cost housing at a profit by utilizing revolutionary building techniques and materials.

According to the urban renewal department, the sponsor has already submitted an application for the program, including a planned development unit encompassing 40 acres.

These units would sell from \$9,000 to \$20,000 and are planned as an economically integrated area.

The Human Relations Commission has also succeeded in locating a sponsor for 221 (d) (3) low-cost housing. Seven local churches have had representatives present at several meetings seeking a means of form-

ing a single sponsor.

According to urban renewal officials, the group is presently in the resolution stage agreeing on the program and sponsorship. Some 100 low-cost housing units are planned outside the project area.

Obviously, greater problems will be encountered in relocation of large families or handicapped or elderly displacees. These cases, says the plan, will be handled on an individual basis "with extreme care and patience."

In coping with this enlarged problem, the urban renewal department has formed a group composed of representatives of all social welfare agencies in the area. The group now meets monthly.

Relocation interviews with site occupants will begin immediately after the project enters the execution phase, expected in February if the council approves the plan.

The relocation staff at that time will gather pertinent data in order to determine the housing needs of each family. All possible relocation housing will also be inspected prior to offer by this staff.

**After acquisition of a person's property by the city, the person will be allowed to remain in the residence, paying rent to the city, until suitable relocation facilities are found. Persons may be evicted, however, for failure to pay rent, using the facility for illegal purposes, or refusal to consider accommodations meeting relocation standards or refusal to cooperate with the relocation staff.**

Families are eligible for reimbursement of moving expenses for disconnecting, crating, packing, insuring, transporting and reconnecting of furniture, appliances and other personal property. No payments will be made, however, for decorating, alterations or improvement of the structure at new or old location.

When the program enters the execution phase, the site office will be open Monday through Friday from 8 a.m. until 5 p.m. The site office is located at 808 N. Fifth.

## Laz Details Construction At Low Cost

Donald Laz, a local architect, presented his ideas in low-cost construction techniques at the quarterly meeting of the Champaign County Public Housing Authority Wednesday.

Laz said he had been in contact with public housing officials in the Chicago regional office and had been told to start on a local level. He asked, an received, a statement of the board's interest in his ideas.

Harold Sloan, director of the PHA, said there was presently no need for construction plans but he hoped to receive approval soon from federal authorities on 120 units to be constructed in connection with the urban renewal project 1 development in Champaign.

### More Details

Laz's techniques, which he said he would put into operation in some private projects, did not, he said, save money by using inferior construction materials but rather by "more thoughtful, detailed planning."

The construction of the building would be masonry he said. His plans would also eliminate 50 to 70 per cent of interior walls and doors.

A single large window in each unit would also cut construction costs, he said. Laz said any size unit could be incorporated into his plans.

He said he hoped to be able to build these projects at a cost of between \$9 and \$10.50 per square foot, below the normal cost for such construction.

### Not Ready Now

The board reported it was "not in a position to consider utilizing these techniques at this time," but urged Laz to continue with his program.

In other action Wednesday, the board gave informal approval to a request by Sloan that there be a slight difference in cost in the housing units for the elderly now under construction in Champaign.

Sloan pointed out some apartments were larger than others, and a price difference would be needed.



# Renewal Clears Major Hurdle

## Housing Sites Approved for Champaign

By Paula Peters

The Department of Housing and Urban Development has approved arrangements for public housing sites to be developed in conjunction with Champaign's urban renewal project.

The action, according to Champaign Urban Renewal Director David Gensemer, means the city can set a final public hearing on the project, probably to be held about the middle of November.

Gensemer said if all goes on schedule, first land acquisition within the project area may begin sometime in February.

The only apparent snag remaining before the project can enter the execution stage is the lack of official approval of the public housing sites by the Housing Assistance Administration.

### 3 Sites Involved

Harold Sloan, head of the Champaign County Public Housing Authority, told The Courier Thursday he still has "no official approval of the suggested sites," but that he has received unofficial approval, by telephone.

Three sites are involved—one within the project area, to include 60 units, and two outside the project area, one to include 42 units and the other 18. Sloan said he will not identify the sites until he receives "official" approval.

At a press conference Thursday morning, Gensemer and Mayor Emmerson Dexter explained the next steps the city must take before Part II of its application can be approved.

Dexter said he expects a public hearing date will be set at Tuesday's city council meeting. He noted that the requirement of a 10-day advance notice for the hearing means it most likely will be held around Nov. 15.

### Unanimous Vote Seen

The council "will vote the night of the public hearing," he added. "And I think they will be unanimous, in favor of it."

Part II of the application for loan and grant must be submitted within four months of the approval of Part I — by Feb. 26, 1967.

It is to include extensive documentation proving a public hearing was held, Gensemer said, along with proof the hearing was advertised in advance, a resume of it and other information.

Gensemer and Dexter agreed it should take about 60 days for final approval of the project, following receipt by officials of the Part II application.

The city currently is in the process of its second appraisal of land within the area, according to Dexter.

### Second Appraisal

The work is being done by J. Lloyd Brown and Robert V. Johnson, with each man appraising different plots. This appraisal, combined with one done earlier by a St. Louis firm, is to be used to determine a fair market cash price for land to be acquired for the project.

Total net cost of the project will be roughly \$3,100,000, the two men said.

The city's share is to be about \$770,000, with \$270,000 granted in non-cash credits and about \$500,000 expected to come from the city's utility tax fund during the next five years.

The fund, approved unanimously by the city council for such use in the spring of 1965, now contains \$159,620.

At the start of the execution phase, Gensemer said, the city council is to approve a loan and grant contract and return it to the federal government.

### Arrange Financing

Gensemer is to be authorized to go to the regional urban renewal office to make arrangements for financing and to take up the gap between this time and the time when parts of the grant will be received. The city expects to apply for a federal loan of \$300,000 to \$400,000, for 90 days.

During that 90 days, "if the private finance market is what it ought to be," he said, the city will advertise for the sale of preliminary loan notes of \$1 million to \$1½ million, for financing for a nine to 12-month period.

Portions of the federal grant will be paid to the city as it shows various work has been done, Gensemer said.

Both men recommended that during the period before the public hearing, all persons interested in the project visit either of the two urban renewal offices in Champaign to view the plan for relocation and ask any questions they may have about it.

WEDNESDAY, NOV. 2, 1966  
THE NEWS-GAZET

### Legals

#### NOTICE OF PUBLIC HEARING

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The purpose of the hearing is to consider a proposal for the undertaking by the City of Champaign of a project under State and local law with Federal financial assistance under Title I of the Housing Act of 1949, as amended; to acquire land in the project area; to demolish or remove certain buildings and improvements; to install, construct, or reconstruct streets, utilities, parks, playgrounds, and other project improvements; to make land available for redevelopment or redevelopment by private enterprise or public agencies as authorized by law; and to carry out plans for a program of repair and rehabilitation of buildings or other improvements.

The City's proposals with respect to relocation will be available for examination prior to the public hearing at the office of the Department of Urban Renewal, Room 400, Illinois building, and at the Urban Renewal Project Office, 808 N. Fifth St., and will be open for discussion at the hearing. Any person or organization desiring to be heard will be afforded such an opportunity.

Published this 2nd date of November, 1966.

WALTER F. BAILEY,  
City Clerk

277—Nov. 2-9



Owners Listed:

# Location, Condition Keys In Taking Renewal Plots

By Paula Peters

Emphasis in acquisition of needed property by Champaign for its urban renewal program will be on saving buildings whenever possible, according to David D. Gensemer, director.

Of the total 250 structures now standing in the Project I area, 54 have been judged standard, 70 deteriorating and 126 substandard.

Under the present plan, according to Gensemer, the maximum number of structures the city would acquire is 173, though it is hoped only the 126 substandard buildings will have to be purchased.

Besides the 126 substandard structures, Gensemer told The Courier recently, the city would buy, at most, 17 standard and 30 deteriorating buildings.

## Location a Key Factor

Roughly, the fate of a building is determined by its location within the project area—whether it stands in a portion of the tract slated for total clearance, or in a portion designated for rehabilitation and conservation.

More specifically, what happens to the standard and de-

teriorating buildings will be determined by their owners, in cooperation with the urban renewal department.

Thus, a standard building in a total clearance area may be either moved or razed; a deteriorating building in a total clearance area may be moved and later improved, or razed; a substandard building in a total clearance area will be razed.

In conservation and rehabilitation areas, standard buildings will stay as they are deteriorat-

ing structures will be improved within a given time limit or purchased by the city and substandard buildings will be razed.

## Renovation a Goal

Emphasizing the hope of his department, Gensemer says of the 39 deteriorating structures in the rehabilitation area:

"We will work with the owners; we don't want them to move. All we want them to do is to fix the buildings up so they meet minimum standards."

Owners of parcels to be acquired by the city, including those in both total clearance and rehabilitation areas, are listed below as reported in an urban renewal department table revised Jan. 20.

The list includes owners of vacant and developed lots, and those whose property would be acquired only if suitable improvements are not made within a specified time.

## They are:

Mrs. Katie Abernathy, Louis Alexander, N. C. Alexander, James Louis Algee, Mrs. Robert Algee, Albert Anderson, I. T. Anderson, Obbie Averitt, Dawson Banks, Richard Banks, two parcels; James Barber, C. W. Barcus, Elmer Bash, Elmer

and William Bash, William D. Black, Mrs. Rachael Bracy, William Bracy, Willis Branch, Leon Brent, Jessie Britt, Marshall Britt, Mrs. Edward Brown, Flenory D. Brown, John Buckley, Mrs. Nellie Burch, Earnest Butler, Mrs. Mary Butler, John Butts, Nathaniel Butts.

Mrs. Adeline Carter, Mrs. Lillie Mae Carter, Mrs. Ida Mae Carthel, Mrs. Margaret Caston, Chamber of Commerce (later sold to Standard Brands Inc.), Mrs. Amy Chipman, Church of the Living God, Edward Claridy, Jessie Clements, Osborn Cole, two parcels; Mrs. Luella Connell, John Cooper, Benny Copeland.

W. C. Dallenbach, Glen Davis, Mrs. Gussie Davis (Rice), John Dixon, Lorine Dixon, A. D. Donaldson estate, Charles Douglas, Mrs. Tressa Easley, Mrs. Ruby Edmond, Harold Edwards, Richard Edwards, Arthur Evans, George Evans.

## Some Multiple Parcels

John Farman, Sam Gagliano, three parcels; Mrs. Virginia Gilmore and Mrs. L. Beam, Samuel Gordon, Romeo Green, Mrs. Margaret Hale, Mrs. Lola Mae Haley, Mrs. Belzora Hampton, Mrs. Enola Hampton, two parcels; Mrs. Bessie B. Harris, Frank Hendricks, Oren Henry, two parcels; C. T. Henson, Mrs. Lue Ethel Hinds, William Holt, Mrs. Willie Mae Holt.

Joseph Jackson, Oliver J. Jasper, Arthur Lee Johnson, Harvey Johnson, James Johnson, Mrs. Lee Johnson, Mrs. Wilson Johnson, Charles Jones, two parcels; Robert Jones, Mrs. Sallie Jones, Willie Joseph, C. T. Kinnear, John Kirk, Mrs. Viola Lanfair, M. L. Leshoure, Mrs. Lyda Lipscomb, Eldridge Long.

Carl J. Marshky, Clarence H. Mays, Mrs. Mark E. McClendon, Mrs. Lawrence McCoy, Mrs. Hattie McDuffy, Mrs. Louise McKinley, Ohio McKinley, Van Miller, W. C. Moore estate, Mt. Olive Baptist Church.

Cecil Nelson, W. C. Noel, trustee; Ellsworth Oliver, Mrs. Elmer Owens, Mrs. Cora Patterson, Leroy Pelmore, Pelmore Estate, John F. Penn, Mrs. Minnie Penn, Mrs. Cleola Perry, George Person, Mrs. Lydia Pickens, Pickens Estate, John Pickle, Randle Pickle, Rosa Pickle, V. Place, Mrs. Willie Mae Polk, James W. Posey, Wilber L. Purney, John Ramos, James Riddle, Ed Roebuck.

David Sales, Mrs. Florence Sanders, two parcels; Henry Sapoznik, Mrs. Daisy Sayles, Mrs. Connie Scoby, Mrs. Lee Ethel Smith, Virgil Smith, William F. Smith, Yancy Smith, Mrs. E. Stewart, Benjamin Stovall.

C. E. Tate, Robert Taylor, two parcels; Harry Thomas, Prime Thomas, Mrs. Charlene Tinsley, Joptha Tisdale, Mrs. Maxine Turner, G. Upshaw, Jimmie Lee Vivens, Sarah E. Wade estate, W. Waggerman, Dock Wash, Harold Wells, Mrs. Pearl Wells, John Whealon Jr., Mrs. Hattie White, Mrs. Madeline White, Roggis White, A. D. Williams, Alex Williams, Mrs. Bernice Williams, Lonnie Williams, Mrs. Willie Williams.

James Willis, Robert Wittbrodt, Guy Woolridge, John Wright, Agee Young, Mrs. Corall Young.

## Renewal Is CCI Topic

The housing committee of the Champaign - Urbana Council on Community Integration discussed a resolution Tuesday night to approach the Citizens Advisory Committee on Urbana Renewal concerning specific plans for relocation of those displaced by Urban Renewal.

Mrs. John DeBoer, co-chairman of the committee, stated that such action would have to be approved by the executive committee of CCI before it could be carried out. She said that the housing committee would like to see the establishment in Champaign of a Department of Relocation similar to the one in New York City.

Mrs. DeBoer said that President Kennedy's recent executive order barring discrimination in federally supported housing "highlights the whole trend in the country toward open housing."

The housing committee also will press for a statement from the local Board of Realtors concerning open housing in Champaign.

The next housing committee meeting will be held 8 p.m. Jan. 7 at 203 N. 4th St., Champaign.

Also, it was pointed out that, under the proposed new zoning ordinance, a high-rise structure could be developed on the land under either R-3 or R-4 zoning, while under the present ordinance, such a building would not be allowed under R-3 zoning.



WEDNESDAY, NOV. 9, 1966.

Mail Bag:

# Take Good, Hard Look

## Open Occupancy Should Precede Renewal.

To the Editor,

Sir: This is a letter to the mayor of Champaign and the city council about urban renewal.

A for one urge the halt of renewal for this reason: There is no open occupancy policy among local realtors and the Negro would not get a fair deal. It has no regard for human rights or property. It takes a poor man's property and gives it to the already rich.

There are a lot of home owners who are willing and ready to do whatever is needed to bring their homes up to standard as soon as they find what

the people will do about urban renewal. I do not see how the city can work renewal where we do not have open occupancy in the town.

I tink the city should condemn all of the property that is substandard and all the property that is in good condition should be left alone for the good of the old people and to avoid putting more people on the welfare list.

I hope the people will take a good hard look at renewal before they take it any further.

JOHN. H. PICKLE

Champaign.

Mail Bag:

# Urban Renewal Opposed

## Will It Impoverish Negro Homeowners?

To the Editor,

Sir: I have told you over and over that I am opposed to urban renewal. It is no good for the Negro home owner. It will make them poorer and the white man richer. The ones responsible for this program know it too. They do not want to help the Negro. This will destroy him and all that he has worked for.

Negroes don't have the right to live anywhere in town they choose like the white man. They killed that in Congress.

You have been running back and forth to Chicago plotting behind the Negroes' back. You want to put the Negroes over across the rail road tracks. You wouldn't live over there yourself.

If you weren't expecting to make lots of money for yourself, you wouldn't be studying the Negro.

My home is my castle. As long as Negroes don't have rights like the white man, don't expect him to turn his home over to the white man (the ones that own their own homes).

The homes will be built out of the cheapest material you can find and you will be renting and selling them back to the

Negro for a big profit. How can you call that helping the poor Negro?

I work for my living. Please stay away from my door. I am a Christian and a law abiding person, but I will break the law if you try to take my home. I work hard for it. It is worth \$16,000 to me because it is mine and it is not for sale.

I was told a year or so ago that those houses were going to be sold for \$16,000. The cheapest was \$10,000. Now you know you aren't helping the Negro.

The best thing you can do is to build houses for people that don't have homes. If Washington wants to save money they should set up bank loans for the poor people. Let the poor choose their own contractors to fix up their homes if they needs it, just like you choose your own doctor. Let the honest banker do the paying of the contractor. That would save the tax payers many millions of dollars.

If the law is just to the Negro, they won't let that urban renewal happen.

Please stay away from my door.

IDA MAI CARTEL

Champaign

# Ozier Project Postponed

A spokesman for the Darrell Ozier Construction Co. Thursday said plans for a 200 unit housing development north of Western Hills have been "postponed indefinitely."

The project was to have been developed under the 221(d)3 program under which housing can be built at below normal market prices.

This is designed specifically for people displaced by urban renewal projects or those with limited incomes which are too high to qualify them for public housing.

The spokesman for Ozier said a number of factors have combined to block the project at this point.

He named the current tight money market and federal red tape as among the circumstances. He was unable to forecast when the project will be revived again.

The project was originally announced at a meeting of the Champaign Plan Commission last March at which it was indicated the apartments could be offered at prices 20 to 25 per cent below the going market rates because of guaranteed federal financing at around three per cent.

They were to have been sold as cooperative apartments at prices ranging from \$12,000 to \$16,000.

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WALTER F. BAILEY,  
City Clerk

277—Nov. 2-3



# List Building Standards For UR Relocation Units

Construction standards, including everything from minimum floor space and ceiling heights to the required number of electrical outlets for Urban Renewal relocation units, are itemized in materials available at the department office.

The materials are designed to let individuals and families know what will be required both of and for them, should the city council pass a resolution at its hearing Wednesday, approving the project.

Under direction of David D. Gensemer, head of the department, two documents have been prepared — one relating the overall plan for the project area and the other giving details of the proposed relocation program.

Minimum standards as set down in the relocation program apply to any housing to which those displaced by urban renewal may move, whether inside or outside the project area.

The standards require minimum floor space in each

dwelling unit of 150 square feet of floor area for the first occupant, with another 100 square feet for each additional occupant.

Minimum size of bedrooms would be 75 square feet for the first occupant, with another 50 square feet for each additional occupant.

Specified minimum ceiling heights are seven feet for each habitable room, and six feet - eight inches for bathrooms, toilet compartments, halls, utility rooms and similar spaces.

In addition to requirements concerning proper installation of electrical wiring, the standards call for no less than two branch circuits in each dwelling unit.

Each habitable room is to contain a minimum of two separate floor or wall convenience outlets, in addition to any supplied light fixtures, and each bathroom must have at least one convenience outlet and one wall or ceiling light fixture connected to a wall switch.

Perhaps more applicable to existing units than to those which will be built specifically for relocation is the requirement that no structure or part of one show evidence of "continuing settlement, dampness, leakage, decay or other condition impairing the safety or sanitary condition of the structure."

Requirements also exist for resistance to weather and moisture, strength of the structure itself, quality of workmanship, load capacity of floors and waterproofing of roofs.

Also, each dwelling unit must be provided with a heating system correctly installed, in good working condition and capable of "safely heating all habitable rooms therein to a temperature of 68 degrees three feet above the floor when the outside temperature is 0."

Unvented and open - flame radiant heaters will not be permitted.

Copies of the relocation program and project proposal are available at the urban renewal office for viewing by anyone interested.

## Relocation Touchy Problem

City Plans Assistance for Uprooted.

One of the biggest and most delicate jobs involved in execution of Champaign's urban renewal program, that of relocating displaced families and individuals, will begin in earnest on if the program is approved Wednesday by the city council.

The emotional attachments to neighborhoods, as well as the fear of financial problems involved in being uprooted and moved to a new home, have made relocation one cause for opposition to urban renewal both here and in other cities.

If carried out as it is set down on paper, though, the relocation program planned for Champaign would concentrate on the problems of the individual and, apparently, create a minimum of hardship.

David D. Gensemer, urban renewal director, has said no one will be moved as a result

of the program unless it is absolutely necessary.

And when a move is deemed necessary, the occupant of a house to be acquired by the city will be greeted not by a bulldozer, but by a written notice which must be in his hands at least 9 days before the date which he is to vacate the house.

Included in the relocation process are interviews with affected families and individuals and referrals to housing found available by both the private sector and the urban renewal department.

In cases where privately owned homes are located in conservation areas but are considered too substandard for rehabilitation, it is Gensemer's hope that arrangements would allow the owner to be paid for his home, keep the title to his property and be helped to rebuild privately.

In other cases, relocation could consist of moving a person from a hard or deteriorating home to an area slated for total reconstruction to another lot of the owner's choice, either inside or outside the project area. The deteriorating home subsequently would be improved, to meet minimum standards.

Financial help available for persons displaced by the program includes provisions for moving costs, as well as for hard relocation payments and assistance in paying for new housing, where necessary.

If all goes on schedule, Gensemer says, actual relocation may begin sometime next September.

A big job may be in store for his department between now and then.

Monday, Nov. 14, 1966



# Urban Renewal Decision Near; Here's Report On Costs, Future If Approved

**Editor's note:** The Champaign City Council will hold a public meeting at 7 p.m. today to allow residents of the city to express their views on whether to continue with the city's urban renewal program. This is the final article in a series on urban renewal, its history in Champaign, the plan for project 1, the relocation program for residents to be displaced and property and redevelopment standards for the area. This article discusses the financing of the program and the future of urban renewal in the city, should it pass tonight.

By **HAL ALEXANDER**  
News-Gazette Staff Writer

The net cost of Champaign urban renewal project 1 would be \$3,057,282, according to most recent estimates of the urban renewal department.

Of this amount, the city would pay \$765,057 either with cash or what the government terms non-cash credits. The federal government will pay the rest.

About \$500,000 of the city's share would come from the utility tax funds earmarked some time ago for urban renewal. Another \$7,500 would come in non-cash credit for the amount of real estate taxes the city will have to pay for property acquired.

After the first year, the property acquired by the city would be taken off the tax rolls. After sale of the property to a private developer, it would return to the tax rolls.

The city would receive \$257,557 in non-cash credit for improvements in the area. Of this amount, \$123,797 would come from the 60 units of public housing built there, \$115,800 from street improvements, \$14,060 from park improvements and \$3,900 from tree plantings.

If the city council approves the plan Wednesday night, preparation of the Part II plans will begin. The Part II plans will include minutes and a transcript of the public meeting, the plan passed by the council and statements of agreement from the school and park boards. Any ad-

ditional documentation of figures already approved will also be forwarded in these plans.

Urban renewal officials are planning to submit the Part II plans to the Chicago regional urban renewal office by Pearl Harbor Day, Dec. 7.

Local officials believe the federal government officials in Chicago will take 45 days to approve the plan and forward it to Washington for final approval. Washington's approval is expected to take six weeks, setting the date for execution as late February or early March.

After the Part II plans are approved, the federal government would sign a Loan and Grant Contract with the city, allowing the execution phase of the project to begin.

The city would then immediately apply for a direct federal loan. This loan would pay off the costs of the original General Neighborhood Renewal Program study and the planning costs of project I and also provide enough cash to operate the program and some property acquisition for 90 days.

The city would also have \$200,000 in funds already collected from the utility tax to use during this period.

After the first 90 days, the city would issue preliminary loan notes for operating expenses for the first year.

The amount issued would depend on the speed of acquisition of property which would be determined by the council at a later date. The urban renewal department, however, believes the amount would be from one to one and a half million dollars.

As certain phases are completed and documentation of their completion is forwarded the federal government, federal funds would be paid to the city as part of the three quarters federal portion of the subject.

After execution begins in project 1, the urban renewal department would begin planning the second project in the northeast neighborhood.

There would eventually be three or four projects in this area, the last of which would begin before 1977. The entire area is bounded approximately by University Avenue on the south, the Illinois Central tracks on the west, the city limits on the east and Bradley Avenue on the north.

No determination has yet been made as to what part of this area the second project would involve, but tentative plans set it south of the first project, probably as far as Washington Street.

No cost estimates are available on the entire area. It would, however, cost at least \$15 million.

In addition to the northeast portion of the city, urban renewal projects are being contemplated for the University and downtown areas.

According to federal law, if part of the campus area of the city could become an urban renewal project,

all improvements made by the University in that area could be counted as non-cash credits towards any other area in town.

The university is known to be interested in the block between Wright and Sixth. If this area were made an urban renewal project area, it would enable the University to acquire land which would be needed in the future.

Officials estimate the University could claim \$2.5 million in non-cash credit for improvements in that area in the last seven years.

This would mean that at the present one-fourth, three-fourths city-federal ratio, \$7.5 million in federal money would become available without spending a local cent. It is hoped this money could be used for an urban renewal project in downtown Champaign.

Some city sources, however, have revealed that federal officials have frowned on initial efforts in this direction, pointing out that the area wanted by the University is not in deteriorating condition and therefore does not qualify as an urban renewal area.

The urban renewal department, while acknowledging these sentiments in some quarters, says the federal officials who would be responsible for approval have urged them to continue with planning for that area.

Thus it is conceivable that by 1980, urban renewal projects would be completed in the northeast neighborhood, the University area and at least begun in the downtown area. The decision to proceed rests with the council tonight.



## Expect Large Turnout For UR Parley

City officials are expecting a huge turnout for the urban renewal public meeting at 7:30 p.m. Wednesday in the City Council chambers on the second floor of the city building, 102 N. Neil, C.

The council will decide whether to continue the program after citizens have been allowed to express their opinions on the subject.

Urban renewal director David Gensemer will start the meeting with an explanation of the plan and policy of the city. After this, those in favor will be given a chance to speak and after this, those opposed to urban renewal may speak.

The council is expected to set a deadline on the amount of time given each speaker, but no indication has been given on how long this will be.

Only residents of the City of Champaign will be allowed to speak.

Attention to the movement is expected from the St Homeowner's Assn., and People's Poverty

ne time of the meeting is 7 p.m. It is incorrectly reported as 7 p.m. in the story on page 2.

## HRC Studies Purchase Of Housing Site

The Champaign Human Relations Commission reported Thursday that consideration has been given to purchasing a parcel of land near the central business area for use as a low-cost demonstration housing project.

Under this program, houses are built utilizing the latest low-cost construction techniques and then sold to local citizens, hopefully demonstrating to local contractors that low-cost housing can be built and a profit made on its sale.

The commission has long pointed out the lack of good low-cost housing in Champaign-Urbana.

Chairman Donald Moyer said the houses to be built would be sold for about \$10,000 thus allowing a family with an income in the \$3,000 to \$4,000 range to purchase such a house.

James Ransom, co-chairman of the commission's low-cost demonstration housing committee, said the other co-chairman, local architect Donald Laz, had been drawing up plans for the units and had been in contact with federal officials.

Moyer emphasized this project would include sale housing only, but indicated that if this project were successful, a program of the same type for rental housing might be considered.

City entitled to sizable refund

# Audit puts renewal in the clear

By Darlene Napady  
Of The Courier

Champaign's first urban renewal project apparently came through its final federal audit in as good shape as anticipated.

Robert Harkins, acting urban renewal director, announced today that federal auditors, who went over the project's books recently, recommended only a few minor adjustments which he called "academic."

These basically consisted of moving certain items into different accounts, he explained.

"They took no exceptions whatsoever, which is fantastic considering the audit covered a two-year period," he added.

Although the auditors still are

preparing their final report, the city apparently will be entitled to a sizable refund because it has overpaid its cash share of the first project.

But it still is not clear if the U. S. Department of Housing and Urban Development (HUD) would be willing to refund the amount in cash or insist that it be applied to the city's share of a future project.

Champaign appears to be one of the few, if not the only city, to complete its project within its budget, so HUD generally has not had to face the problem of refunding part of the local share.

As of last Dec. 31, a total of \$3,114,283 had been spent on

the project.

But the project recovered \$361,070 of this amount through the resale of land in the project area. This left a net project cost of \$2,753,283 to be split between the city and federal government on a 25-75 basis.

Harkins announced that HUD will allow 50 per cent of the cost of widening and repaving Bradley Avenue, which borders the project on the north, to be included in the non-cash share.

This alone represents \$107,568 in the non-cash portion.

At present, HUD still has to approve only two items in the non-cash credit list: the city's expenditures on new sewers in the project area and the city's

cost in acquiring land for new public housing in the area.

Champaign, therefore, will have only a few items to negotiate with HUD in closing out the project if the proceedings reach the negotiating stage. HUD has said that the project must be closed out by April, almost a year after its scheduled closing date of May, 1970.

### Finished on time

But most of the renewal work had been completed on schedule, with the delay resulting from HUD's slowness in conducting the final audit.

Champaign's application for planning funds for a second project is still pending in Washington.



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the project.

But the project recovered \$361,070 of this amount through the resale of land in the project area. This left a net project cost of \$2,753,283 to be split between the city and federal government on a 25-75 basis.

Harkins announced that HUD will allow 50 per cent of the cost of widening and repaving Bradley Avenue, which borders the project on the north, to be included in the non-cash share.

This alone represents \$107,568 in the non-cash portion.

At present, HUD still has to approve only two items in the non-cash credit list: the city's expenditures on new sewers in the project area and the city's

cost in acquiring land for new public housing in the area.

Champaign, therefore, will have only a few items to negotiate with HUD in closing out the project if the proceedings reach the negotiating stage. HUD has said that the project must be closed out by April, almost a year after its scheduled closing date of May, 1970.

### Finished on time

But most of the renewal work had been completed on schedule, with the delay resulting from HUD's slowness in conducting the final audit.

Champaign's application for planning funds for a second project is still pending in Washington.



New Public Housing:

# Did Pastor Reveal Sites? Sloan Says He's 'Warm'

By Paula Peters

What may be the proposed sites of two public housing developments were announced Thursday by the Rev. A. W. Bishop.

When asked about the locations Friday, Harold Sloan, head of the Champaign County Housing Authority, said the Rev. Mr. Bishop was "pretty warm." He maintained silence about the exact locations of the developments.

The minister announced the sites at a meeting of the Homeowners Association of Northeast Champaign.

He told an audience of about 30 that an 18-unit development was proposed for land north of Eureka Street, running between Walnut and Champaign streets to Bradley Avenue.

A 42-unit development, he said, was slated for land near the Clark Distributing Co., south of the Big 4 railroad tracks and "west" of the Illinois Central tracks, between Harris and Elm streets.

## Two Sites Approved

This tract is near Franklin Junior High School, as well as the site of a proposed park and swimming pool.

According to Sloan, tentative approval of two proposed sites was received by his office Tuesday.

"I prefer not to be quoted at this time as to the location of the sites," he stated.

"We have engaged an option negotiator, and will know after his visit to the areas what we can do about acquiring the properties."

He expressed the belief that disclosure of the exact locations sought is "more apt" to result in increased prices, "when public monies are used in acquiring properties."

At the same time Sloan declined to reveal proposed locations of the developments, he pointed out one of the two described by the Rev. Mr. Bishop includes Beardsley Park, and noted:

"We're not going to take a park and build public housing

in it. I don't think we could."

A third site was announced by the Rev. Mr. Bishop, to consist of 60 units in the southwest portion of the Project I area, and Sloan said he felt this had been "common knowledge."

The homeowners association and the Rev. Mr. Bishop have long opposed urban renewal, and separately and with other groups have lodged protests previously over placement of public housing units in the project area.

Original plans were for 90 units of public housing in the Project I area, and these switched to 60 inside and 30 outside, being changed later to the present plan for 60 inside and 60 outside.

The increase in the number of units outside the project area was requested by the city.

THE NEWS-GAZETTE

WEDNESDAY, NOV. 2, 1966.

# Urban Renewal Hearing Nov. 16

By HAL ALEXANDER  
News-Gazette Staff Writer

The Champaign City Council Tuesday passed unanimously a resolution setting the public hearing date for the urban renewal program for 7 p.m. Nov. 16 in the council chambers in the city building.

City Manager Warren Browning said the urban renewal department will explain the plan and relocation procedures at the meeting. Members of the audience will have an opportunity to be heard.

Browning said a transcript of the entire meeting would be forwarded to Washington.

In other action Tuesday, the council unanimously passed a resolution opposing the revenue article to be voted on Nov. 8. Councilman Frank Schooley said that while "no one disagrees with the need for reform of the revenue article," the proposed amendment "raises more questions than it answers."

The chief objection of the city, according to the resolution, is the ending of the personal property tax which brings the city approximately \$200,000 a year in revenue.

The income tax which would take its place would not, according to the resolution, bring in this amount. The council also objected to leaving the distribution of funds from an income tax up to the legislature.

The city accepted the bid of Sullivan Chevrolet for three police squad cars. The \$4,785 bid was the lowest on each of the three vehicles.

The council approved an ordinance annexing a lot in Lincolnshire I subdivision and also annexed a portion of Foothill Drive. The council voted to place a fire hydrant between 1709 and 1711 Ridge Road.

The council also passed a resolution, required by state law, setting prevailing union wage rates as those to be paid workers on city projects.

## Champaign:

# Council May Set Hearing On Renewal

The date for Champaign's urban renewal public hearing is expected to be set by the City Council when it meets at 7:30 p.m. Tuesday in the City Council Chambers.

City Manager Warren Browning said at his press conference Tuesday that the hearing likely will be held sometime during the week of Nov. 15.

This would be the earliest period possible since a 10-day public notice is required prior to the meeting.

One segment of the project area will include a 60-unit public housing project which is to be built in the southwest corner of the Project 1 area in the vicinity of 4th Street.

The director of the Housing Authority of Champaign County, Harold Sloan, said Tuesday morning that he still has not received official word either on this project or two others which are planned to be built outside the Project 1 area.

Because of this he's still withholding the announcement of specific sites.

In other action the Council will be asked to pass a resolution calling for the defeat of the Revenue Article in line with a stand taken recently by the Illinois Municipal League.

The League criticized sections of the article which would allow the removal of the personal property tax. They contend that municipalities will not get nearly as much money back through its portion of an income tax which probably would be levied if the personal property tax is dropped.



# UR Housing Unit Areas Revealed

By HAL ALEXANDER  
News-Gazette Staff Writer

The locations of the 60 units of public housing to be built outside Champaign's urban renewal project 1 area were made public Thursday by Rev. A. W. Bishop, president of the Northeast Homeowner's Assn.

Eighteen units will be located north of Eureka between Walnut and Champaign. The other 42 will be located near Franklin Junior High School west of the Illinois Central tracks and south of the Big 4 tracks.

Rev. Bishop said he had learned the location of the units, not previously announced by city or county officials, from "an authoritative government source." He declined, however, to reveal that source.

Bishop and members of the association bitterly attacked the selection of these areas at a regular meeting Thursday at St. Luke's CME Church.

Bishop said they were surrounded by already deteriorating neighborhoods and were marginal Negro areas.

He predicted that location of public housing there would turn the neighborhoods into extensions of the ghetto overnight. "There are already some Negroes living in these areas," he said, "and you can already see the 'For Sale' signs all over the place."

Bishop also attacked again the city's decision to locate half of the planned 120 units of public housing in the project area. "We don't need or want any more public housing," he said. "We want to be left alone in our homes."

★ ★ ★ ★

## Rev. Bishop Urges Halt Of Renewal

"I want to see everyone in the north end there Wednesday night. I want to see you stand up and fight urban renewal," Rev. A. W. Bishop told a meeting of about 75 persons from the urban renewal project 1 area Thursday night.

Rev. Bishop was referring to the public meeting on urban renewal scheduled for 7 p.m. Wednesday in the Champaign City Council chambers in the city building.

Members of the People's Poverty Board, recently formed group headed by Roy Williams, were on hand at the meeting to offer rides Wednesday night. Williams, who successfully stormed a recent meeting of the Economic Opportunity Council and elected eight of his people, said his group would canvass the northeast neighborhood in an attempt to get more people to the meeting.

There was not one person in the crowd at the meeting who expressed a favorable opinion on urban renewal.

Bishop, president of the Northeast Homeowner's Assn., a group bitterly opposed to urban renewal, told the meeting all alternatives had been exhausted.

### Cut In Corner

"When you back a cat up in a corner and start whipping him you can bet he's going to come out scratching. Well, we've tried everybody — the council, the urban renewal people, the state and the federal government—and we're now backed in to a corner and you can bet we're going to come out scratching," he said.

Bishop repeated his theme that urban renewal was not needed or wanted by a vast majority of persons in the northeast neighborhood.

"And to those few who seem to want it, I say go ahead and sell your house. Go ahead and move away. You don't need urban renewal to do that."

Bishop said also he

integration. "If you move out of this neighborhood into another one, the whites will be moving out before you get there."

"No matter how fast you move, you can't catch them. So I say, settle down and stay. We're already here and that's where we want to be."

### Audience Approval

All of Bishop's statements brought murmurs of approval from the audience.

Rev. Bishop said he had studied possible legal steps to halt urban renewal if the city council refused to listen. He said with approval of the group, he would file a complaint with the U.S. Department of Housing and Urban Development.

He said also he had a memorandum containing several pages prepared by a local attorney on possible means to halt urban renewal here.

"This man volunteered his time and charged us nothing for this," Bishop said. He said the attorney had asked to remain anonymous. "But you know there are no Negro attorneys in this town, and this just shows that someone else is with us and supports us," he said.

Bishop also attacked the city government, asking persons present to "see to it we have a new mayor and new city council after the April elections."

### Attacks Dexter

Bishop said that "Mayor (Emmerson) Dexter is a headache. When you have a toothache, the only way to get rid of it is to remove the tooth. I hope we can do the same with Dexter."

Bishop suggested that members of his group back Councilman Virgil Wikoff for mayor.

Bishop said he had written to City Manager Warren Browning requesting time to speak at the meeting.

"And I want to see you all there. I want to see you fill up that chamber and fill up the halls and fill up the first floor too. And when I ask who in the audience is opposed to urban renewal, I want to see the whole north end stand up."

"The time is Wednesday. If you don't come then, don't call me a few months from now and tell me there is a bulldozer in your front yard."

"All I'll be able to say then is 'God bless you, sister'."



*By Champaign Council:*

# Housemoving Law Tightened

Councilman Kenneth O. Stratton Tuesday night won a beachhead in his long battle to stiffen the City of Champaign's housemoving regulations.

With Stratton absent from the meeting, the Champaign City Council adopted an ordinance forbidding the moving of a house onto a lot where a residence already exists.

The measure passed by a 3-2 vote, with Councilmen Ralph Smalley and Seely Johnston dissenting. Stratton, reached Wednesday, said he was attending a special meeting of the Champaign High School PTA. Stratton is a teacher.

The ordinance passed Tuesday night, Stratton said Wednesday, "is certainly a step in the right direction. I hope that in the future we can work out some of the other problems involved in housemoving, especially moving houses into the urban renewal area."

## First Victory

Tuesday night marked Stratton's first victory in his efforts to make the city's housemoving laws tougher. He had proposed the measure and asked the city attorney to prepare it in legal form. When it was introduced at the last city council meeting, it met prompt opposition from Johnston.

Johnston and Mayor Emmerson V. Dexter generally have opposed any of Stratton's housemoving proposals, but on Tuesday night, Dexter took Stratton's side and Smalley sided with Johnston.

Stratton said Wednesday he still hopes the city may ban the moving of houses into the proposed urban renewal area. His reasoning is that the city may have to buy the houses and even tear them down when urban renewal begins.

He also hopes to write into the housemoving laws some kind of regulation that the house to be moved conform with the housing in the area into which it is to be moved.

In other action Tuesday night,

the council gave final plat approval to seven lots along Trafalger Square in Stratford Park subdivision and preliminary and final plat approval to an area in Country Fair subdivision.



SUNDAY, OCT. 30, 1966.

THE NEWS-GAZETTE

# UI Plan Could Avoid Tax Boost For Urban

By HAL ALEXANDER  
News-Gazette Staff Writer

Urban renewal is a multi-million dollar business. In the days when the federal government tosses around billions, perhaps a million or two is not even considered, but perhaps it should be when at least one-fourth of it comes from local pockets.

The plans for Champaign's first urban renewal project recently were approved by the federal government.

The price tag on the project is slightly over \$3 million, of which about \$750,000 will be paid by the city.

The local share can be paid for from already operative sources without a tax increase or bond issue, according to city officials.

In 1964, the city council approved an increase in the utility tax, earmarking the funds gained therefrom for urban renewal. Officials say about \$100,000 a year can be expected from this source.

Since the first urban renewal project is expected to take five years to complete, the city expects most of the funds for the local portion to come from the utility tax.

The federal government also allows what it terms "non-cash credits" to be counted as part of the local share. This, in essence, means any improvement in the urban renewal area, paid out of local tax funds, is considered as part of the \$750,000 share. Street improvements, public housing and other improvements in the first project will amount to over \$200,000, which coupled with the utility tax, will pay the city's portion.

Granting the estimates of cost are correct and have taken into consideration the inflation of the next five years, the city can indeed pay for the first urban renewal project without a tax increase.

However, it will be almost

impossible to carry out other urban renewal programs without an increase in local taxes.

In 1970, the federal government will take another census. According to federal law, any city with over 50,000 population must provide one-half, not one-fourth, of the cost of urban renewal.

In 1960, the population of Champaign was 49,000-plus, and a subsequent motor fuel tax census has placed the population at over 50,000. After 1970, the city will have to pay one-half the cost of urban renewal projects, and this obviously can not be done out of the present earnings from the utility tax.

This would seem to suggest a

tax increase would be necessary to carry on any urban renewal programs, unless the city decides to wait until the necessary amount had been built up.

Also, in order to receive federal funds, the city must receive certification of its "workable program," which is a report on how the local authority is carrying out improvements involved in urban renewal and other programs.

Unless the "workable program" is recertified, the city can receive no federal funds for any project. The program must be recertified annually.

With the approval of the last "workable program" report, the federal government indicated that an increase in

city staff would be necessary before the next submission could be approved.

Federal officials feel the housing inspection department and probably the city planning staff are not adequate to cope with procedures required in carrying out the goals of urban renewal.

An extra housing inspector was hired this year to meet the federal demands. Any extra personnel will be paid for by local taxes, of course.

Another consideration is that loan notes to finance the project will have to be sold in today's money market, which is considerably tight. Urban renewal loan notes, which are tax-exempt, had been issued previously at between

per cent interest.

The loan notes Champaign's first ably will be sold at interest or over, du money market.

However, it is the city to develop tax situation that ent one.

Under federal law renewal project u connection with a ity may count as no any improvements university in the years

The University interested in urba the Sixth Street a



# Tax Boost For Urban Renewal

to carry out  
renewal pro-  
gram at an increase

the federal govern-  
ment's census.  
Under federal law, any  
city with a population  
of 50,000 or more must  
pay one-half, not one-  
third, of urban re-

newal costs. The  
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siderably tight. Urban renewal  
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exempt, had been issued previ-

ously at between two and three  
per cent interest.

The loan notes issued for  
Champaign's first project prob-  
ably will be sold at four per cent  
interest or over, due to the tight  
money market.

**However, it is possible for  
the city to develop a better  
tax situation than the pres-  
ent one.**

Under federal law, any urban  
renewal project undertaken in  
connection with a state univers-  
ity may count as non-cash credit  
any improvements made by the  
university in the last seven  
years.

The University of Illinois is  
interested in urban renewal in  
the Sixth Street area of Cham-

paign. Urban renewal there  
would allow the University to  
acquire property necessary for  
expansion.

If such a program were insti-  
tuted, the city could offer \$2.5  
million in non-cash credits for  
projects undertaken by the Uni-  
versity in the last seven years.  
This would mean, at this time,  
\$7.5 million in cash could be re-  
ceived from the federal govern-  
ment without a local cent being  
spent.

Urban renewal officials have  
been studying this proposal. Un-  
less something along these lines  
can be worked out, however,  
local residents can expect a tax  
increase to pay for urban re-  
newal within the next five years.



# Champaign Urban Renewal Project 1 Wins U.S. OK

## Public Meeting Soon

By HAL ALEXANDER  
News-Gazette Staff Writer

Mayor Emmerson V. Dexter announced Thursday the federal government has approved the project 1 urban renewal program for Champaign.

The city was given four months to hold a public hearing, prepare their final plan submission and consider financing for the \$3.1 million project.

Mayor Dexter said a public meeting date to discuss the project plan would be set at the Tuesday meeting of the City Council, probably for November 10 or 11. The public meeting, at which anyone can express his views, is required by the federal government.

Dexter said the council would vote on urban renewal on the same night the public meeting was held and predicted a unanimous vote in favor of the project.

After the public hearing and council approval, the Part II, or final, plans will be submitted to federal authorities for approval. Urban Renewal Director David Gensemer said he hoped to have the Part II submission prepared for council approval in two weeks.

The Part II submission will include a transcript of the public meeting, proof of city council approval and information on the city's plans for engineering, acquisition of property in the area and financing the project.

Gensemer said he would be meeting with federal officials in the near future to work out details of the Part II submission.

The Part II plans are expected to be submitted to federal urban renewal officials in Chicago by December 1. Approval in Chicago would take 30 days after which the plan will be submitted to Washington for final approval, also expected to take 30 days.

Dexter predicted the city could begin acquiring land in the project 1 area in February.

The area is bounded approximately by the Illinois Central tracks on the west, Bradley Avenue on the north, the city limits on the east and Grove Street on the south.

## Tax Increase Not Necessary

There will be no need for a tax increase or a bond referendum to pay for the \$3.1 million urban renewal project approved Thursday by the federal government, Champaign Mayor Emmerson Dexter said Thursday.

Dexter said funds already collected from the utility tax and funds which will be forthcoming in the next five years from that tax coupled with local improvement credit would make up the more than \$700,000 city portion of the project.

Under federal law, the U.S. government will provide three-fourths of the funds needed for the project. The government allows the city to count improvements in streets and public housing in the area as part of the local portion.

If all goes according to plan, the city will sign a loan and grant contract with the federal government in February, which will guarantee the federal funds for the project.

### First Step

Urban renewal Director David Gensemer said the first step in financing the project would be application to the federal government for a 90-day loan of about \$400,000 so property acquisition could begin.

During this 90 days, local officials will consult federal officials in Chicago and prepare for the issuance of probably \$1.5 million worth of preliminary loan notes, to be sold on the open market.

In today's market, the bond notes will probably sell for about four per cent interest. The notes are, just as municipal bonds, tax exempt.

With the money received from the sale of the notes, the local urban renewal authority will pay off the \$400,000 direct federal loan and use the remainder for operating expenses and acquisition in the first year of the project.

### How Reimbursed

Gensemer said the three-fourths cost paid by the federal government is paid as it is "earned" by the local authority. This means, in essence, that when the local authority can prove costs of acquisition of land, improvements and other expenses in periodic submissions, the federal government will reimburse the city in the required amount.

At the completion of the project, a complete accounting is made, and the final costs split exactly on the three-

ment loaned for planning of the project.

The city expects to receive about \$500,000 from the utility tax in the five years the project will last and will receive about \$270,000 credit for local improvements in the area—enough to make up the city's portion without additional taxes.

## Opposition To UR Dwindles: Barr

Opposition to the urban renewal program in Champaign has dwindled to almost nothing in recent months, according to John Barr, chairman of the Citizen's Advisory Committee on Urban Renewal.

Barr said Thursday, after receiving word of federal approval of the program, that former areas of opposition, particularly the business community, had changed their minds about urban renewal.

After suggestion of a downtown urban renewal program, there has been no vocal opposition to urban renewal from the business community.

Barr said the critical area of concern was the relocation of families who would be displaced from areas slated for total clearance. He said, however, the many months of planning and preparation for this eventuality would guarantee a successful program.

Mayor Emmerson Dexter urged all interested persons, particularly those in the project area, to come to the downtown urban renewal office on the fourth floor of the W. Lewis and Company building or the site office at 808 N. Fifth, and examine the relocation plans.

David Gensemer, director of urban renewal, said relocation officer James Williams personally knew every family in the area to be displaced and had spoken with each of them. "We know exactly what will happen to each family in the area," Gensemer said.

Dexter said support in the project area had grown to such an extent that he predicted several telephone calls from residents there asking when their property would be acquired by the city.

Dexter warned, however, that this would be premature. Appraisals of the property there, by which the price paid will be determined, are not yet complete, he said.

The property in the area has already been appraised once by a St. Louis firm and once by a local appraiser, but a second local appraisal is now underway by J. Lloyd Brown, and



# Renewal Plans Turn Next To Professional Survey

**Editor's note:** This is the third in a series discussing urban renewal. The Champaign City Council will hold a public meeting Nov. 16 in which all citizens will be invited to express their views on whether Champaign should continue its program. This article is a continuation of yesterday's history of urban renewal in Champaign. Subsequent articles will deal with the specifics of the project 1 plan, relocation policy, and the future of the program should the council decide to continue.

By **HAL ALEXANDER**  
News-Gazette Staff Writer

The professional planning study for urban renewal in Champaign, begun by Harland Bartholomew and Associates of St. Louis in early July 1962, was completed and made public in a public hearing Nov. 28, 1962.

The St. Louis firm presented four separate tentative plans, including street improvements, light industrial zoning and school and park development. The people at the meeting, about 120, however, were more interested in relocation policy for the some 50 per cent of families living in what the survey termed sub-standard housing.

City officials had no answer to these queries, pleading that the survey included only physical improvements and possibilities.

The firm then undertook a survey of families in the entire urban renewal area, and found that 432 preferred to remain within the area, 50 wanted to move outside the area and 110 were undecided. The survey also determined that 20 per cent of families living in the area made less than \$1,500 per year, 20 per cent made between \$1,500 and \$2,500 per year, 20 per cent made between \$2,500 and \$3,500

per year, and 40 per cent made more than \$3,500 per year, marking the extra funds for urban renewal; holding an advisory referendum in April as to whether the utility tax should be raised; or holding a \$2.5 million referendum in April, which would raise property taxes.

On Jan. 21, 1964, the City Council voted to increase the utility tax to pay for the urban renewal program. Officials at the meeting promised no property acquisition in the area until late 1965 or 1966.

**The CAC deferred approval of the plan for 30 days to give it further study.**

Opposition to urban renewal finally organized itself in May of that year, forming around the Northeast Ministerial Assn. with the Revs. R. H. Bishop, A. T. Rowan, J. E. Graves and Blaine Ramsay leading.

Later in May, the long-awaited minimum housing code was passed, and city officials lowered their estimate of houses in the area which would have to be demolished to 52 per cent.

With this more-or-less compromise, the City Council on June 19 authorized a request from the federal government of \$83,970 to finance a survey and plans for the Project 1 area.

However, just five days later, federal officials reported there would have to be changes made in the housing code in order to receive recertification of the Workable Program, which was again due. It was not possible to receive funds for the planning of Project 1 until recertification had been received.

In July, the HHFA asked the City Council by letter how the city intended to finance its one-fourth portion of the project. This question immediately came into center stage and occupied the minds of city officials for the next six months.

**The Workable Program was recertified in August, leaving financing as one of the last major bones of contention.**

ed south to take in Washington School, Douglass Park and other adjacent property.

On Jan. 20, family surveys and housing surveys in the project 1 area began.

In late February, Gensemer outlined the planning process for the area indicating there would be a land use and marketability study made by an independent professional team, a family and building analysis, a compilation of ownership data and geographical surveys and a drawing up of the contract for loan and grant.

**In May of that year, the family and housing surveys were completed and city officials set Jan. 1, 1966, as the date to begin the project. In June, Roy Wenzlick Co. was hired to do the land use and marketability study.**

The family surveys, released in June, showed one of three families in the Project 1 area living in poverty. Of the persons to be displaced, 43.8 per cent owned their own homes, 27.2 per cent rented. Over 81 per cent of the families expressed a desire to stay in the area.

In late summer, a plan for the project 1 area was completed and submitted for approval to the CAC. On Sept. 1, the CAC returned the plan with five recommended changes.

The major change was that part of the planned 90 units of public housing to be built in conjunction with the project be located outside the project area. Other changes affected the planned density of the multi-family area, addition to two recreation areas and a buffer of trees in that area and that further enlargement of Douglass Park was not desirable.

On Sept. 30, the plan was tentatively approved by the City Council, incorporating all suggested CAC changes, and agreeing that 30 of the planned 90 units of public housing would be located outside the project area.

On Jan. 18, 1966, the City Council passed a resolution requesting \$2.8 million from the federal government for execution of the urban renewal project. The city's share was estimated at \$753,956 for a total of \$3.01 million.

The city at that time planned to pay \$400,000 of that total in cash, \$106,420 in credit for planned public housing and \$149,000 for various other improvements in the area. A balance of \$98,000 was left.

Complaints over the location of public housing continued, however, and on March 2, the city requested an additional 30 units of public housing to be located outside the project 1 area.

On March 11, despite this plan, the Chicago regional office of the Department of Housing and Urban Development (formerly HHFA) rejected the city plan on the grounds the location of 60 units within the area constituted a continuation of segregation.

The city submitted additional documentation, however, proving that land cost in other parts of the city was prohibitive, and resubmitted their plan with the same public housing locations.

The federal government, however, agonized over the public housing aspect. A delegation sent to Washington a few months ago managed, however, to secure a speed up.

Federal authorities agreed that if sites for outside the project area and tentative plans for

development were submitted by the county housing authority and approved, Champaign could proceed with its public meeting.

A few weeks ago, these plans were approved by Washington and Champaign set the date of the public hearing (Nov. 16) at the most recent city council meeting.



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The firm then undertook a survey of families in the entire urban renewal area, and found that 432 preferred to remain within the area, 50 wanted to move outside the area and 110 were undecided. The survey also determined that 20 per cent of families living in the area made less than \$1,500 per year, 20 per cent made between \$1,500 and \$2,500 per year, 20 per cent made between \$2,500 and \$3,500 per year and 20 per cent made between \$3,500 and \$4,500 per year.

**In February 1963, the relocation debate still raged and the first public mention of federally financed public housing units was made on a television interview with city officials.**

The minority problem was again submerged, however, in late March when Harland Bartholomew and Associates released their plan for the entire urban renewal project, to consist of six stages.

The plan set the boundaries of the Project 1 area as Bradley on the north, the Illinois Central tracks on the west, the city limits on the east and a line on the north boundary of Washington School on the south. There were 47 acres, 170 families in the original Project 1 area.

The plan for all six areas es-

to receive funds for the planning of Project 1 until recertification had been received.

In July, the HHFA asked the City Council by letter how the city intended to finance its one-fourth portion of the project. This question immediately came into center stage and occupied the minds of city officials for the next six months.

**The Workable Program was recertified in August, leaving financing as one of the last major bones of contention.**

City officials considered raising the utility tax, issuing general obligation bonds which would require a referendum, using street improvement projects as credit towards their share and paying these with motor fuel tax or raising property taxes.

By the first of December, city officials began to consider using federally-financed public housing as credit toward the local portion, which federal law allowed.

By January of 1964, the financing question had boiled down into three possibilities. The council recognized that no matter how many improvements might be made in the area, a certain amount of cash would be needed for its share.

The three possibilities were an increase in the utility tax from two per cent to two and three-quarters per cent, ear-

Project 1 area to 12 acres and the planning application funds to \$99,137. The area was extend-

largement of Douglass Park was not desirable. On Sept. 30, the plan was ten-

Federal authorities a that if sites for outside subject area and tentative p



# Urban Renewal Prime Issue In Champaign Election

## Project May Hinge Upon Candidates

By HAL ALEXANDER  
News-Gazette Staff Writer

Campaigns for Champaign City Council and mayor may have been launched Wednesday night at a public meeting on urban renewal.

Urban renewal itself is certain to be an issue in the campaign, which will begin late next month. Four councilmen and the mayor are to be elected, with primaries in February and the election in April.

The council voted 5-1 Wednesday night in favor of urban renewal. Councilman Seely Johnston was the lone dissenter, and is considered almost certainly a candidate for mayor in the upcoming election.

Johnston is opposed to urban renewal on principle. If he were elected mayor, any urban renewal program would have tough sledding.

Project one final plans will be forwarded to Chicago for approval, probably by Dec. 15. The Chicago regional office is expected to take at least six weeks to approve the plans, and maybe longer because opponents are planning to file a complaint with federal authorities, alleging the plan will perpetuate segregation.

After approval in Chicago, the plans will be forwarded to Washington for final approval. This is also expected to take at least six weeks, making the earliest possible date for execution the middle of March.

By that time, the primaries will be over and the election less than a month away.

If candidates opposing urban renewal, particularly in the mayor's race, are running, there may be pressure on the city council to postpone signing of a project contract with the federal government until after the election.

Councilman Virgil Wikoff, another probable candidate for mayor, voted reluctantly for urban renewal Wednesday. Wikoff may have lost potential votes with that move.

At a meeting of the Northeast Homeowners's Assn., less than a week before the public meeting

Stratton has not yet announced he will be a candidate for reelection, but he has indicated he "is inclined to run again."

Stratton voted for urban renewal and was roundly booed by Negroes in the audience.

Though Stratton is an ardent civil rights advocate, who has many times banged his head against a slow-moving council, he now finds himself in opposition to such local civil rights leaders as Rev. Blaine Ramsey and Rev. Bishop, both of whom strongly oppose urban renewal.

Stratton exhibited courage in voting for urban renewal. He knew that, without his vote, urban renewal would have passed. It would have been easy and popular with his constituency to have voted against it—but he didn't.

Councilman Ralph Smalley also will be up for reelection, if he chooses to run. However, some observers believe Smalley may retire from the council when his term expires in April.

Smalley voted for urban renewal without comment, the only councilman who did not make at least a short statement before his vote. Smalley, should he decide to run, would be counted as a supporter of urban renewal, but he, like Wikoff, is believed to have reservations about it.

Wikoff's seat on the council is also up, but should he decide to run for mayor, that seat would be up for grabs as would the seat vacated by the resignation several months ago of William Skelton.

Henry Spies, another unsuccessful candidate for the council in 1964, also is believed to be ready to run again this year. Spies is a strong supporter of urban renewal and has served as vice chairman of the Citizens Advisory Committee on Urban Renewal.

Another likely candidate, though he denies he has made any decision, is the chairman of the Citizens Advisory Committee, John Barr.

Barr is a strong supporter of urban renewal who believes the only thing wrong with the program is that it has moved much too slowly.

Some city officials believe the opposition to urban renewal is exaggerated. One has pointed out that some of the project area residents who



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Councilman Virgil Wikoff, another probable candidate for mayor, voted reluctantly for urban renewal Wednesday. Wikoff may have lost potential votes with that move.

At a meeting of the Northeast Homeowners's Assn., less than a week before the public meeting on urban renewal, Rev. A. W. Bishop, leader of the opposition, urged the membership to support Wikoff for mayor. This stand may change now.

Paul Somers, an unsuccessful candidate for city council two years ago, appeared at the public meeting in opposition to the city's plan. Somers took no stand on urban renewal when he ran in 1965, saying it was too early.

Somers is expected to run again for city council, and this time probably will oppose urban renewal as the city now plans it.

**The vote on urban renewal might also have affect on present members of the city council whose terms are expiring. And it will affect no one more than Councilman Kenneth G. Stratton, the only Negro member of the council.**

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Some city officials believe the opposition to urban renewal is exaggerated. One has pointed out that some of the project area residents who spoke against it at the public meeting would not be affected, because they live in standard or rehabilitable houses.

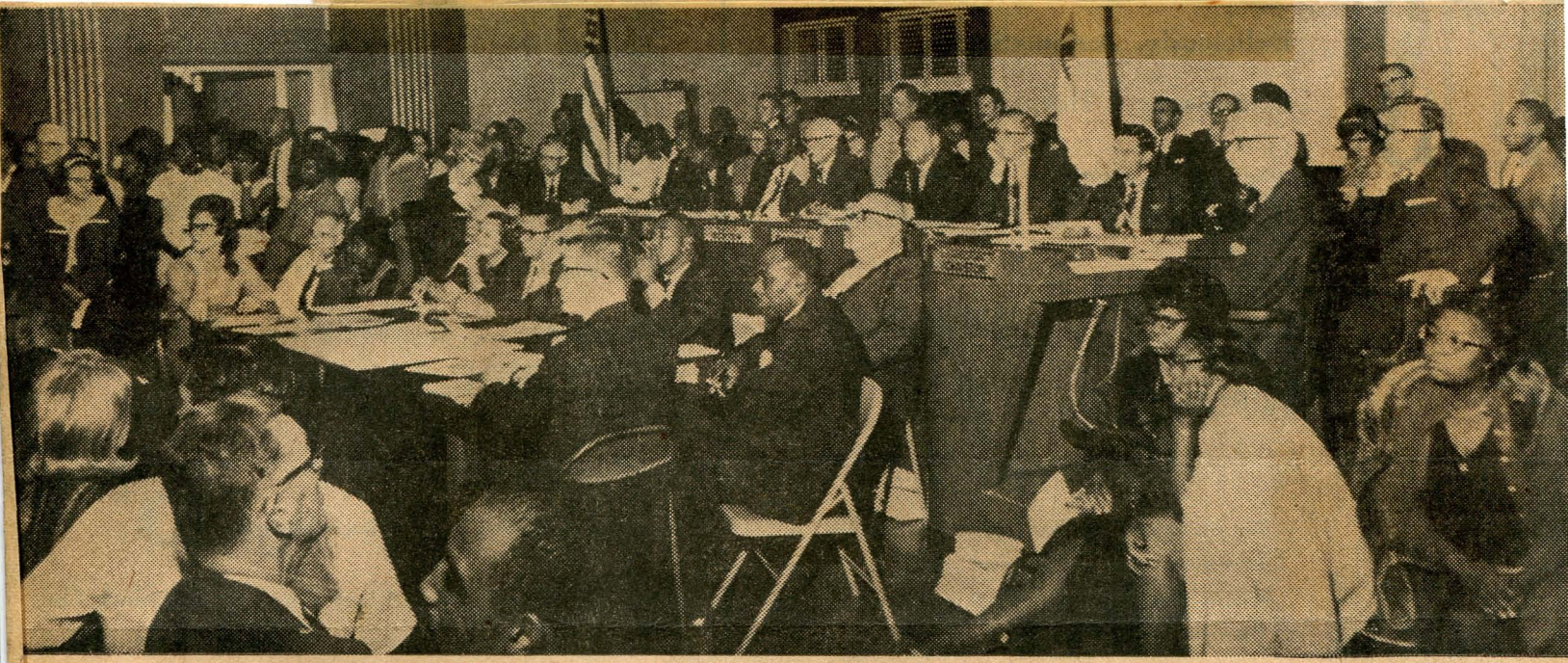
The significance of the urban renewal issue is unique. In city elections there is rarely a single issue that divides the candidates into separate camps.

Old standbys like opposing taxation increases and supporting city beautification may not be enough to get candidates by in the upcoming election. Urban renewal wasn't much of an issue in 1964 because it was still so far away.

It is now quite close. Candidates will be expected to take a stand on this issue and may be judged primarily on that stand.



# UR Passes, 5-1; Bishop Plan To File Complaint



HUNDREDS JAM CITY COUNCIL CHAMBER FOR UR PUBLIC MEETING  
... council passes urban renewal plan 5-1 despite hostile crowd



CROWD STANDS TO SHOW OPPOSITION TO URBAN RENEWAL PLAN  
... about three-fourths of 300 there opposed renewal

By HAL ALEXANDER  
News-Gazette Staff Writer

Despite strong opposition from persons living in the project area, the Champaign City Council passed 5-1 the plan for the city's first urban renewal project Wednesday night.

About 300 persons jammed the city council chamber for the public meeting.

On the issue, many standing through the entire three and a half hour meeting.

A. W. Bishop, leader of opposition to urban renewal, held a chair at the end of the meeting after the council

#### 'Brokerage Fee'

"I am opposed to the Big Brother image of the federal handout program. People say the federal government will pay three-fourths of the cost, and you and I only have to pay one-fourth, but this is a lot of hog-

## Most UR Support Outside Of Area

By HAL ALEXANDER  
News-Gazette Staff Writer

Only two persons living in the urban renewal project 1 area spoke in favor of the city's plan at the Wednesday night meeting before the Champaign City

vidual complaints, will re every possible avenue of a ance and seek to mobilize ditional help for any dis person asking it, or for adversely affected by the ect development."

Mrs. George Brinegar, Maplecrest, representing Illini Chapter of the National Association of Social Workers urged the council to give most attention to the re tion program, a theme t echoed by other supporters the course of the evening

News-Gazette Photos by Robert Arbutnot



for the city's first urban renewal project Wednesday.

About 300 persons jammed the city council chamber for the public meeting on the issue, many standing through the entire three and a half hour meeting.

A. W. Bishop, leader of opposition to urban renewal, led a chair at the end of the meeting after the council had told a cheering crowd it would file a Title VI complaint with the federal government to halt the project.

Title VI of the 1964 Civil Rights Act provides that any federally financed urban renewal program must have as its purpose the elimination of segregation, Bishop said.

The council, as expected, approved the measure with only one dissenting vote from Seely Johnston. Johnston said before his vote: "I happen to be the only one who believes in the right of ownership."

Johnston said that if urban renewal failed (he was the second vote called), he would be happy to serve on a committee to clean up the north end and could "guarantee \$20,000 to be loaned at no interest to persons wanting to fix up their homes."

He said while he knew that the other votes would be "honest and fairly arrived at," he could not in good conscience "vote to uproot anyone."

Johnston's vote drew applause from the crowd.

The rest of the council seemed to feel that while there may be deficiencies in the plan, it was a step forward and should be taken.

"The logical place to begin is in the worst area of town," Mayor Emmerson Dexter said. "If we just continue to stand still, we will never make any progress."

Dexter also lashed out at those he said "would twist this attempt to improve the neighborhood into an attempt to perpetuate segregation."

#### Five Year Plans

Councilman Frank Schooley said members of the council had been involved in the planning for five years and voted yes on the proposal. Councilman Ralph Smalley voted without comment.

Councilman Kenneth Stratton said he had listened to the complaints and found many valid. "The real blight here is segregation," he said.

"In order to remove this blight, we must have more than better housing. We must have open occupancy, better job opportunities, improved educational facilities and recreation programs. And most of all we must solve the problem of brotherly love."

Stratton said, however, that "if we turn down urban renewal, we will have no other opportunity. I am not ready to go backward, we must go forward."

Stratton's vote was roundly booed by the crowd.

Councilman Virgil Wikoff said the decision "is not easily

#### 'Brokerage Fee'

"I am opposed to the Big Brother image of the federal handout program. People say the federal government will pay three-fourths of the cost, and you and I only have to pay one-fourth, but this is a lot of hogwash because you and I are the federal government and I am sure that we could take our tax monies and utilize them much more efficiently without the government's brokerage fee."

Wikoff set qualifications on his vote. "I opposed a tax increase to pay our portion of monies involved and will continue to oppose any tax increase connected with this project."

"I will pledge to the people concerned, if it is within my power, to see that everyone is treated fairly and equally and that no home is taken against the owner's wishes unless this is an absolute necessity."

Completion of the public hearing is still not the final obstacle to execution of urban renewal in the project 1 area.

A complete transcript and minutes of the meeting will be sent to federal authorities along with completed plans for the area.

These final plans are expected to be submitted the first week in December. The Chicago regional urban renewal office is expected to take 45 days to review the plan and forward it to Washington for final approval.

#### Need Bigger Staff

Washington is expected to take the same amount of time. This would mean that if all goes well, the project could go into the execution phase in late February or early March. A larger urban renewal staff would be employed and acquisition of property in the area would begin shortly after that time.

What effect if any the complaint to be filed by Bishop will have is unclear. Federal authorities have in the past given a great deal of weight to such documents.

The government on several occasions has pointed out the lack of participation by persons actually involved in the project and has taken a rather surly view of the city's public housing plans, a major bone of contention with opponents who claim they are designed to perpetuate segregation.

The fact that until very recently public housing in Champaign was totally segregated, has not helped the city. Leaders of the opposition have labeled the small desegregation moves in the last few years "tokenism."

Urban Renewal Director David Gensemer, however, believes he will have no more than normal trouble shepherding the final plans through the federal government.

# Outside Of Area

By HAL ALEXANDER  
News-Gazette Staff Writer

Only two persons living in the urban renewal project 1 area spoke in favor of the city's plan at the Wednesday night meeting before the Champaign City Council.

Several persons living outside the area who represented social agencies, the business community and other interested groups spoke in favor of the plan.

Included in supporters were the Illini Chapter of the National Association of Social Workers, the Champaign Human Relations Commission, the University of Illinois, League of Women Voters, Champaign County Department of Public Aid, Champaign County Family Services and two well known local businessmen.

Jack Petry read a statement from Arthur Lewis of W. Lewis and Company stating "adequate housing for all persons is essential to promote a healthy atmosphere for all residents of the community."

"I heartily support a program that will accomplish this and I strongly urge that the City Council not only approve and support such a program, but that it will use all available means to see that it is acted upon favorably and immediately by those agencies who have authority to authorize the plan."

Stanford Sholem said while he would "personally wish that our own local resources could do the job, I know of no solution other than the plan proposed at this time."

#### Primary Concern

Support of the business community, especially in light of a hoped-for downtown urban renewal project, had been a primary concern of city officials in favor of the plan.

Henry Spies, a member of the Citizens Advisory Committee on Urban Renewal, read a communication from UI President David D. Henry which stated the "University of Illinois supports the principle of urban renewal."

The brief letter went on to say it "should be possible" to resolve some of the difficulties in the plan.

The two persons from the project area who supported the plan both voiced the opinion that without urban renewal the Negro had little chance for equality in Champaign.

Louis Nash, 411 E. Beardsley, said he favored the plan because "we can't get equality without equal housing. If you don't want equality, then let's forget urban renewal."

Donald Moyer, chairman of the Champaign Human Relations Commission, said urban renewal seeks to create "desirable, safe neighborhoods where good family life is possible and



REV. A. W. BISHOP  
... leads UR opposition



BEN JOHNSTON  
... opposes plan

where children can grow up into useful, well-adjusted adulthood."

#### Has HRC Support

He said the HRC unanimously supported the plan. "Such general goals will be opposed by those whose special interests take priority over the general good," he said.

Moyer said the plan explained earlier by city officials was both desirable and practical, but urged the council and staff to use all power to insure it was humane.

Moyer cited the Fair Housing Bureau, Low Cost Housing Demonstration Committee and Inter-Faith Low and Moderate Rental Housing projects as answers to the relocation problems in the plan.

Moyer said also that "your Human Relations Commission hereby commits itself to provide assistance to anyone who feels that urban renewal personnel has not been of maximum help to him. It will receive indi-

adversely affected by the development."

Mrs. George Brinegar, Maplecrest, representing Illini Chapter of the National Association of Social Workers, urged the council to give most attention to the relocation program, a theme echoed by other supporters the course of the evening.

She said a "piecemeal relocation program could do the gains made in other areas. Mrs. Brinegar also urged the council to give maximum attention to the use of space for park and recreational purposes.

#### LWV Gives Backing

Mrs. Steven Fenves, Rose Drive, representing Champaign County League of Women Voters, said her husband had studied housing problems for over 20 years and supported the urban renewal plan.

She said the city council made policy decisions statements showing it recognized the responsibility of directing the urban renewal effort fairly. She urged that citizen participation in the program be expanded at all times to insure success of the plan.

Neil Smith, director of Family Service, said his office supported the plan and to do "all within its power to help implement it. He said the board of directors of the agency expressed concern the council listen and to problems of persons affected by the plan, provide for effective staffing in the urban renewal department and provide leadership of public opinion change past attitudes of indifference.

Mrs. Donald Brown, county Department of Public Aid said her agency would do all within its power to help those displaced by the program.

"We stand ready to help as much as we can within the limits of our code," she said.

Three or four private citizens from outside the area appeared in support of the plan.



**Hearing Wednesday:**

# City to Decide Fate of Renewal

By Paula Peters

Action taken by the Champaign City Council after its public hearing Wednesday will result in either another beginning or a sudden death for the city's urban renewal program.

The hearing, to begin at 7:30 p.m. in the city council chambers, will include a summary of the proposal by the Department of Urban Renewal and statements from citizens and organizations in favor of or in opposition to it.

Should the council then pass a resolution accepting the plan and its accompanying proposal for a relocation program, local officials will have less than four months — until Feb. 26, 1967 — to submit Part II of the application.

In that event, it is expected the first land acquisition in the Project I area could take place in March, with relocation getting started in September.

Should the council defeat the resolution, the plan will die.

Long in the minds of many residents of the city, urban renewal has aroused the hope and support of many who believe it could rid Champaign of a major blight and put in its place, a planned, attractive neighborhood that would be a credit to the community.

## Boundaries Set

It has also roused opposition from individuals and groups, mostly in the Urban Renewal neighborhood.

The plan under consideration includes land bounded by Bradley Avenue on the north, Wright street on the east and the Illinois Central tracks on the west.

The southern boundary runs along the alley between Tremont and Grove streets from the railroad tracks to 4th Street, then north to an alley between Tremont and Eureka streets, east along the alley to 5th Street, south to Grove Street and east to Wright Street.

The land use plan prepared by the city's urban renewal department calls for expansion of Douglass Park, in the southeast corner of the area, and maintenance of the northeast portion of the area as a single family residential district.

## Uses Planned

Sixty units of public housing in 18 buildings would be located in the southwest section of the area. A small "tot lot" park north of this would separate it from another section of land destined for multiple family residences.

The north-south section at the center of the project area would be used for duplexes or planned development units, with a stretch along the southern part of 4th Street designated for commercial use.

Complaints about the proposal so far have centered on placement of public housing in the project area; protests have also been lodged against the proposed expansion of Douglass Park, the potentially inhumane aspects of urban renewal, particularly where relocation of homeowners and the elderly is concerned, and the possibility that one result of the project would be to perpetuate, rather than alleviate racial containment.

## Action Requested

In September of 1965 the Homeowners Association of Northeast Champaign, headed by the Rev. A. W. Bishop, announced its intention of seeking a 10 to 15-acre tract of land outside the city. The land was to have been used for relocation of homes owned by members, with lots available at cost.

The Rev. Blaine Ramsey Jr., head of the Champaign County Chapter of the NAACP, in March of this year suggested five "legally enforceable" actions to guarantee the program would not lend itself to racial containment. The list included, among others, an open occupancy ordinance for the city, desegregation of existing public housing and desegregation of Champaign schools.

The Rev. Mr. Ramsey, who has led several attacks against construction of public housing in the project area, also called for the Champaign County Housing Authority to establish a policy which would allow those displaced by urban renewal to move into any vacant public housing unit of their choice in the county, and assurance that all new public housing buildings would be on scattered sites outside northeast Champaign and include no more than 10 units each.

## Crisis Nears

There is little time left for those who still have questions about the program, as the public hearing is intended for statements of record, not as an informational session.

Feeling among city officials is that the hearing may run well into the night, and David D. Gensemer, urban renewal director, predicts it will be, in any event, "historic."

Copies of both the urban renewal plan and the proposed relocation program are available at both the department of



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## UR Residents Defend Stand Against It

At least 75 per cent of the some 300 persons at the urban renewal public meeting Wednesday night opposed the plan. Many were from the project area.

Grassroots opposition centered behind Rev. A. W. Bishop, pastor of St. Luke's CME Church, who read statements from the Northeast Homeowner's Assn., Champaign County NAACP and People's Poverty Board opposing the plan.

Other organizations, including the Community Council for Integration, Mt. Olive Baptist Church, Champaign - Urbana Meeting of Friends and Morningstar Free Will Baptist Church also had representatives opposing the plan.

Rev. Bishop showed the council a petition against urban renewal signed by 850 persons and asked all in the audience who opposed the plan to stand. At least three-fourths of the crowd stood or raised hands.

After the council vote approving the plan, Bishop vowed to submit a Title VI complaint to the federal government asking they halt the project. That portion of the Civil Rights Act of 1964 provides that urban renewal must have as one of its goals the elimination of segregation, which Bishop said was not true of the Champaign Plan.

Bishop kicked off his opposition speech with what ranks as one of the most amazing coincidences in memory.

### Stand Together

"Mr. Mayor, the county NAACP, People's Poverty Board and St. Luke's CME Church stand together in opposing the urban renewal program," he said.

At that point, a huge bulletin board holding drawings of the city's urban renewal plan collapsed. No one seemed close enough to have pushed it over.

"The Good Book says everything happens for the best," Bishop said. "I'm not a superstitious man, but maybe someone with supernatural powers had something to do with it."

Rev. Blaine Ramsay, president of the NAACP, was detained in another city and Bishop read his statement, which struck out at the city's selection of sites for the 120 units of public housing to be built in conjunction with the area.

"They (the council) say the public housing will be built there because they can't afford land elsewhere. We believe human lives are more important than land cost.

### Plan Is Contrary

"This plan is contrary to the aims and goals of urban re-

"We are also waiting for the announced statements of the council and the League of Women Voters and others demonstrating their faith by moving into the project area themselves," he said, drawing applause from the audience.

A torrent of opposition from persons living in the area followed, usually in short statement, as follows:

—"Urban renewal is no good for Negroes—it will just throw us back in debt to buy new homes. We don't have open housing here anyway. I am a Christian and law-abiding citizen, but you better prepare a place in jail for me if they're coming after my home."

### Will Go Back

—"I've seen Champaign grow for over 50 years. When I came here people were getting water from wells and there was only one paved street east of the IC tracks. Now we have paved streets, sanitary sewers, running water, street lights, and we paid for them ourselves. If we move out and start paying again with higher real estate taxes we'll be back where we were 101 years ago.

—"Urban renewal is not for older people. There are a lot of widows and old men like me there. If I lose what I got now, I'll never get any more."

—"When I bought my house I was making 40 cents an hour. What is a fair price for it? I'm 70 years old and can't get a loan or work any more. If you wanted to do something, where were you when I needed you?"

—"What is a fair price for your house? When I bought mine, there wasn't any talk of a fair price. The man said you give me what I want and I had to do it. Ever since I came back from World War I you just keep pushin', keep pushin'."

—"Thirty-two years ago when we bought our house my husband was making \$18 a week and I was making \$7. We paid for the streets and sewers. I raised five children from the Family Service in my house. I'm not able to buy another one now.

—"I raised two sisters and got two more to raise. I can't buy another house."

—"I raised five kids in that house. I want my 201 E. Columbia and I want you people to leave me alone."

### What Will I Do?

—"I'm over 70 years old and I raised 11 good kids in my house. They are all grown and I live alone. If somebody takes my house, what will I do."

A spokesman for the Council for Community Integration said despite efforts of many groups, the school board, park board and recreation board had shown little tendency toward ending discrimination.

He called the desegregation of white public housing "tokenism" and said public housing in the "ghetto area remains segregated today." He said his group could "see no reason to



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"They (the council) say the public housing will be built there because they can't afford land elsewhere. We believe human lives are more important than land cost."

#### Plan Is Contrary

"This plan is contrary to the aims and goals of urban renewal. We will not accept segregation as the cost of decent housing."

Bishop also protested the enlargement of Douglass Park, another long-time bone of contention with the city. The park will be enlarged at the expense of several homes.

Bishop also protested the sites selected for public housing outside the project area, saying that they, like those inside, were located near railroad tracks.

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He called the desegregation of white public housing "tokenism" and said public housing in the "ghetto area remains segregated today." He said his group could "see no reason to expect that the new public housing in project 1 area will be integrated as required by federal law."

Paul Somers, who ran unsuccessfully for the city council in the most recent elections, appeared to oppose the plan. He said the organizations which supported it were "a special interest group," and "the only homes they visited up there were those with problems."

"That's like asking a garbage collector in my neighborhood what he thought of it. He would say it looked like garbage cans because that's all he ever saw there."

Ben Johnston, spokesman for the Champaign-Urbana Meeting of Friends, also opposed the plan, saying safe and standard housing to meet the needs of those to be relocated did not exist within their means to pay. "If this low-cost housing existed now, the people would have moved into it," he said. "It appears people have been sacrificed to the goal of having a better looking neighborhood."



THE NEWS-GAZETTE  
SUNDAY, NOV. 6, 1966

# Urban Renewal Program Explained; Decide Soon

(The Champaign City Council will hold a public meeting Nov. 16 in which all citizens are to be invited to express their views on whether the city should proceed with an urban renewal program in Champaign. The City Council will make its decision after this meeting. This series of articles will discuss and explain urban renewal. The first article is a generalized definition of urban renewal and subsequent articles will concern the history of urban renewal in Champaign, the specifics of the plan for the project 1 area, and the future of urban renewal if it is approved by the council.)

By HAL ALEXANDER  
News-Gazette Staff Writer

The official U.S. Government definition of urban renewal is "a term used to describe the official program of a community to improve itself through the elimination of slums and blight and the removal of the causes of slum and blighted areas, thereby preventing their recurrence."

The program, passed and funded by the U.S. Congress and administered by the Department of Housing and Urban Development, is designed to eliminate not only poor housing but traffic congestion, inadequate sites for commercial growth and decay of downtown areas.

The program seeks maximum use of private capital by presenting an incentive to redevelopers.

The program is not only slum clearance. Some of its other ramifications include conservation of neighborhoods, repair and modernization of individual buildings and installation of necessary public facilities.

According to the 1960 census, one of five American homes are dilapidated or deteriorating, resulting usually in a greater cost for municipal services and a loss in tax money for the cities.

Urban renewal in a given area may be accomplished by removal of substandard units, rehabilitation of those which can be saved and, in some cases, leaving standard units as they are.

The federal government provides incentives for both cities and private enterprise in four essential ways:

—Loan and grant assistance for planning and carrying out urban renewal projects for blighted or deteriorating areas.

—Grants for demonstrations of low-cost housing techniques acquisition of land for permanent open space parks.

—Special FHA mortgage financing for new or rehabilitated housing in the urban renewal area.

—Special FHA mortgage financing aids for housing for persons who must be relocated

and public housing financing for the same purpose.

In order to receive government funds, an area must meet certain "slum" standards as set down by the government. These fall into two specific areas:

Building deficiencies: Inadequate original construction, conditions which cannot be corrected by normal maintenance and inadequate or unsafe utilities.

Environmental deficiencies: Overcrowding, improper location of structures, excessive amount of persons in one building and deficient public facilities.

An urban renewal program must be planned on a local level and approved first by a regional office and then in Washington.

The local governing body is responsible for the local share of financing, approval of specific projects, enforcement of housing codes and approval of general plans.

In order to qualify for urban renewal funds the city must have a "Workable Program," which must be approved by the federal government.

The Workable Program sets the goals of the city for the future in elimination of slums and sets forth plans to accomplish this end. It must be submitted annually with a progress report on previous goals and must receive annual recertification of the government if the city is to remain eligible for urban renewal funds.

The federal government carries the major burden in financing urban renewal.

The government advances funds for surveys and planning necessary to select project areas, preparing the Workable Program and preparing the specific plans for an area project.

If the city decides after this time to go ahead with urban renewal, the funds must be repaid, but if the city decides against execution of the plan, there is no debt incurred.

After planning and approval of the plan by federal authorities the city will receive a loan for execution of the project. This may include funds for acquisition of land, relocating residents of the area, clearing buildings, and development of land for intended purposes.

No federal funds may be used for construction of buildings. The local urban renewal authority may undertake limited repair of housing for the purpose of demonstrating low-cost methods.

After the city has cleared the land in the area it is sold to private redevelopers and may be used as they desire within the zoning classifications established by the city.

There is almost always a difference in the price paid by the city and the price at which the property is sold, due to the fact that not only the property but the building on it had to be purchased.

This difference is called the "net project cost." For example, if all the land in a given area had cost \$1,000,000 to buy and clear, and the city received \$500,000 for selling it back to redevelopers for other uses, the net project cost would be \$500,000.

Of this cost, the federal government will pay three-fourths, or in the above example \$375,000, and the city will pay the other one-fourth, or \$125,000.

This is true for cities under 50,000 population, in which category Champaign, according to the 1960 census, qualifies.

The city may pay its one-fourth share through cash or by public improvements in the area, such as street improvements, schools, parks, public housing or sewers.

The federal government provides funds for persons displaced by urban renewal.

These persons may be reimbursed up to \$200 for moving costs, or businesses may be reimbursed up to \$3,000 for both property loss and moving expenses or up to \$25,000 for moving expenses only. Businesses may also receive low-interest loans from the Small Business Administration to reestablish businesses elsewhere.

The Constitution of the United States provides that whenever a governmental unit takes private property for public use, the owner must be given just compensation.

Urban renewal law provides that at least two separate appraisals must be made of each property and a fair price determined according to present and future marketability.

If a property owner is dissatisfied with the price offered,



ramifications include conservation of neighborhoods, repair and modernization of individual buildings and installation of necessary public facilities.

According to the 1960 census, one of five American homes are dilapidated or deteriorating, resulting usually in a greater cost for municipal services and a loss in tax money for the cities.

**Urban renewal in a given area may be accomplished by removal of substandard units, rehabilitation of those which can be saved and, in some cases, leaving standard units as they are.**

The federal government provides incentives for both cities and private enterprise in four essential ways:

—Loan and grant assistance for planning and carrying out urban renewal projects for blighted or deteriorating areas.

—Grants for demonstrations of low-cost housing techniques acquisition of land for permanent open space parks.

—Special FHA mortgage financing for new or rehabilitated housing in the urban renewal area.

—Special FHA mortgage financing aids for housing for persons who must be relocated

amount of persons in one building and deficient public facilities.

**An urban renewal program must be planned on a local level and approved first by a regional office and then in Washington.**

The local governing body is responsible for the local share of financing, approval of specific projects, enforcement of housing codes and approval of general plans.

In order to qualify for urban renewal funds the city must have a "Workable Program," which must be approved by the federal government.

The Workable Program sets the goals of the city for the future in elimination of slums and sets forth plans to accomplish this end. It must be submitted annually with a progress report on previous goals and must receive annual recertification of the government if the city is to remain eligible for urban renewal funds.

The federal government carries the major burden in financing urban renewal.

The government advances funds for surveys and planning necessary to select project areas, preparing the Workable Program and preparing the specific plans for an area project.

If the city decides after this time to go ahead with urban renewal, the funds must be repaid, but if the city decides against execution of the plan, there is no debt incurred.

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The Constitution of the United States provides that whenever a governmental unit takes private property for public use, the owner must be given just compensation.

Urban renewal law provides that at least two separate appraisals must be made of each property and a fair price determined according to present and future marketability.

If a property owner is dissatisfied with the price offered, he may take the issue to court.

Urban renewal legislation also provides that the local authority provide adequate safe housing for any person displaced by the program.



# Project One Plans For UR Recounted

Editor's note: The Campaign City Council will hold a public meeting Nov. 16 at which citizens will be allowed to express their opinions on urban renewal. After the meeting, the council will decide whether the city will proceed with its urban renewal program. This series seeks to explain urban renewal. Earlier articles have dealt with a generalized definition and the history of urban renewal in this city. This article will generally describe the city's plans for the project 1 area.

By HAL ALEXANDER  
News-Gazette Staff Writer

The Urban Renewal Project 1 area is bounded by Grove Street on the south, the Illinois Central tracks on the west, the city limits on the east and Bradley Avenue on the north.

The area contains 65.98 acres and 210 families and 75 single individuals. Of these, 135 families and 65 single persons will have to be relocated.

There are 250 structures in the project area, of which 53 are standard, 70 are deteriorating and 126 are substandard. Of these, all substandard units will be acquired and cleared by the city, 30 of the deteriorating and 17 of the standard buildings will also be acquired.

Eighty per cent of the buildings in the project area are owner-occupied homes.

The purpose of the project, according to the city's published plan, is "the elimination and prevention of the spread of existing deterioration and blight."

The plan seeks to do this, it says, by strengthening of the neighborhood economy by the stabilization and conservation of property values. The plan would provide "a more functional land use in regard to traffic, utilities, residential and non-residential properties."

Urban renewal, according to the plan, is not the bulldozer it has often been characterized as. Renewal actions include:

—Acquisition and clearance of structures which have deteriorated to a point where they constitute a menace or those in areas reserved for public uses (public housing, parks, etc.).

—Conservation and rehabilitation of structures.

—Disposition of properties which had been acquired and cleared.

—Redevelopment of properties which have been disposed of.

All properties that are incompatible with the land use plan, all those which do not meet minimum property standards as set down by

Resale of land acquired by the city must receive approval of the city council.

According to the land use plan, the street pattern will be changed. Beardsley Street, which now terminates at Fourth, will run through one more block and then loop to the south for slightly more than a block, coming back to Fourth Street.

**Tremont Street, presently from Poplar to Fourth and Fifth to end of the street, will be vacated.**

Poplar Street from just north of Grove will be vacated. Ash and Oak streets from just north of Grove will also be vacated.

The public housing will be located along the Illinois Central tracks out to what is presently Poplar Street, with a park separating the two developments. This area will be totally cleared.

A school-park-recreation center complex will be located in an area bounded by Grove on the south, Fifth on the west, Eureka on the north and the city limits on the east. Douglass Center and Washington School now form part of this area. The entire area will be cleared.

The rest of the area is primarily single and two-family residences with some being cleared and some rehabilitated. The block bounded by Beardsley, Fourth, Fifth and Bradley is slated for total clearance.

In addition to zoning requirements there are several controls to make certain the area does not again become a slum. Among these are:

—Structures moved in and out of the area must meet minimum property requirements and be reviewed by the Urban Renewal office.

—All parking areas, business usages, and garbage and trash receptacles must be screened from the view of residential areas.

—Sites of acquired property shall be cleared, leveled by grading and filling in of basements and natural depressions and left in a rake-clean condition.

—A substandard structure shall be permitted to be moved out of or into the area only after the owner has executed an agreement with the city to bring it up to minimum standards.

—All land acquired by owners outside the area is subject to all the above requirements in addition to the minimum property standards.

Persons in "conservation" areas may if they wish clear and redevelop their own land within the standards. In this case, the owner must show his plans, es-



also be acquired. Eighty per cent of the buildings in the project area are owner-occupied homes.

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- Conservation and rehabilitation of structures.

- Disposition of properties which had been acquired and cleared.

Redevelopment of properties which have been disposed of.

All properties that are incompatible with the land use plan, all those which do not meet minimum property standards as set down by the city and all in places designed for public reuse will be acquired by the city, and the buildings cleared.

The city will pay a price based to two separate appraisals, one by an out-of-town firm and one by a local firm. The property owner has recourse to court action if he feels he is not offered a fair price.

Several properties exist in the Project 1 area which do not currently meet minimum property standards, but can be brought up to minimum with repair and remodeling.

These structures, if they do not conflict with the land use plan, may be rehabilitated by the owner. They must be improved regardless of economic feasibility to the owner, or they will be acquired and cleared by the city or sold to a person willing to rehabilitate the structure.

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In addition to zoning requirements there are several controls to make certain the area does not again become a slum. Among these are:

- Structures moved in and out of the area must meet minimum property requirements and be reviewed by the Urbana Renewal office.

- All parking areas, business usages, and garbage and trash receptacles must be screened from the view of residential areas.

- Sites of acquired property shall be cleared, leveled by grading and filling in of basements and natural depressions and left in a rake-clean condition.

- A substandard structure shall be permitted to be moved out of or into the area only after the owner has executed an agreement with the city to bring it up to minimum standards.

- All land acquired by owners outside the area is subject to all the above requirements in addition to the minimum property standards.

**Persons in "conservation" areas** may if they wish clear and redevelop their own land within the standards. In this case, the owner must show his plans, estimate of cost and financial ability to pay to the urban renewal department.

All structures to be rehabilitated shall be inspected by the city within 120 days after the execution of the Loan and Grant Contract with the federal government, expected in February if the council approves the plan.

After this, each resident will be notified of needed changes. Within 18 months of this notification all work must be begun or the city will acquire the property.

Any changes in the urban renewal plan require the review and recommendation of the urban renewal department, review and recommendation of the plan commission and review and approval of the city council.



MONDAY, NOV. 7, 1966 THE NEWS-GAZETTE

# 1st Step Toward Champaign Renewal Made In April '60

**Editor's note:** The City of Champaign will hold a public meeting Nov. 16 in which all citizens are invited to express their views on whether to proceed with the urban renewal program in the city. This is the second in a series discussing urban renewal. This article deals with part of the history of urban renewal in Champaign. Subsequent articles will complete the history and concern the specific plan for the project 1 area.

By HAL ALEXANDER  
News-Gazette Staff Writer

Concern with inadequate housing is almost as old as Champaign itself.

Several individuals and groups had expressed deep feelings about the "terrible" housing conditions in Champaign, particularly in the Northeast Neighborhood, but it wasn't until an exhaustive study by the League of Women Voters in the early 1940's that action was formulated.

According to that survey "about 20 barns and chicken coops were used for dwellings, as well as some tents covering holes in the ground."

A county housing authority had been established before World War II to build and operate public housing units at Rantoul, and that agency took charge of developing a plan for public housing in Champaign and Urbana.

It was hoped at the time that when persons moved into the low-cost public housing units, the old inadequate housing would be removed, but population growth coupled with segregation proved this to be incorrect.

In 1953, seeking to end dwelling in substandard housing, the city councils of Champaign and Urbana passed a minimum housing standards ordinance for rental housing.

The situation remained unchanged until 1958, when several groups presented a recommendation that urban renewal be undertaken in Champaign to end substandard in all parts of the city. In 1959, several candidates for city council ran with urban renewal as a platform plank.

In April, 1960 the first real step towards urban renewal in Champaign was taken with the establishment of the Citizen's Advisory Committee on Urban Renewal with Norval Hodges as chairman.

The first task of the committee and the city was the preparation of a Workable Program, outlining goals of the city and means by which to reach them. On May 10 of that year, the

Commission warned: "There is a tendency to perpetuate segregation by improving minority housing."

But there was more concern with the Workable Program then, and the completed product was passed by the City Council on Oct. 6, 1960 and forwarded for approval to federal urban renewal officials in Chicago.

Mayor Emmerson Dexter predicted approval of the Workable Program "in a week." This was to be the first in a long series of disappointments to local officials as they were to learn first hand the meaning of federal red tape.

On Nov. 21, however, the Workable Program was approved by the Housing and Home Finance Agency (now the Department of Housing and Urban Development) and Dexter and Hodges initiated the next phase of the program, a detailed study of the urban renewal area and means by which the city could finance the program.

Dexter appointed a steering committee to study the major bone of contention—the minimum housing standards ordinance.

After original steps had been taken at planning, just three days after the approval of the Workable Program, came the first admission by the city that "the city has a long way to go."

Pessimists were predicting it would take at least two years before the city could get into execution in the project one area.

On Dec. 3, the Citizen's Advisory Committee, over the objections of the League of Women Voters and others, recommended the housing standards established by FHA as a minimum standards code.

City officials remained mum on this suggestion, and Dexter vowed to call Washington, D.C. to find whether this would be acceptable as a minimum housing code.

The next day, Dexter reported that an HHFA official had said the FHA minimum property standards did not constitute a housing code.

At the Dec. 6 city council meeting, City Manager Robert Oldland reported the HHFA would send an expert to Champaign to make suggestions for a housing code at the next city council meeting.

By Jan. 24, 1961, the expert, Winston Folkers, a man who was to leave a definite imprint on the urban renewal program in Champaign, appeared before the council.

He explained there were essentially three types of urban renewal programs—one specific small area to be entirely

Dexter vowed to pull out all stops in an attempt to make the June deadline, despite the odds.

On Feb. 8, 1961, Edward Schippmann, then director of planning for the city, was authorized to gather information for advanced planning to include the type program desired, a delineation of the area and cost estimates.

On Feb. 10 it was discovered that construction of the Washington School improvement did not begin until January of 1959, giving an extra six months to the city to complete plans and submit their application.

On Feb. 14, 1961, a joint meeting of the city council and CAC decided the area for a General Neighborhood Renewal Program would be bounded by Bradley, the Illinois Central tracks, University Avenue and Wright Street.

The council voted to request funds from the federal government to conduct the advanced planning study.

**The Urban renewal area would affect 222 acres, 60 square blocks, 1,000 living units and 3,000 to 4,000 persons.**

City Manager Oldland said an outside firm should be employed for planning in the area, but both Hodges and Dexter disapproved of such a move.

In April of that year, the City Council approved a request for \$27,371 from the federal government to plan the total area. The original estimate of cost of the project 1 area was \$776,000 total.

The HHFA recommended more documentation on the cost estimate.

By July, the application was resubmitted to HHFA in Chicago and by Oct. 22, had cleared that office.

In November of 1961, segregated public housing again reared its ugly head to stall the urban renewal program. Harold Sloan, director, answered a query by the LWV by stating, "I think it's quite obvious we have segregated public housing." He said any change would have to come from a higher authority.

In November of that year, the Workable Program was resubmitted to federal officials for recertification, as required by law, with an unidentified city official admitting that relocation of families displaced by urban renewal had made little progress.

On Jan. 9, 1962, the HHFA sent notice to the city pointing out the Workable Program had inadequate relocation programs, citizen participation was weak and there was as yet no housing code. However, on March 29, 1962 the HHFA recerti-



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The first task of the committee and the city was the preparation of a Workable Program, outlining goals of the city and means by which to reach them. On May 10 of that year, the CAC divided itself into subcommittees, each concentrating on a specific area of the Workable Program.

The biggest area of controversy at that time was the establishment of a minimum housing code, and this area was taken over by the League of Women Voters.

By the middle of the summer in 1960, city officials had set the first of the project 1 areas, this area bounded by Bradley, Fourth, the Big Four tracks and the Illinois Central tracks.

And the first cry of segregation, which was to haunt the urban renewal program until today, was heard on July 22, 1960 when a report by the Champaign Human Relations

the project one area.

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At the Dec. 6 city council meeting, City Manager Robert Oldland reported the HHFA would send an expert to Champaign to make suggestions for a housing code at the next city council meeting.

By Jan. 24, 1961, the expert, Winston Folkers, a man who was to leave a definite imprint on the urban renewal program in Champaign, appeared before the council.

He explained there were essentially three types of urban renewal programs—one specific small area to be entirely completed in one program, a General Neighborhood Renewal Program which took a specific neighborhood and did specific areas inside it one at a time or the Community Renewal Plan, which took into consideration the entire city.

As the Council studied these proposals, another problem area developed. Under federal law, the city was allowed to discount public improvements such as streets, sewers, schools or sidewalks inside the project area as credit toward the one-fourth of the total cost they would have to pay, provided that these improvements had been done within three years of the start of the urban renewal program.

Otherwise the city would

Ing at a press conference  
public instruction, spoke  
candidate for state-sup

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On Jan. 9, 1962, the HHFA sent notice to the city pointing out the Workable Program had inadequate relocation programs, citizen participation was weak and there was as yet no housing code. However, on March 29, 1962, the HHFA recertified the Workable Program.

Discrimination entered the picture again in April of that year, this time in force, as over 100 persons appeared at a public meeting of the Council for Community Integration to protest lack of minority group representation in planning and inadequate relocation programs.

Later in April, the CAC and city officials attempted to clarify their views on the subject at a public meeting. At that meeting, Hodges said: "I will not succumb to a proposition enforcing real estate dealers to sell property to Negroes."

The minority problem died down for a brief period, only to crop up in greater force later.

On May 2, 1962, the view of the city manager prevailed, and the firm of Harland Bartholomew and Associates of St. Louis was selected as professional planners for the urban renewal program.

DON MCMEILIN



# Urban Renewal Needs Clarification for Public

To the Editor,

Sir: The Urban Renewal promoters, or some well informed personality needs to come to the front via TV, radio, or some planned meetings so that J.Q. Public (every resident in these Twin Cities) can get some definite understanding.

The letter in your Mail Bag signed John B. Gilpin on the 8th simply put us in a quandary. At this point, we're so confused we don't know 'nuttin! I'm for anything that means progress as long as it is said or done in the interest of all involved.

I believe this project whether good or bad will 'stampede' right where it is (nowhere) for the lack of proper enlightenment of those who will be directly affected by any 'rash' moves.

Unless Urban renewal scoops up Champaign - Urbana in it's entirety, and 'carts' it off to destinations unknown, many of us won't be greatly affected or inconvenienced but... nevertheless, we don't relish the idea of the Golden Rule being trampled either.

If what we're squabbling

about ain't worth it then why waste time? What we want and should have now, is some honest to goodness bare facts before we all are 'strangled plum out of existence.' I too, hope I'm not misunderstood. If a mass clearance means knocking down everything in it's path, Then, I'd say, 'Lets forget it! I wanta live, but I wanna know where I'm living!

MRS. M. E. BURCH

Champaign

Sunday, Dec. 26, 1965

## CHAMPAIGN-URBANA COURIER

### Mail Bag:

## Renewal Area Consulted

### Attack on Urban Renewal Unwarranted?

To the Editor,

Sir: Robert F. Welsh says "one need only to have attended the neighborhood Urban Renewal meeting at Washington School on Sunday to discover what is wrong with U.S. policy in Vietnam." When will the civil rights workers stop confusing U.S. foreign policy with the race issue in the United States?

One hundred-seventy five invitations were issued to the residents of the Project One area by the Citizen's Advisory Committee for Urban Renewal to attend an informational meeting on the urban renewal plan. This plan, in consideration since 1963, is a positive program for community improvement which has been studied and reviewed time and again not only by the City Council, Mayor, and the City Manager, but also the CAC, the Northeast Neighborhood Committee, and the civil rights leaders. The plan was changed a number of times to conform to the wishes of the people affected by urban renewal.

I also was present at the meeting at Washington School and Mr. Welsh very clearly distorts what he calls the "tone" of the urban renewal "officials." (There was one official there, Mr. Gensemer. John Barr and Mrs. Robert White are citizens who have devoted their time and energy because they believe in this program). Unfortunately, Mr. Welsh was not present at the last Northeast Neighborhood Committee meeting in December, which was established so their ideas for their neighborhood could be considered.

At that meeting I heard a plea from a person who lives adjacent to Douglass Park to "do something about that park or close it down." The urban renewal plan makes Douglass Park a recreational area like any other park in the city of Champaign.

I also heard a plea at this same meeting to "do something about Douglass Center." 1000 people pass through that so-called recreational facility every weekend and it is a disgrace. The urban renewal plan allows

Douglass Center to improve and expand its facilities, which could never be done without it.

If Mr. Welsh or any other interested citizen would like to learn how urban renewal can work for the positive benefit of all Champaign (including the desegregation of public housing, which it has effected), I suggest they call on the urban renewal office of the CAC.

NORMA J. FENVES

Champaign

Monday, Jan. 31, 1966

## CHAMPAIGN-URBANA COURIER

### Unitarian Church:

## Urban Renewal Discussed

The design and implementation of urban renewal in Champaign was discussed in a local church Sunday morning.

Mrs. Steven J. Fenves, chairman of housing and urban renewal for the League of Women Voters of Champaign County, and Robert Zackery, co-chairman of the Council for Community Integration, along with the Rev. John A. Taylor, spoke at the Unitarian - Universalist Church in Urbana.

Mrs. Fenves pointed out that urban renewal began as an approach to slum clearance, but that successful relocation of affected families is now a major concern. Urban renewal is only as successful as its relocation program, she said.

Robert Zackery emphasized the social effects of urban renewal. He said there should be a minimum hardship on the relocated families, that the area should be designed as an integral part of community life and

that new housing should be available on a non-discriminatory basis, with freedom of choice.

The Rev. Mr. Taylor said urban renewal is a tool to help citizens eliminate disgrace from their community, and it should be used as a tool.

The era has passed, he said, when the white man could ask "to do something for the Negro. The era of Uncle Tom is all gone.

"What we are doing together counts," the Rev. Mr. Taylor said.



Tuesday, Feb. 22, 1966-

## CHAMPAIGN-URBANA COURIER

For NE Residents:

# Renewal Office to Open

The Urban Renewal Project Office will open Monday at 808 N. 5th St. to supply information to residents of the Project 1 area.

James Williams, urban renewal relocation officer, will be available at the office to answer questions and provide assistance to all residents of the area.

The office is located within the Project 1 area in order to be easily accessible to the residents.

Initial hours of operation will be 10 a.m. to noon and 1 p.m. to 5 p.m. These may be adjusted after the needs of the residents become clear.

Urban Renewal Director David Gensemer explained Tuesday that "the purpose of this office is to provide individual, personalized information and assistance when and where it is needed in order that all those af-

ected can be fully informed.

"All information now available to the Urban Renewal office will be available to the individual property owners and renters."

This will include the classification of each home as standard, rehabilitable or substandard, the present estimate of whether the family will be required to move and an estimate of when any such move will become necessary.

No price information on properties is yet available, Gensemer said.

Furniture for the office is now being obtained, Williams said.

Gensemer emphasized that since the urban renewal plan has not yet been completed any information supplied must of necessity be of a tentative nature and subject to possible change.

To Sp. 5 Gensemer:

# 3 Memorials Suggested

The first suggestions for a suitable memorial to Sp. 5 David D. Gensemer, Champaign soldier killed in Viet Nam, arrived at The Commercial Bank of Champaign Monday.

Bernie Myler, assistant cashier, said they included:

— That a bronze plaque be placed in a city building or the proposed new fire station naming it the David D. Gensemer building.

— That the new park area in Champaign's urban renewal area be named after the soldier. (His father is the urban renewal director).

— That since the Gensemers live at William and Frank Streets, the name of the new Frank Street be changed to David D. Gensemer Drive. Myler said the proposer pledged to buy new signs for the road if its residents and the city would agree to the renaming.

More than a dozen contributions of cash and checks have also been received to date for a memorial fund to Sp. 5 Gensemer, Myler added.

"Tokens of regard" may be mailed or taken to the bank addressed in care of Ralph Hopkins. Also helping to organize

the drive is Mrs. R. C. White of 1007 Devonshire Drive.

Sp. 5 Gensemer, 23, son of Mr. and Mrs. David Gensemer, 1906 W. William St., was killed by small arms fire Jan. 30 during fierce fighting in the Bong Son region of Viet Nam.

Tuesday, Feb. 1, 1966-

## CHAMPAIGN-URBANA COURIER

# Mail Bag

## Cities Should Reject Government Financing

To the Editor,

Sir: This HUD is the same thing as it was before its name change. The same fate is in store for it. You will perhaps recall all the tearing down that was done in the late 50's and the first half of these '60's. Does it not seem odd that a lot of those lots are still vacant? Many people had to move and sell their homes at a so-called fair price and the small business man met the same fate if he had a little business in a slum.

LBJ now has the nerve to ask congress for more money to pour down a rat hole. But he is not content with that alone, no, he wants a lot of the government's money to go into the cities, counties so that the federal government will in the end have more to say about how the city or county is run than the city, county, or state will have.

Champaign would do well to stay out of that kind of mess. When a city takes the homes and the businesses away from its very poor people its not much of a city. And it becomes even less of a city when nothing is built on the vacant places. To be sure, some of those places need to be fixed up and others rebuilt. If a city can do this without government funds it should do so for its a good thing. But if on the other hand it takes government funds to do it with then the whole city is going to suffer sooner or later.

Look at OEO, that was touted as being a God send. How has it turned out? Well the Job Corps is a part of that and the Job Corps has been in the news lately. Indiana, Kentucky, and West Virginia, just to name there camps. HUD will end up being another Job Corps.

WILLIAM E. WILLIAMS  
Farmer City

## CHAMPAIGN-URBANA COURIER

Wednesday, Dec. 8, 1965-3

# Douglass Center Added To Urban Renewal Area

By David Witke

The Champaign City Council Tuesday night adopted a new resolution on urban renewal which, if approved by federal authorities, will enable the city:

1. To include Douglass Center in the Project 1 urban renewal area, and

2. Establish a field office within the project area sooner than anticipated.

At the same time, the council increased the estimated cost of the planning phase of Project 1 from \$99,137 to \$105,549 and requested a two months' extension in the time allowed for planning.

Douglass Center could be incorporated into the project area through a minor boundary change. The council's resolution asks that the project area,

which already includes Washington School adjoining the center, be extended a half block to the west along Grove Street to 5th Street.

This will place the row of houses north of Grove on the east side of 5th Street within the project area too. This will enable Douglass Park to be extended all the way to 5th Street. The park now stops at the back yards of the row of houses.

## Change Requested

The boundary change was made at the request of the Champaign Recreation Board, which asked that Douglass Center be included, and the Champaign Park District, which favored the extension of the park.

The park board felt that Douglass Center, Douglass Park and Washington School should be

considered as a unit in planning the area.

The Citizens Advisory Committee on Urban Renewal had pointed out in a previous report that the lack of street frontage on Douglass Park made supervision and police patrol difficult.

Extension of the park to 5th Street is expected to increase ease of surveillance.

The new resolution will allow a field office to be established within the Project 1 area from the time the application for an execution contract is submitted, rather than when the execution contract is approved.

It is now expected that execution of the project may begin in March. Purpose of the field office will be to assist in relocation of displaced families and to provide public information.







# Champaign Considering City Housing Authority

By David Witke

The Champaign City Council has been giving informal consideration recently to the possibility of establishing a City Housing Authority.

Such an agency would take over from the Champaign County Housing Authority responsibility for all public housing within the city.

The primary advantage of such a step would be that the city could then more easily coordinate public housing policy with the city's urban renewal program.

There would be "essentially no cost involved for the city" in such a step, according to Henry Spies, vice chairman of the Citizens Advisory Committee on Urban Renewal, who brought the idea back from Washington after conversations with federal officials.

As is the case with the County Housing Authority, any construction would be covered by federal grants and rental income would cover maintenance costs. Federal funds would pay the administrator's salary.

The city's power to assume control of public housing derives from the Illinois Housing Act. Basically all that would be required to accomplish the step would be passage of a city ordinance.

The city council reportedly has given the possibility only preliminary discussion at this point. Individual members report they wish to study the matter further before making public comment on the possibility.

"But this is certainly a new idea that is worthy of very serious consideration by the council," one councilman said Monday.

It is likely that the possibility will be discussed further at a council study session preceding Tuesday night's city council meeting, another councilman said. If such a city authority were established it would be responsible not only for administering present public housing developments but for submission of any future requests for additional public housing as well.

Spies, in Washington on other matters, spoke with federal officials of several agencies, inquiring as to the advantages of a City Housing Authority as an urban renewal tool.

The main advantages, he said, would be:

—The city would be able to set up its own public housing policies in such areas as occupancy standards.

—The city would have more direct control over submission of future requests and over planning for future needs.

—Having both public housing and urban renewal under city administration would provide

better opportunity for liaison and coordination between the two.

A councilman added an additional advantage to the list: Better opportunity to deal with those problems of housing which are strictly urban in nature and unrelated to rural areas.

The only, apparent disadvantage, Spies said, is that it would mean one more city agency to administer.

Under the law, the city council could make the City Housing Authority either a department of the city government or a separate authority, related to the city council as the present County Authority is related to the county board of supervisors.

slums and overcrowding, them even more, or spilling out into previously non-slum areas and transforming them into slums.

Federal officials believe that relocation of these persons in small scattered sites throughout the city results not only in the elimination of the slum they left but prevents the creation of another slum.

City officials, however, appear to have a strong argument in their favor. First of all, the city plans in addition to the 60 units within the area to build 60 units outside the area. Since there are, according to a survey, 63 families who qualify for public housing this should be adequate to allow each family to decide whether it prefers to stay in the area or move outside.

It is hoped by most city officials that if it can be effectively demonstrated to federal officials that if the persons will have this freedom of choice and not be segregated as in the past, the federal government will allow the 60 units to be built in the project area and the

CHAMPAIGN-URBANA COURIER

Friday, Dec. 17, 1965

Project 1 Meeting:

## Renewal Will Be Explained

An informational meeting on present urban renewal plans will be held for all residents of the Project 1 urban renewal area at 4 p.m. Sunday in the Washington School auditorium.

The meeting is sponsored by the public information subcommittee of the Citizens Advisory Council on Urban Renewal.

The session will be devoted to an explanation of the Project 1 urban renewal plan as presently conceived.

The presentation will be a review of previously announced aspects of the program, according to Urban Renewal Director David Gensemer.

A question and answer session will follow the presentation.

by council members, who maintained the urban renewal law contains no such requirement.

Councilman Frank Schooley said "Mr. Swartzel (the regional director) is reading things into the law that I don't see in the law. And I definitely feel there has been progress in this area."

### Misunderstanding

The only remaining federal objection to Champaign's tentative plan apparently is the result of a misunderstanding.

Swartzel's letter indicated that the Champaign County Public Housing Authority has been found guilty of "discriminatory practice" under Title VI of the federal civil rights act.

But City Manager Warren Browning explained that this finding has been superseded by a later decision in which the housing authority was declared to be in full compliance with Title VI requirements.

through the efforts of the city's Human Relations Commission and Fair Housing Bureau.

### Further Methods

Urban renewal can further reduce segregation through use of public housing and 221(d)3 housing and through relocation policies, he said.

The city also can soon provide federal officials with letters from local real estate brokers in regard to the city's pledge to make relocation housing available on a non-discriminatory basis.

The requirement that urban renewal combat segregation was mentioned both by Gensemer

TUESDAY, MARCH 22, 1966.

THE NEWS-GAZETTE

## Learn More Problems In UR Future

Several problems which call for further documentation still exist in Champaign's urban renewal plan, A. Dean Swartzel, regional director of urban renewal, told John Barr Monday.

Barr, chairman of the local Citizen's Advisory Committee on Urban Renewal, said he had conferred with Swartzel Monday and found him to be "very responsive" to the progress made in racial relations in Champaign over the last two years.

Barr said Swartzel was impressed by letters from the Champaign Human Relations Commission and the League of Women Voters commending the progress made in Negro families moving into previously all-white areas.

Swartzel's office had returned the original urban renewal plan to local authorities on grounds it did nothing to eliminate segregation.

Barr said Swartzel was concerned that the Neighborhood Committee be given full opportunity to voice its desires and be involved in the relocation



## Ramsey Asks UR Housing In Project Area

Rev. Blaine Ramsey, president of the county NAACP, has called for exploration of the possibility of locating University of Illinois housing or other facilities in the project 1 area of Champaign's urban renewal program.

In a letter to A. Dean Swartzel, regional director of the Urban Renewal Administration, Ramsey charged that "alternatives for land usage within the project 1 area have not been exhaustively examined."

Swartzel last week rejected Champaign's urban renewal plan on the grounds it did not effectively lead to ending segregation.

### Serve Function

Ramsey said, "the location of University housing for faculty or married students in the area would promote de-ghettoization. The placement of other University facilities in parts of the project 1 area would serve a similar function."

He said the president of the University and his staff "have not been encouraged to personally take an interest in and investigate the contribution which the University could make to the community and to the University in locating some appropriate facilities within the project 1 area."

Ramsey said the city should consider locating the proposed new public library in the project 1 area and said a "communitywide cultural center or professional medical complex could be located in the area."

### About New PO

He scored the fact that apparently no consideration was given to locating the new Champaign Post Office there.

Ramsey said also the construction of public housing in the "ghetto" would result in "racial containment for at least another generation and will contribute further to racial discrimination and will thus be working against the very goals of the Urban Renewal Administration."

He called for local laws to end "legal discrimination in housing, public housing and schools as a precondition to release of federal funds for the urban renewal program."

## Move To Form NE UR Group Support

By HAL ALEXANDER  
News-Gazette Staff Writer

A move is under way in the northeast neighborhood to organize the residents of the Champaign urban renewal project 1 area into a body "capable of speaking for themselves" which backs the city's urban renewal plans and recommends immediate consummation of the execution phase.

Led by an already organized group of about a dozen vocal proponents of urban renewal, all of whom live within the project area, a meeting was held Thursday night in the site office in the area.

Most persons present at the meeting were of the opinion that comments and letters from persons outside the project area who "say they represent us but really don't" had hurt the project which "the great majority of people in the area want."

The Thursday night meeting was almost secretive. This reporter was told on being invited: "We don't want anyone from outside the area—no whites except the press."

About 15 persons attended the meeting, and all seemed frustrated at the interminable delay in the urban renewal program.

Most seemed annoyed that the urban renewal plan had been rejected by the Chicago regional office on grounds that it did not end segregation.

### On Housing

The informal discussion centered at first on the problem of public housing. The concrete reason why the urban renewal plan was rejected by federal officials was the belief that locating 60 units of public housing in the project area would perpetuate segregation and the "ghetto."

"I think the city is right," said Dawson Banks Jr., a resident of the area. "As long as the people are given a choice as to which of the 60-unit projects they want to live in, I don't see what could be fairer than that."

The city plans to locate 60 units of public housing outside the project area and 60 inside.

Most present, however, scored the discriminatory practices of the county public housing authority.

"We now have three Negro families living in Bradley-McKinley. For better than 15 years, they had a waiting list

at Birch Village (all-Negro) and empty units in Bradley-McKinley, but didn't move any Negroes there."

### Don't 'Blame City'

Louis Nash, apparently the organizer of the meeting, said the group "should not blame the city of Champaign for the mistakes of the housing authority."

"After all, it is urban renewal that forced them to open up Bradley-McKinley after all those years," Nash said.

William Butler said he "has a decent home and wants to improve it, but 'I can't until they get urban renewal underway.' When the program goes into execution, Butler, who has a rehabilitable house, hopes to purchase a substandard house adjacent to his and enlarge his lot to standard size."

"I don't see why the people in the program should be penalized by the people outside the area who are against it."

Banks said he thought urban renewal and public housing were two separate areas and the project should proceed.

### A 'Nice Ghetto'

"If you have to live in a ghetto, why not make it a nice ghetto?" he said.

Discussion at the meeting then turned to a suggestion from Osborne Cole, another resident of the project area, who suggested a clean up campaign to get rid of junk on vacant lots owned by persons outside the area.

The meeting took a momentary light-hearted turn, at this point when a late-comer, upon hearing the suggestion of a clean up campaign, mistook Cole for Rev. Blaine Ramsey, well-known civil rights leader.

Those present, however, pledged their support for such a project and said details would be worked out at a later meeting.

The residents of the area did voice concern over the fate of elderly persons in the area who would be forced to relocate. They received assurances from urban renewal director David Gensemer, present at the meeting, that each case would be considered on an individual basis and the public housing for the elderly now under construction on Healey Street would be available to those persons on a non-discriminatory basis.

## Stratton Tells Position On UR Housing

In an appearance on WDWS Open Forum Thursday City Councilman Kenneth Stratton expressed himself as favoring location of housing units within the proposed urban renewal area.

"This is the first time I have stated my position in public," he told interviewer T. O. White, indicating he had given the matter long and careful study.

He based his stand, among other reasons, on the matter of costs involved.

Stating urban renewal was "dead" as of right now, he indicated his belief it would eventually be achieved. "Nothing of any importance ever gets off the ground without some setbacks," he declared.

"I know," he said, "my position may not be popular in some quarters, but there are two sides of the coin for integration."

"I feel housing in the area could, and would house both whites and Negroes. Not individual families, perhaps, but groups."

If urban renewal fails Stratton painted a dim picture of the alternative.

He termed the alternative city renewal at city expense. It has to be done one way or the other, he said, "since housing standards have not been enforced in the Negro housing. For the city to go it alone would be a tremendously expensive undertaking."

Stratton stressed the fact he wanted the best for the city with practical economy.



## CHAMPAIGN-URBANA COURIER

## Mail Bag:

## Mass Clearance Project?

## Reader Sees Ownership Rights Threatened.

To the Editor:

Sir: The experience of the farmers of the United States in the 1963 wheat referendum is relevant to the urban renewal proposal which is currently being debated in Champaign.

The government told the wheat farmers in 1963, "Either vote for complete Federal control over wheat production, or we'll take away your price supports." The Department of Agriculture carried out a country-wide indoctrination campaign, including public threats to dump surplus wheat on the market if the vote went the wrong way. The farmers, however, stood firm and voted two to one against the government's proposal. No wheat was dumped, and the farmers are still collecting their price support payments.

These events have two lessons for us. The first is that it is not new for government - aid power to be combined with other government powers to make a potent bribe - threat stick to hit citizens over the head with. The second is that when people are determined enough they can fight such intimidation and win.

The urban renewal promoters in Champaign wield two bribe-threats against their fellow citizens. The people in the urban renewal area are told, "If you cooperate, we'll give you 'several programs of financial aid... for those qualifying'. If you don't cooperate, we'll get strict with the housing code and condemn a lot of your houses, and not help you at all." The people in the city as a whole are told, "If you cooperate, we'll get a large amount of Federal money to spend in the city. If you don't cooperate, we stand to lose much Federal aid we're now receiving, including aid for schools."

If, as in the case of the wheat farmers, a referendum were held among the people most affected, there is little doubt what the result would be in Champaign. The residents of the urban renewal area would probably vote NO at a ratio of nine to one instead of two to one. However, the issue will not be

decided by a referendum in the affected area, but by a vote of the Champaign city council. Thus there is a distinct possibility that the residents of the northeast neighborhood may be sacrificed outright "for the good of the city".

"A man's home is his castle" is a basic principle of the American heritage. "Do unto others as you would have them do unto you," the Golden Rule, is a teaching which is deep in our religious tradition. Urban renewal by means of eminent domain tramples both; it is a concept more appropriate to Mussolini's Fascist police state than to the United States. It has no relation of such legitimate uses of eminent domain as acquiring land for a public building or right of way for a pipeline.

I for one cannot sit idly by while hundreds of people are arbitrarily and capriciously thrown out of their homes merely so that some outside money can be drawn into the city. I have no desire to benefit from someone else's forced sacrifice.

I believe there are other citizens in Champaign who, when they understand the exact character of what is being pressed on the city in the name of "renewal," will feel as I do. I urge them to make their questions and views known, both to the city council and in these columns.

This letter is based on the two articles on urban renewal which appeared on page three of the Courier Wednesday, January 26. Statements made by City Planner David Gay at a meeting on the 25th, as reported in the Courier articles, embodied the bribe - threats discussed above in more explicit form than they have appeared in any previous public statements I have seen.

I hope I am not misunderstood. I believe that those who are working so vigorously to bring an urban renewal grant to Champaign are both honest and well - intentioned. However, they are also paternalistic in their thinking and as authoritarian in their methods as circum-

The impasse in urban renewal is a direct example of federal-city government relationship. The War on Poverty is not.

The urban renewal problem, essentially, is that the federal government believes the location of 60 units of public housing in the project area would lead to a perpetuation of segregation in this area, in that all persons in the area who would lose their homes would move in or be moved into this development.

As a basis for this assumption, federal officials point to the fact that until a few months ago, public housing in Champaign had been completely segregated for almost 15 years and that even now only three Negro families live in Bradley-McKinley unit and no whites live in the Burch Village unit.

The city, on the other hand, points to the fact that there has been no great influx of Negroes to Bradley-McKinley, that surveys of families in the project area shows a large majority desire to stay in the area and that there is nothing in the urban renewal laws which mentions elimination of segregation as a purpose of urban renewal.

Besides, unless the city gets \$106,000 credit for the 60 units in the project area, it can not afford its 25 per cent cost of the project.

The city's position that urban renewal is not meant to eliminate segregation could be challenged. The position of the federal government on this point is that the purpose of urban renewal is the elimination of slums, blight, etc., "and the conditions which cause them."

Segregation is held to be a condition which causes slums and, therefore, must be eliminated if urban renewal is to work, say federal officials.

Professionals in urban renewal planning point to the "moving slum" theory as a basis for their position.

The "moving slum" theory, which has been proven true in many cases, says that merely tearing down buildings and houses with no adequate program for relocation of the residents results in these residents either moving into existing

stances permit.

The program which they propose is in its present form a mass - clearance program for the most part (despite all protestations to the contrary), and its implementation would constitute a minor aggrandizement of the city's economy at the cost of the complete disregard of the rights of a portion of its inhabitants. It is a program which should be stopped.

JOHN B. GILPIN

Champaign



# Office Leased To Help NE Area Citizens

By David Witke  
The Champaign City Council Tuesday night took two forward steps concerning urban renewal:

— The council gave tentative approval to a lease for an office at 308 N. 5th St. where information office will be established as soon as possible after Feb. 1.

— The council authorized filing of an application for loans and grants required to complete the city's Project 1.

The information office, located in the Project 1 area, is designed as a convenient point for persons directly affected by the urban renewal project to visit for needed information and assistance.

The office will be manned by James Williams, relocation officer on the city urban renewal staff.

## With Somers' Office

The lease, expected to receive final approval at the Feb. 1 council meeting, is with Victor, Sam and Joseph Gagliano for half of the building now used as an office by former Magistrate Joe W. Somers.

City Urban Renewal Director David Gensemer said the office will be opened as soon as the lease is approved and the federal government authorizes the funds. This, he estimated, will be soon after Feb. 1.

The loan application authorized by the council sets a maximum limit of \$2,787,244 on the amount of loans to be asked during the execution of Project 1. The application also requests grants for rehabilitation and relocation payments.

Gensemer explained that this application is merely the first step in obtaining a loan-grant contract for executing the project, and does not constitute approval by the council of any urban renewal plan.

## Hearings to Be Set

Gensemer will compile all required documents, including the loan-grant application and tentative renewal plan, for delivery to federal officials by Feb. 1.

Federal authorities will review the plan to see if it meets requirements and return it in about 60 days. A public hearing will then be scheduled — probably about mid-March — and the council will then vote on approval or disapproval of the plan.

The plan, if approved, will then be submitted to federal authorities.

# 1st Urban Renewal Project Could Start About Sept. 1

By HAL ALEXANDER  
News-Gazette Staff Writer  
Barring unforeseen problems, the Champaign urban renewal project 1 could go into execution as early as September 1, city officials said Tuesday.

At a noon press conference, city and public housing authority officials and members of the Citizen's Advisory Committee on Urban Renewal said the only real hurdle left to clear was the

signing of a contract with the public housing authority.

Part 1 of the urban renewal plan has cleared Chicago regional urban renewal officials and is presently being reviewed in Washington, D.C. Approval from Washington is expected soon.

During the review, local authorities plan to hold a public hearing before the Champaign City Council and obtain council

approval necessary for the submission of Part 2 of the plan to Chicago and Washington. City Manager Warren Browning said no specific date has been set for the public hearing.

Urban Renewal Director David Gensemer said Part 2 of the plan would include documentation proving notice of public hearing, minutes of the hearing and meeting at which the council passed the proposal, any revisions the council would choose to make in Part 1 already submitted, answers to any questions posed by federal authorities on Part 1 and any further required documentation.

## Ready July 1

Gensemer said he hoped to submit the Part 2 to federal officials by July 1, and allowing the normal 60 days for approval, the project could enter the execution stage by Sept. 1.

The contract with the public housing authority will provide for 120 units as part of the urban renewal project and has nothing to do with the above mentioned progression of events except that it must be signed before the project can enter the execution stage.

The difficulty involved in contract negotiations, according to CAC Chairman John Barr, is that due to higher than average real estate costs in Champaign, the cost per public housing unit may exceed the cost established by the U.S. Public Housing Authority.

The problem, Barr said, is even more complex because the density requirements (the number of units allowed per acre of land) set by the federal government is much lower than economically feasible.

Officials said there were currently four sites under consideration for the 60 units of public housing planned for outside the project area. The location of the sites was not revealed.

Barr said the average land cost per public housing unit allowed by the federal government was \$2,500 and the maximum allowed just under \$3,000 per unit.

## Would Top Estimate

Of the 13 sites originally considered and the four remaining, the land cost per unit, even taking into consideration the very low cost for land for the 60 units within the project area, would exceed the government figures considerably.

"The only solution," Barr said, "is a higher density," or placing more units on each acre of land purchased.

Barr said if federal officials would allow 20 living units per acre, land cost would be \$2,460 per unit, within the limit established by federal authorities.

While federal officials are not



# 35 at Renewal Hearing; Few Understand Project

By Paul Rogers

A carefully detailed public presentation of Champaign's Urban Renewal Project 1, a plan involving 212 families and 72 single persons, attracted only 35 listeners Sunday at the Booker T. Washington School.

Members of the Citizens Advisory Council and the Champaign Park Board outlined each aspect of the plan as presently conceived, but reaction from the audience made it clear that a great deal of misunderstanding and apprehension still exists.

This lack of familiarity and tacit opposition to the project is underscored by the fact that urban renewal workers have discussed aspects and problems of the plan with 99.94 per cent of the persons involved, according to one speaker.

At one point in the two-hour discussion, John Barr, chairman of the Citizens's Advisory Council to the project, asked for a show of hands that would indicate approval or disapproval of the plan.

After a long silence, two

women put up their hands to say yes. Those opposed, some 30 persons, were immediate in indicating their disapproval.

The lack of familiarity became more evident in the question and answer period that followed.

Only three or four persons were vocal in their questioning, much of which touched on the points that the Citizen's Advisory Council had gone to great length to explain.

"One of the things that is confusing me," one homeowner complained, "is that we've had men come out and tell us one thing but when they get back to the west side they talk differently."

"I've heard some people say that if this project goes through I'll make a killing off these Negroes in the north end."

David Gensemer, city urban renewal director, replied that statements by urban renewal workers have changed as the plan undergoes constant revision, based on recommendations from families involved.

Some persons "making a kill-

ing" off the project, he explained, prices of the land and properties involved "will be strictly regulated by the city. There will be no opportunities for anyone to make a killing."

Another homeowner said he doubted the value of developing parks in the project area, stating that "there will be just us old settlers left in this town soon."

"Where will the young people be who are supposed to enjoy these parks? They'll be moving out of town as soon as they're educated to find better jobs."

"Why should the rent in public housing be so much when the government is going to help out with money?" he asked, after Gensemer had said that the rent in private housing averages about \$100 a month and in public housing \$45 a month, depending on income.

"I've seen places with a front room, bedroom, kitchen and closets for \$23 a month" the homeowner said.

Gensemer told another homeowner that if his house is standard and in the area marked for clearance he can move it any where he liked.

"We're not going to tell you where to move it," he explained. "North, south, west Champaign, you can move it there if you want."

Points of interest to homeowners included Gensemer's announcement that a site office, through which all complaints and recommendations will be handled, will open at Tremont and 5th Street "as soon as the city submits its plan to the government."

Gensemer said that the plan, in which the city will ask for a loan and grant contract, "will be a voluminous five pounds of detailed explanation. We hope to get it submitted within 30 to 60 days."

A public hearing on the project, he said, probably will be held in the city council chambers in late January or early February.

Gensemer explained that clearing of existing structures will first begin in the northwest section of the project, adjacent to Bradley and 4th Street, "about 120 days after the acquisition settlement."

This area will be dealt with first, he said, to enable families from other affected areas to move into new lots and the apartment complexes that are expected to be erected in the location.

## Report Builders Seek UR Land

Several contractors, all of them local, have indicated interest in acquiring land for redevelopment in Champaign's Urban Renewal Project 1, David Gensemer, project director, reported Sunday.

"We have several letters on file and one contractor has stated that he would be willing to acquire all the land in the area set aside for low cost private rental unit development," Gensemer explained.

"Other builders have expressed a definite desire to cooperate in the construction of low cost housing (in the \$7,000 to \$10,000 range). They are all local contractors," he added.

Gensemer said that although the project was not drawn up to solve segregation problems he is aware of the close connection between the project and the desire for integration.

"We are trying to make this the kind of area where both Negro and white families will come to live. It will be the type of area, we hope, that will also attract University of Illinois students."

Gensemer said his latest revised figures show that the urban renewal project, involving some 651

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"The only solution," Barr said, "is a higher density," or placing more units on each acre of land purchased.

Barr said if federal officials would allow 20 living units per acre, land cost would be \$2,460 per unit, within the limit established by federal authorities.

While federal officials are not prone to allow this high density, it is hoped they can be convinced that because of high land costs in Champaign, this is the only feasible solution.

Harold Sloan, director of the Champaign County Public Housing Authority, said the greatest density presently in county public housing was 70 units on five acres at Burch Village, an average of 14 per acre.

Barr pointed out, however, that if the acreage at Burch Village which is taken up by streets is subtracted from the five acres, a much higher density was present.

A committee composed of Champaign Mayor Emmerson Dexter, Councilman Virgil Winkoff, Barr, Gensemer and Sloan was scheduled to meet with the director of the North Central public housing region in Chicago Wednesday to discuss the problem and hopefully receive approval for the higher density.



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Gensemer said his latest revised figures show that the urban renewal project, involving some 65½ acres of Champaign's northeast neighborhood, will involve "\$12 million spent in the city over a five-year period."

Of the 212 families in the project area, 136 will be displaced, he continued. Fifty-three of the 72 single persons living in the area also will be displaced.

Structures total 250, of which 241 are residences and the remainder are businesses. Of the residences 195 have deficiencies below the minimum standards set by the city, and 171 of these will eventually be acquired by the city for demolition.

Six of the nine businesses will also be acquired.

Of the 55 standard structures

within the area, only 29 are in locations that will force their acquisition.

Gensemer added that about 98 per cent of the land area in Project 1 is owned by Negro families. When the project is implemented, he added, this figure is liable to change substantially.

Champaign, you can have what you want."

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# Second Appraisal Of Urban Area Set

10/20/65

By HAL ALEXANDER

News-Gazette Staff Writer

The Champaign City Council Tuesday approved two resolutions affecting land acquisition in the urban renewal project 1 area.

The first resolution set general policies the city will follow in land acquisition and the second, placed on passage, authorizes execution of an agreement with J. Lloyd Brown of Urbana for the second appraisal of property in the project 1 area.

City Manager Warren Browning pointed out the first resolution was a reaffirmation of policies already adhered to by the urban renewal office and the city.

Councilman Virgil Wikoff said the resolution kept with federal urban renewal requirements and "will protect the people there from getting defrauded when they sell their property."

The resolution itself declares: "The interests of all persons concerned will be protected impartially by insuring that fair prices are paid for all property and/or improvements which are to be acquired."

## Reduce Hardship

"Methods and practices concerning acquisition procedures will be utilized in such ways as to minimize hardship to owners and tenants."

The resolution also states "speculation" in properties to be acquired by the city will be discouraged by the adoption of effective measures.

Browning said Tuesday he did

not know what exact measures would be enacted.

Other general policies adopted in the resolution include:

— The city will not require any owner to surrender the right to possession of his property until the city pays the agreed purchase price or, if the price is in dispute, not less than 75 per cent of the appraised fair value.

— Persons will not be required to surrender possession of property until 90 days after written notice from the city.

## Take All Steps

— The city will take all steps necessary to remove or abrogate any legally enforceable provi-

CHAMPAIGN-UR

## Eight Stories Approved for Elderly Units

Verbal approval of the addition of two more stories for the planned apartment house providing housing units for the elderly in Champaign County has been received.

Oscar Steer, chairman of the Champaign County Housing Authority's board of directors, said it is anticipated that plans and specifications for the revised structure will be ready to give to contractors soon, with an eye toward receiving bids sometime in September.

As originally designed, the structure was to have had six stories, but bids on this were so far over the estimate no contracts were let.

The Federal Housing Authority was then asked to approve the additional two stories, which lower the per-unit cost of construction although raising the overall cost.

The estimated cost of the 8-story apartment building, providing 100 units, has been put at about \$1,200,000. The estimated cost of the 6-story building, providing only 60 units, was put over \$900,000.

The site of the structure is 201-205 E. White St., Champaign.

## Bids Sought For Housing Of Elderly

10/7/65

Bids for the proposed \$1.2 million, 8-story apartment house for the elderly will be opened at 2 p.m. Oct. 28, Harold Sloan, manager of the Champaign County Housing Authority, told members of the housing authority board Wednesday.

Invitations to contractors to bid on the structure, to be built at 201-205 E. White St., already have been sent out.

Approval of the structure, originally designed for six stories and 60 units, was granted in August by the Federal Housing Authority. The structure presently being planned has 100 units.

Sloan and the board went over the plans and specifications at the meeting Wednesday.

The board also voted to send on to the Chicago office of the FHA a request by the Champaign City Council that housing units for persons displaced by urban renewal be reduced from 90 to 60 units.

"They conducted a survey over there, and found that there are only 57 families eligible for public housing," Sloan said.

"In the light of that, they saw no reason to request more units than they'd need."

The city has asked that the units be located somewhere in the area west of 4th Street in the area roughly between Eureaka and Tremont Street.

CHAMPAIGN-URBANA COURIER

Tuesday, Oct. 19, 1965-5

## HR Commission:

## Low Cost Housing Is Topic Here

Harlie E. Miller, head of the urban renewal and multi-family housing division of the Federal Housing Authority, heads a list of panelists who will appear at a public meeting here Thursday.

The meeting, sponsored by the Champaign Human Relations Commission, will be in the form of a panel discussion on "Housing for Lower Income Families." It will be held at 7:30 p.m. in the city council chambers.

A spokesman for the commission cited the need for low-cost housing here as "desperate" and said that with the advent of urban renewal, it is expected to become critical.

Those attending may have a chance to help in formulating acceptable programs.

Other panelists will be Rudard Jones, director of the University of Illinois Small Homes Council - Building Research Council; George Pope, chairman of the Northeast Neighborhood Committee; John Barr, chairman of the Citizens' Advisory Committee; Robert Zackery, member of the CAC, and David Gensemer, director of urban renewal for Champaign.

All will answer questions and offer suggestions on methods of providing low-cost rental and sale housing. Other topics to be explored include possible locations and sizes of sites, building and remodeling procedures, dispersal plans and community planning.



## Housing Law For Low-Cost Units Told

C-10165

A family of five or six could expect to pay about \$135 monthly in rent for housing under the government's below-market interest rate program.

The program offers rental units at prices designed for families who cannot compete for housing on the open market but whose income is too large to qualify them for public housing.

Known as 221 (d) 3, it has been considered here as a possible means of providing homes for some persons who will be displaced by the urban renewal program in Champaign.

Figures for maximum incomes and mortgage limits for Champaign County were announced here this week by Harlie E. Miller, head of the urban renewal and multi-family housing division of the Federal Housing Authority. Miller appeared at a meeting of the Human Relations Commission.

### Maximum Income

Maximum income allowed for a single person living in such housing, he said, would be \$5,000; for two, \$6,100; for three or four, \$7,150; for five or six, \$8,200, and for seven or more, \$9,300.

Rents are figured by dividing the maximum allowable income by 60.

Maximum mortgage limits, for those interested in sponsoring such housing, would be \$9,650 per family unit with no bedrooms; \$13,800 per one-bedroom unit; \$16,550 per two-bedroom unit; \$20,700 per three-bedroom unit, and \$21,000 per four or more bedroom unit.

Potential sponsors for a 221 (d) 3 project can determine just what is might include by deciding the amount of their reserve, which must be 2 per cent of the project's total cost, and adding it to building and land costs and operating expenses.

## NE Group Hears Report

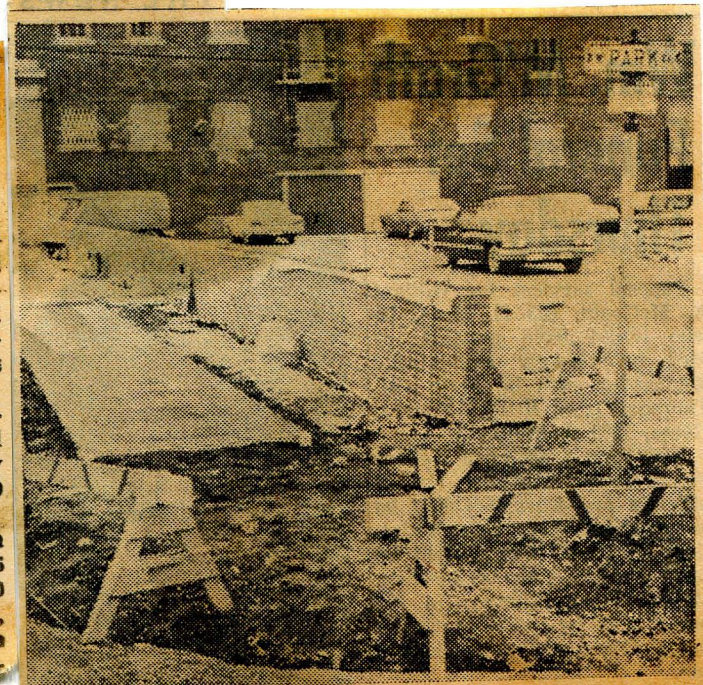
The Northeast Homeowners Association Thursday night will hear a committee's report on efforts to obtain a plot of land outside the city on which to relocate homes from the Project I Urban Renewal area.

The Rev. A. W. Bishop announced that the meeting will be held at 7:30 p.m. Thursday in St. Luke's CME Church, 809 N. 5th St.

The association announced in September a plan to buy 10 to 15 acres of land within a 5 to 10 mile radius of Champaign, which would be made available to members who wished to relocate their homes.

The Rev. Mr. Bishop said recent developments in the renewal project also will be discussed at the meeting.

- GAZETTE



10/20/65 News-Gazette Photo by Robert Arbuckle

**BEAUTIFICATION WALL PROGRESS.** The beautification wall on the Randolph Street side of the W. Lewis and Co. and Robeson's parking lots is progressing on schedule and should be completed next week, according to a spokesman for English Bros. Construction Co., contractors for the project.

By NAACP Y

## Rec Changes Requested

By David Witke

A delegation of teenagers from the Champaign - Urbana NAACP Youth Chapter appeared at Tuesday night's city council meeting and made four recommendations concerning the city's recreation program:

1. That the council seek new sources of recreation revenue "so the inadequacies of Douglass Center and the other municipal recreation centers may be eliminated."
2. That the council assume direct responsibility for maintenance of the recreation buildings, since much of the current recreation appropriation must be spent on upkeep of the buildings.
3. That the council "take the steps necessary to make Douglass Center a safe and wholesome place for citizens to recreate."

At present, the group said in a prepared statement, "the police protection in and around

Douglass Center is so inadequate that many parents are reluctant to permit their children to go there."

4. That James Ransom or another Negro be appointed to the recreation board when the next vacancy occurs.

### 'De Facto Segregation'

"Inasmuch as we have de facto segregation in our recreation facilities, we believe that a Negro should be appointed to the board so the board may be kept informed of developments within the Negro community," the youths' statement said.

(When the youths met previously with the recreation board, Supt. of Schools E. H. Mellon, the board chairman, invited the group to "let the Mayor know who you'd like on the board.")

About a dozen members of the youth organization attended the meeting and listened to the discussion. Group spokesmen were Lyndell Tinsley, vice president of the chapter, and Alice Lathrope, president.

The council took the recommendations under study.

## Plea Back By Stratton

Inadequate recreation facilities for athletic teenagers is "one of the weakest things about the city," City Councilman Kenneth O. Stratton said last night.

The city has not kept its responsibilities to the youth, he charged, adding that he would like to see how we can continue to operate this situation."

His comments were made after a delegation of teenagers appeared at the city council meeting to urge a stronger recreation program at Douglass Center and other city recreation centers.

"The recreation board repeatedly turned back the end of the year," Stratton said. "This money was approved by the council and should have been used for recreation purposes."

He said the board turned over funds totaling \$676 in 1965, \$1,000 in 1962, \$5,000 in 1963, and \$6,000 in 1964.

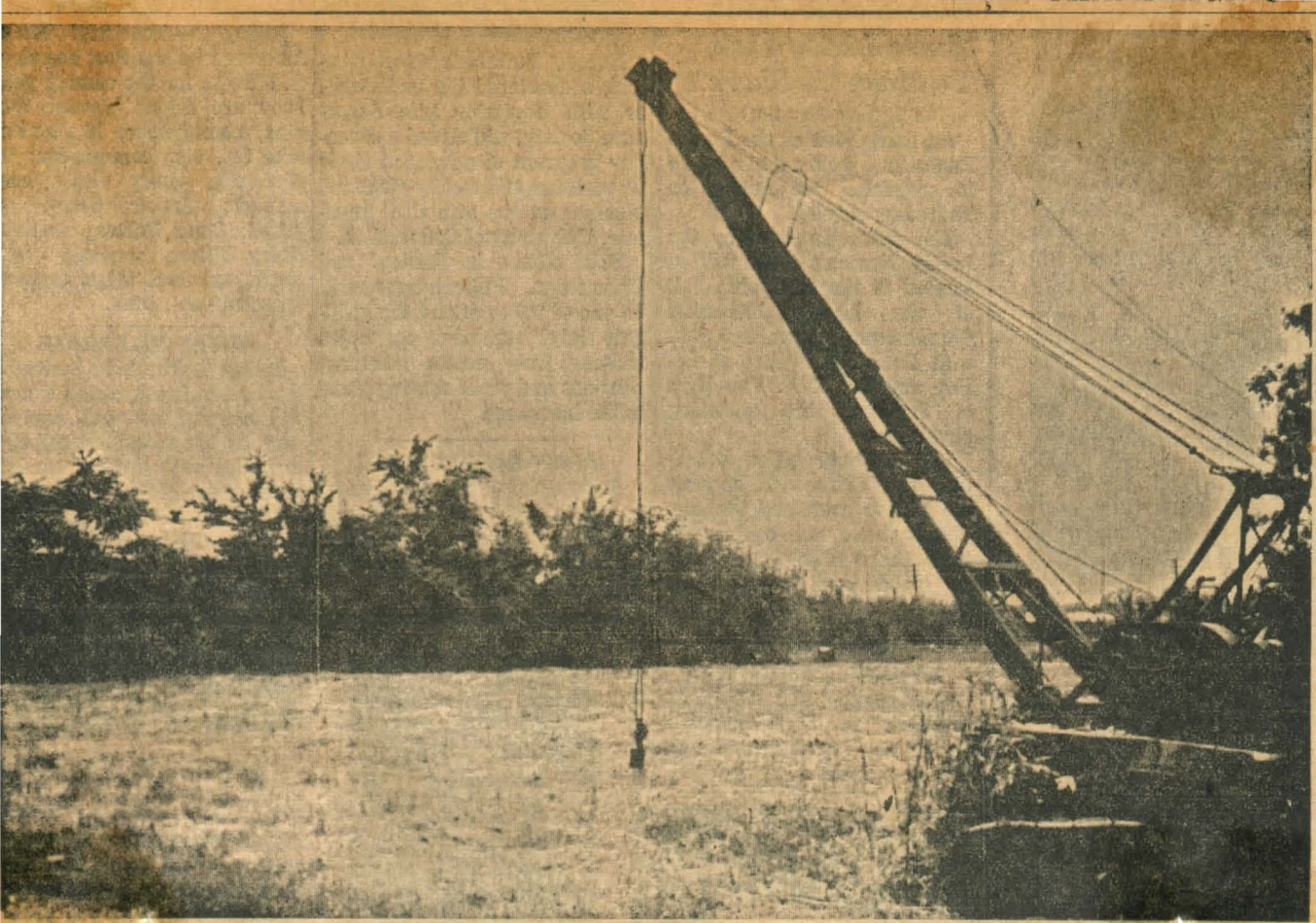
### Johnston Answers

Councilman Seelye, a long-time member of the recreation board, replied that in the years that we care about money, that money was used for our last expenses.

"We've been over this for a long time in council study sessions and I think Councilman Stratton really understands the situation," the second group of teenagers said in recent months to ask for council's assistance in a stronger recreation program. A group from the Braintree neighborhood asked for council's help last spring.

"So this is not just a problem of northeast Champaign," Stratton said. "We've got to hear from the northwest, the southwest, and the south."





VACANT LOT

The Champaign Urban Renewal Department will offer this vacant lot on North Poplar Street in the Project 1 area. W. C. Noel is listed as trustee for the tract. No owner is listed. One foot lot was appraised of the 52,272-square-foot lot was other \$21,500.

NEWS-GAZETTE

NDAY, JULY 23, 1967.

## UR Housing Units Delayed Until Spring Of Next Year

By VICKI ALLEN

s-Gazette Staff Writer  
struction of 120 units for  
aign's Urban Renewal  
is not expected to be-  
il spring,  
re at a standstill right  
said Bud Finney, direc-  
the Champaign County

Housing Authority. "Things have slowed down."

Bids for the construction work are expected to be taken early next year "if evrything goes all right," Finney said.

The Housing authority is now in the process of taking options on property in the N. Harris Street area.

The 120 units will be divided in half with 60 to be built inside the urban renewal project area and 60 slated for the N. Harris St. site, near the central business district.

### Await Approval

Site acquisition will begin at N. Harris St. if the location is approved by the Chicago office of the Federal Housing Authority.

"Once we have all the options for the N. Harris St. site then we'll ask someone from the land section of the Chicago office to come to Champaign and view it," Finney said.

He said the inspection would be made within "the next couple

of months."

"Building in Champaign-Urbana can't be done in the winter," Finney said. "We can't start until spring. So we're not in a hurry now."

If the Chicago office disapproves the N. Harris St. site because of high land acquisition costs, Finney said "we will have to acquire another site."

### Meet Sept. 5

A meeting with representatives of the Champaign County Housing Authority and Federal officials in Chicago is scheduled for Sept. 5.

Architect's drawings for the units will be submitted to the office at that time.

A temporary site at Beardsley Park was recently abandoned because of high site acquisition costs.

Originally the units were to have been distributed over three sites, with 60 units built in the urban renewal area, 18 at the Beardsley Park site and the remainder at the N. Harris site.



# Somers Seated Early; Is Fair Housing Supporter

By TONY BURBA  
News-Gazette Staff Writer

Seventh player has been to the cast as the present Baign City Council pre- to act its last scene Fri- evening.

Newcomer to the dais will al Somers, who was sworn Thursday and will be seated voting member at 7:30 p.m. the council reconvenes a n adjourned April 18.

addition of Somers was

a surprise. He had been ex- pected to take his seat on the council May 1, with the three other newly elected members.

However, since Somers was elected to fill the unexpired term of Councilman William Skelton, who resigned last year, he apparently was eligible to begin serving as soon as the council certified the election re- sults April 5.

"It took me this long to con- vince the city officials that I

was eligible," Somers said Fri- day. "It was an unprecedented situation."

## Against UR

The addition of Somers is ex- pected not to alter the outcome of a final vote on the city's ur- ban renewal program. Somers vehemently opposes the pro- gram, but his opposition is shared by only one member of the present council, Seely John- ston.

The program is expected to

be approved by a 5-2 vote.

However, Somers seems to be the insurance vote for support- ers of a fair housing ordinance.

Mayor Emmerson V. Dexter and Councilmen Kenneth O. Stratton and Frank Schooley all have indicated they will support the measure in an expected fi- nal vote Friday.

Councilmen Johnson and Ralph Smalley are expected to oppose it, and the ordinance had seemingly depended on Ma- yor-elect Virgil Wikoff, who has thus far declined to commit himself.

## Will Vote For

However, Somers stated Thursday that he would vote for the measure, giving the sup- porters at least a 4-3 majority.

Dexter, Stratton and Smalley will be attending their last meeting as council members. Dexter and Stratton were de- feated in reelection bids April 4, and Smalley did not seek reelection.

Dexter said Friday morning he expected the meeting will not be as long as the 2½-hour ses- sion April 18 at which the urban renewal program and fair housing ordinances were placed on passage.

"I hope we'll be able to dis- pense with reading the whole housing ordinance," he said, "and I don't intend to permit any more comments from the audience unless somebody has something new to add."

Besides the two controversial issues of urban renewal and fair housing, the council also is ex- pected to act on a salary ordi- nance for city employees, a con- tract with the University of Il- linois to participate in the im- provement of Sixth St. and a re- quest that the city clerk be authorized to advertise for bids on remodeling of the present central fire station for use as a police station.



# Debate on Relations Commission May Cause Council Fireworks

By Hal Alexander

A division of opinion among members of the Champaign City Council on the city's Human Relations Commission may break into the open in full force at the regular meeting Tuesday.

The clash may result in a move on the part of some councilmen to abolish the Champaign Youth Council, a subdivision of the Human Relations Commis-

plan commission Tuesday night on property on the Fisher Road.

The property in question is east of the Fisher Road and north of U.S. Route 150, the old airport property. The owner, Cecil Ozier, had asked a change from agricultural and neighborhood business to intermediate business and industrial.

The change would allow a farm implement company and

a steel building construction company to locate on the site. The request for rezoning in the area was denied by the plan commission.

The city council, however, heard testimony from attorneys representing Ozier and the two companies seeking to move at the last meeting and seemed to be in agreement with their arguments.

The council will receive and open bids to sell nine air conditioners and two three-wheel motorcycles.

Acting city manager John Kearns said the air conditioners had been used formerly in the old fire department headquarters in the city building. The motorcycles were formerly used by the police department.



ever, contend it has done just the opposite and also duplicates functions of other city bodies.

The major portion of a four-hour closed council session Tuesday was devoted to this problem.

Solid opposition to the Human Relations Commission comes from Councilmen Robert Pope and Seely Johnston. The two opponents have utilized a request for a meeting date change by the Human Relations Commission to launch an investigation of the group.

#### **Request Cut Off**

The request for the meeting change has been put off at previous meetings and is on the agenda again for Tuesday's meeting. It was put off at the last meeting, according to Mayor Virgil Wikoff, in order to give the council an opportunity to meet with the commission privately.

That meeting took place at the closed session Tuesday. At that meeting Pope and Johnston aired their complaints against the commission. Commission members, including chairman Donald Moyer and Cleveland Hammonds answered the charges.

The entire text of the opposition's charges is not known at this time, but may be made public Tuesday.

One of Pope's complaints against the commission is the fact the CYC, he says, duplicates functions which rightly belong to other city bodies. Among these he cites recreation functions, which he says belong to the recreation division of the Champaign Park Board; and a reading program which he says rightly belongs to the Champaign Public Library.

If the meeting date request comes to a vote Tuesday, Pope and Johnston may give in full their complaints against the commission and the CYC.

#### **Renewal May Come Up**

Another thorny issue facing the council—urban renewal—is not slated on Tuesday's agenda, but may come up as a side issue on another agenda item.

The city has scheduled an ordinance providing for the one-quarter cent rise in the sales tax allowed in the recently adjourned General Assembly.

The increase would bring the city an estimated \$300,000 per year increased revenue and is expected to be approved by the council.

Urban renewal may enter the picture here as the result of a program offered by Johnston at the last council meeting. At that time, he asked the \$300,000 increased sales tax revenue be added to the \$100,000 per year gained through utility tax funds earmarked for urban renewal and a new urban renewal program without federal funds be established.

The city council is split 4-3 proponents of the present program. The two main objections



# Urban Renewal Is Set Back

By TONY BURBA

News-Gazette Staff Writer

Champaign's urban renewal program may have been set back at least five weeks Tuesday for want of one vote.

City Council action on resolutions to provide more than \$1.1 million for the city urban renewal department to begin execution had to be deferred when the absence

of one supporting councilman from the council in a 3-3 deadlock between supporters and opponents of the program.

Consideration of the resolution was deferred until July 5. The two-week delay eventually will result in an even greater delay of the program, according to Urban Renewal Director David Gensemer.

His staff has been campaigning at the bit for several weeks, waiting for the City Council to provide the large amounts of money needed to begin property acquisition.

Now they face at least another 10 days' inaction and probably a three-week delay this fall.

Gensemer explained the situation as follows:

The \$1.1 million sought immediately would come from city funds and a \$950,000 direct federal loan.

The whole amount would be barely enough to keep the program running for 90 more days, due to a heavy schedule of property acquisition.

Before the 90 days runs out, the city would have to issue another \$1,000,000 in temporary loan notes to be sold on the private market.

However, federal regulations require that these notes be placed on the market on a certain date.

Gensemer said the department had planned to advertise bids on the notes Aug. 1.

However, the necessary bid documents cannot be prepared until the first direct

you people going to get to work?"

"It's also had public relations," he added. "I know a number of people up there who have made down payments on other homes, thinking we were going to buy their existing homes soon.

"Some of their deals depend on getting the money for their homes, so right away, the city is made out to be a liar again," he said.

In addition, the city eventually will have to spend more money if the program is not completed within the 36-month schedule.

"We can apply for more federal money if we have to go over," he said Gensemer said, "and we'd probably get it. But the city will have to pay one-fourth of the cost—and our minimum costs are \$5,000 a month."

He added, "It seems to me it would be good, logical business sense to get us going as quickly as possible."

Nevertheless, his staff members are not twiddling their thumbs in the meantime.

The relocation staff currently is making surveys of the families to be displaced to determine their housing needs.

The rehabilitation officer is checking homes to determine which qualify for federal grants and loans. Five or six low-interest loan applications currently are being processed, Gensemer said.



...not be prepared  
the first direct loan from  
government is secured.

According to Gensemer, the  
two-week delay will  
be impossible to meet the  
advertising date. The  
possible date is Sept. 6.

Money from the notes then  
will not be received until  
latter part of October,  
which time the original  
million probably will  
have been exhausted for sev-  
eral weeks.

Gensemer mentioned other  
harmful effects of the

property acquisition pro-  
gram already a month behind  
schedule," Gensemer said.  
Probably will mean that  
construction of public housing in  
will not begin until next  
fall instead of this fall."

He explained that the land for  
the housing project cannot be  
released until the county housing auth-  
ority has been cleared,  
made available and  
ready to build.

Due to weather problems,  
this work now may  
be postponed until

other contractors  
they want to build in  
Gensemer said, "but  
when asking, 'When are



# Inspection Of Homes Under Fire Again

By TONY BURBA

News-Gazette Staff Writer

Opponents of Champaign's program of housing and building code enforcement appeared again at the Tuesday's City Council meeting to protest housing inspection.

Once again city officials were questioned pointedly about the possible consequences to an occupant who refuses to admit inspectors.

In response to a question from Edgar Ens, 201 Avondale, City Manager Warren B. Browning said that thus far, inspectors had been refused entry only about 10 times.

"We haven't forced entry yet," he added, "because we don't consider this a significant number. We also have several thousand other homes in the city to inspect in the meantime."

## Wants Privacy

Bernard Smith, 611 W. Beardsley, C, who started a campaign against the ordinance in April, suggested the ordinance be studied for possible amending "so it will not usurp our rights to privacy in our homes."

City Attorney Al Tuxhorn called the ordinance "a matter of safety" and said such ordinances had been on the city's books for a long time.

"The only difference between now and five years ago is that the council has set up a policy of a continuing inspection program," Tuxhorn added.

Such inspection has been found constitutional if it is part of a continuing program, he said.

Don Dillabaugh, 1508 W. University, said he favored the ordinance. "If it had been enforced before, we wouldn't have needed urban renewal," he said.

## Asks Strengthening

However, Dillabaugh called for stronger enforcement of the ordinance.

Challenging Browning's statement that 10 refusals to allow inspectors to answer were "insignificant," Dillabaugh said, "Do you send the police out when there is one bank robbery or two? Either enforce this ordinance or get rid of it."

Councilman Robert P. Pope challenged Tuxhorn's statement that inspection ordinances were traditional in Champaign.

He called the minimum housing code, which was adopted in 1963, a federal "demand" as a prerequisite for urban renewal.

As at several meetings in the past, Browning clarified that a working program of housing code enforcement is a prerequisite for a federally certified Workable Program for Community Improvement, which quali-



needed urban renewal," he said.

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As at several meetings in the past, Browning clarified that a working program of housing code enforcement is a prerequisite for a federally certified Workable Program for Community Improvement, which qualifies the city for a number of types of federal aid, including urban renewal, but also including low-cost hospital construction loans and matching funds of park land.

Pope also requested that Browning provide detailed information on how many and what homes had been inspected, and what action had been taken.



# Projects Comprise RPC Planning For Years Ahead

Editor's Note: This is the fifth and last in a series of articles on the Regional Plan Commission and its staff. The comprehensive program for the next three years is in the way, updating existing studies and providing new information and planning for residents of Champaign, Urbana and Champaign County.

By DIANNE GRAEBNER  
News-Gazette Staff Writer

While forging through the catch-up work and necessary for planning decisions in Champaign, Urbana and Champaign County, the Regional Plan Commission still has time to look to the future.

A list of about 30 projects has been drawn up by

A. Maltby, executive director of the Regional Plan Commission staff.

projects, said Maltby, "ideal set-up."

Projects are special studies in the sense that they provide a variety of individual information about these groups at times. One example is the projected study of day care facilities.

sion's work program—its definition of RPC objectives and policies—is getting under way too.

Other projects to which the commission is committed are Regional Water and Sewer Study, Civil Defense Shelter Program Study, County Zoning Ordinances, County Subdivision Ordinances and Neighborhood Analyses.

"score" areas.

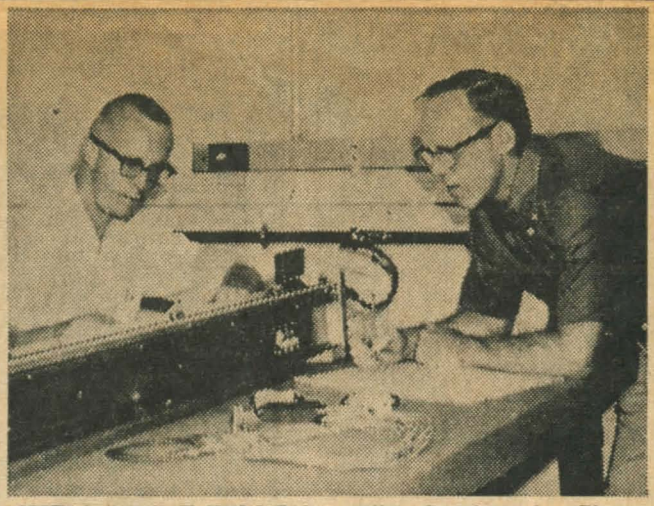
Another essential project on the slate is the Regional Population Study and Projections.

"We have to have this to make sense out of sewer and water studies, for example," Maltby said. Part of the regional (Champaign, Urbana and Champaign County) study is an updating and expansion of existing studies.

In some areas where Maltby hopes the RPC will make studies, a municipal agency is functioning, such as a park district or water district.

"I hope the Regional Plan Commission would carry out its study with the support of the agency, and with the willingness of the agency to have the study made," Maltby said. He noted the RPC probably would not carry out a study against the wishes of the special group.

Special Land Use Studies are on the slate, including agricultural, residential, commercial



**SHELL MERIT FELLOW.** Allen Smith, right, Champaign, a teacher at Champaign Central High School, works in the physics laboratory at Cornell University, Ithaca, N. Y., as part of his study as a Shell Merit Fellow. Smith is one of 50 high school physics, chemistry and mathematics teachers from the United States and Canada chosen from 2,000 applicants to attend the six-week course. His lab partner is John M. Wessner, left, of Melbourne, Fla.

|   |   |
|---|---|
| Multiplier Study, Labor and Employment Study and Projections and Community Attitudinal Study also are on the program of operations for the next few | fore being submitted to the three area commissions — Champaign, Urbana and Champaign County Plan Commissions. Model ordinances on the RPC |
|---|---|



THURSDAY, AUG. 17, 1967.

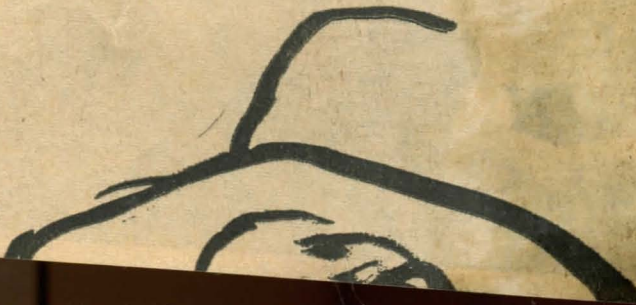
Section 1 PAGE 3

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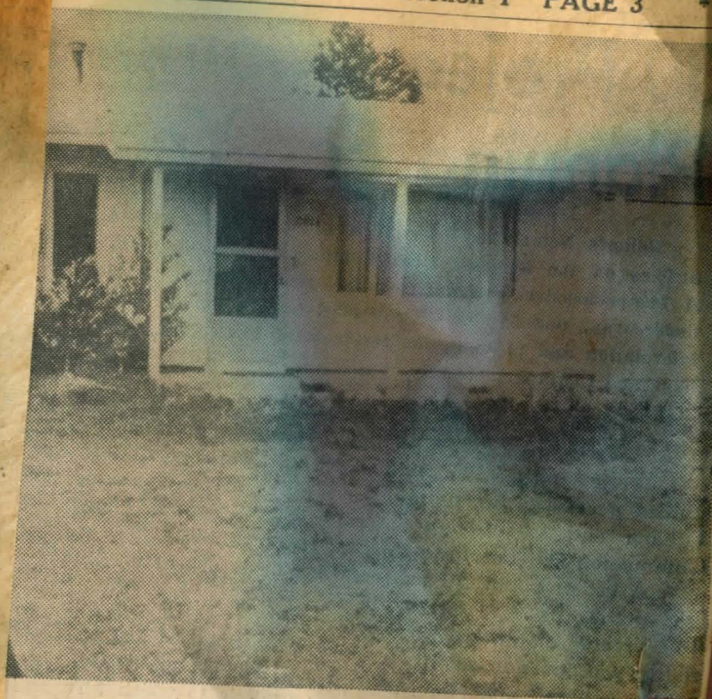
# ROBESON\*S

SHOP FRIDAY 9:30 TO 9

ver Before  
h An Exciting  
hion Fabric  
ortunity!



News-Gazette Photos by Joe McNamara  
was 217 E. Bradley. At right, Mrs. Pickle and daughter  
gh- May, 20, Jerri, 15, and Joanne, 10, look over the  
m-- house at 2014 Parkdale Drive. The Pickles found  
um- new house with the aid of the city's urban renewal  
at location office.





WEDNESDAY, JUNE 21, 1967.

THE NEWS-GAZETTE

## Defer Action On UR Fund Request

By TONY BURBA

News-Gazette Staff Writer

The Champaign City Council Tuesday evening deferred a decision on providing more than \$1.1 million for urban renewal. The councilmen turned their attention instead to a possible investigation and revamping of the Human Relations Commission.

The urban renewal funding resolutions were deferred because of the absence of Councilman William Kuhne.

Mayor Virgil Wikoff said Kuhne had requested the deferral so he could be present to express his opinion.

"This has been done in the past as a courtesy to councilmen," Wikoff said.

More important, Kuhne's vote probably would have been needed to pass the resolutions.

Urban renewal has been moving through the council on a

series of 4-3 votes, with Kuhne on the majority side.

A 3-3 tie vote, under parliamentary procedure would have defeated the resolution.

One of those on the minority side, Councilman Paul Somers, requested that Urban Renewal Director David Gensemer answer in detail a lengthy list of questions at the next meeting, July 5.

"This will help us vote more intelligently on the matter," Somers said.

The Human Relations Commission was brought under council scrutiny by Councilman Robert P. Pope, who moved deferral of two resolutions affecting the commission until he could bring "germaine testimony and evidence" before the council in a private study session.

The resolutions in question

would have eliminated monthly meetings of the commission and filled three seats which will be vacant as of June 30.

The vote was 3-3 on deferring the matter, with Wikoff, and Councilmen Frank Schooley and M. G. Snyder voting against deferral and Pope, Somers and Councilman Seely Johnston in favor.

The tie vote technically defeated the deferral, but Wikoff deferred anyway, because the same tie vote would have defeated the resolution.

**Would Abolish**

Pope admitted afterward he hoped the study would result in the abolition of the Human Relations Commission.

During his campaign this spring, he accused the commission of stirring up racial tensions and being outside what he calls the "proper sphere of government."

Johnston and Somers were less committed.



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Before he cast his vote, Johnston explained, "I want to defer this so we can study the possibility of requiring that a councilman attend each commission meeting for better com- ruled the matter would be de- munications."

After the meeting, he said he expected the city would retain the commission, possibly with some changes.

"We might change the name," he said, "maybe that's what causes some of the opposition."

Somers said he merely wanted to find out what the commission does.

"I can't tell whether we should keep it until we find out whether it does anything," he said.

The meeting was one of the shortest regular sessions in recent months, lasting only 45 minutes.

Deferral of the urban renewal funding resolutions undoubtedly forestalled a considerable amount of debate.

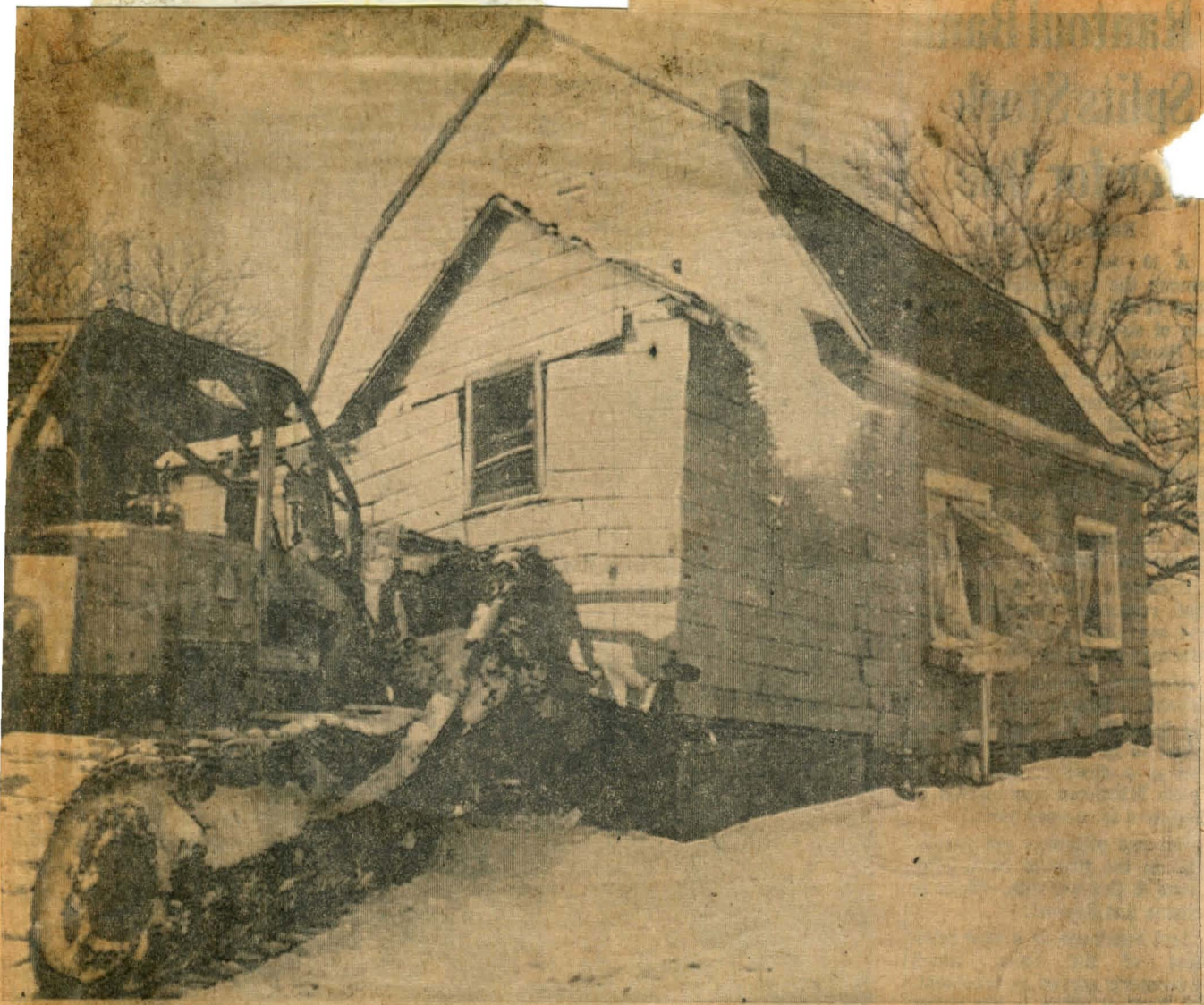
The other issue regularly brought up, that of the city's minimum housing inspection program, was not even mentioned.

Bernard Smith, leader of a campaign against the program, said he had received and read his copy of a recent U.S. Supreme Court decision requiring search warrants for such inspections.

Smith did not address the council, "I'm leaving the next move up to them," he said.

The city has suspended the inspections, pending study of the decision by the City Attorney.





#### OUT OF MY WAY

The first demolition work in Champaign's urban renewal program was accomplished in short order Tuesday afternoon

as this bulldozer crunched up a house at 918 N. Poplar St. in about half an hour. Urbana renewal Director David Gen-

semer turned the first spade of dirt in ceremonies before the demolition began. The de-

struction work is being done by the Moon Construction Co. of Olivette, Mich.





#### FIRST SPADEFUL

Councilman Robert P. Pope displays the famous "first spadeful of dirt" from the Champaign urban renewal area which was presented to him at the Tuesday meeting of the city council. Pope, an avid opponent of urban renewal, had often made speeches saying that "not one spadeful of dirt has been turned despite years of planning." The first was turned Tuesday afternoon.



"Of those 96, how many are to be torn down?"

"Seventeen."

"Is it not correct that during execution, the city can consider changes in the land use in the area?" Kuhne asked.

"Yes," Gensemer said.

"Do we assume an obligation to provide each displaced family with at least two choices of relocation housing, and do they have an appeal in the handling of their cases?" Kuhne asked.

### Direct Appeal

"Yes, we do, and if anyone feels he is being mistreated, he can appeal directly to the City Council," Gensemer said.

Johnson asked whether Gensemer's department was interested in \$20,000 once offered by him and \$5,000 offered by defeated council candidate John Gilpin to help rehabilitate homes in the area.

Gensemer replied the department was, and that two other organizations had been contacted to help and would, once the program was approved.

"Are you aware that the two men who made the offers were attempting to slow up or stop urban renewal?" Johnston asked.

Gensemer replied that he "could not speculate" on why the offers had been made.

Wikoff interjected, "If the offers were made in good conscience, they will still be accepted to help people whether renewal is passed or not."

"I'm sure the offers were made in that spirit," Johnston said.

Somers then questioned whether the changes in the plan as Kuhne had mentioned them could be made without the approval of the federal government.

### Is Required

Gensemer replied that government approval was required.

"You've worked in other cities, Mr. Gensemer," Pope said.

might be a little more humble about thinking about what the people want."

"Councilman Kuhne."

"I can testify that the housing standards in this program are reasonable and truly minimum. I am also sympathetic with those who have property and homes they have worked hard for," Kuhne said.

### Need Progress

"There is plenty of support on the council for the individual and we will see that they remain more than fairly free. We must make some progress. I vote 'Yes.'"

"Councilman Pope."

Pope requested to stand during his presentation.

"I'd like to ask you, before you do this dastardly thing, what are you trying to do to these people?" he began.

"While I was campaigning, people in the northeast neighborhood begged me to 'get on the council to do what you can to help us!'" he cried, banging the desk with his fist.

"We have already held these people in bondage for five or six years..."

"Amen," said a Negro woman sitting stolidly in the second row. "Why can't we liberate them and let them rebuild their own homes?"

### Gavels Again

Pope continued speaking for several minutes before Wikoff finally gaveled for silence again.

"Mr. Pope, we are voting on this motion. The time for discussion is over," Wikoff said.

"I know it!" Pope shouted.

"I just urge you men to consider the plight of your fellow men. Don't do this to them. I vote 'No.'"

Many Negroes in the room applauded the vote.

"Councilman Schooley,"

"Fivescore years ago, Abraham Lincoln made the first step to remove the yoke from

that... where the disaster... were suppressed... However, other damn-... and it did deserve... Apollo fire on North... delighted to focus... Space

is the cause of our being in poverty and if you try to take our homes you're going to have the worst race riots Champaign-Urbana has ever had."

Gilpin said he intended to use the money he once offered to help people fix their homes "to help you keep them."

"We will fight you in the lower courts, we will fight you in the higher courts," Gilpin told the council. "If necessary I will lie down in the streets and your policemen will have to carry me away before you bulldoze a house."

"If any other people in Champaign feel this way, I hope they will join us."

"We're gonna fight with you," replied Mrs. Carthel. Her sister, Mrs. Mamie Thomas, 1108 N. Poplar, replied, "Amen."

Somers requested an investigation into the possibility of a council city code of ethics for officials and employees, stating that the votes of three council members "could be considered self-serving."

He was referring to Wikoff and Kuhne, both of whom are general contractors, and Snyder, who operates a lumber business.

The motion was the second item considered by the council Tuesday evening.

The sparks began to fly immediately as Wikoff gaveled down Pope for making an improper motion.

Pope said, "Mr. Mayor, I would like to move that we do not authorize the resolution for the..."

"That motion is out of order," Wikoff ruled. "It's a negative motion."



proval of the federal government.

#### Is Required

Gensemer replied that government approval was required.

"You've worked in other cities, Mr. Gensemer," Pope said. "Have you ever gotten a change approved?"

"Yes, I have," Gensemer replied.

"But there were many you didn't get approved?" Pope questioned.

"That's true," Gensemer admitted.

Pope then charged that a woman who wanted to take out a building permit to improve a substandard home in the urban renewal area had been denied a permit because the home was in the project area.

"I would have to take issue with that, Mr. Pope," Browning said. "I don't think anyone has ever been denied a permit to improve a home."

#### Asks Drawings

Building inspection department supervisor Laurence Kirby said he requested drawings before issuing the permit "so I could see whether the building met yard requirements and so forth."

"So this didn't have anything to do with urban renewal?" Browning asked.

"No sir," Kirby replied.

Pope began "Has this always been the procedure for someone who wants to bring their house up to..."

Wikoff gaveled for silence and said, "This is the procedure for anyone who wants a building permit."

Schooley then called for the question.

Pope offered a motion to amend the resolution to provide for an advisory referendum on the program.

Tuxhorn informed Wikoff that this was not a legitimate amendment, and Wikoff refused to allow it.

"City clerk, call the roll!" he directed.

At this point, several members of the audience requested permission to speak, but Wikoff said this would be allowed during audience participation.

#### Starts With Mayor

"Mayor Wikoff," said City Clerk Walter Bailey, beginning the roll call.

"This is not a panacea for all the ills of the area," the mayor said. "Neither does our action sound the demise of the individuals of Northeast Champaign."

"I trust that history will record that on this night, we made a step in the right direction. I vote 'Yes,'" he concluded.

"Councilman Johnston."

"In casting my vote 'No,'" said Johnston, "I am absolutely certain that this vote represents the best interests and the opinions of most people in Champaign. I think that we

vote 'No.'"

Many Negroes in the room applauded the vote.

"Councilman Schooley,"

"Fivescore years ago, Abraham Lincoln made the first step to remove the yoke from the Negroes. I think we in Champaign have an obligation to do our best to help lift it," Schooley said.

"I don't know whether a referendum would do any good, but I'm the only member of the council who has been elected three times and my stand on urban renewal has been known from the start. I vote 'Yes.'"

"Councilman Snyder."

#### Been On Books

"I just want to say that if we had enforced the housing ordinances we have had on the books for years, we might not have the situation we have now," Snyder said.

"It behooves us that if we want to make a better Champaign, we should pass this ordinance. I vote 'Yes.'"

Snyder's vote passed the motion.

"Councilman Somers."

"I apologize to all you people," Somers said. "You are some of the best people in the City of Champaign and I am sorry that the white majority will again cause you suffering."

"They ain't gonna take mine," the elderly woman said. Somers continued, "But we're going to continue fighting for those changes. We're not dead yet."

Wikoff said, "This motion has been approved."

During voting on the next resolution, to approve the temporary loan notes, a request for audience participation was again received.

#### Request Denied

Wikoff denied the request, but a Negro woman, evidently thinking it had been granted, tried to address the council anyway.

Wikoff gaveled loudly several times and directed Police Chief Harvey Shirley to reseal the woman.

During the voting on that resolution, Pope pledged, "I will do everything in my power to see that this program is repealed, although it will cost \$150,000 now."

Later, during audience participation, Bernard Smith, 611 W. Beardsley, said, "the council could have started us on the way back to freedom. Instead, they sold us into bondage for a few pieces of silver offered by the federal government."

"I hope the people will remember these votes several years from now."

#### Denied Permit

Mrs. Ida Mae Carthel, 408 E. Eureka, said she was the person who had been denied the permit to improve her home.

"I'll spend the rest of my life in jail before I let you take my home," she said. "Your race

Pope said, "Mr. Mayor, would like to move that we do not authorize the resolution for the..."

"That motion is out of order," Wikoff ruled, "It's a negative motion and we can only act on positive motions."

#### Moves Approval

Schooley then moved approval of the motion, which was seconded by Snyder.

Somers began the opponents' attack on the program by questioning whether the resolution had legally been on passage, because a copy of the renewal plan was not available for inspection with the contract.

City Attorney Al Tuxhorn replied that the plan had been acted upon finally several months before and was not a part of the contract.

Somers then questioned Fire Chief Willard Ashby and Traffic Engineer F. B. Noonan about various aspects of the plan.

Ashby replied that "all streets in the project have been designed to permit access by the fire department."

Snyder and William M. Kuhne. Pope and Somers voted against, along with Councilman Seely Johnston, who has voted against the program consistently since November.

Resolutions authorizing the issuance of temporary loan notes to finance the project and leasing more office space for the urban renewal department—were passed along the same 4-3 vote line, but with considerable less discussion.

Opponents of the measure on and off the council pledged a continued fight to stop or alter the project, threatening action from court cases to civil disobedience to actual violence.

At the end of the meeting officials, and Wikoff once called on the sergeant-at-arms to reseal a Negro woman who attempted to address the council out of order.

Wikoff permitted no audience discussion before the vote.

#### Impassioned Oration

Nevertheless, an impassioned oration by Pope punctuated by responses of "Amen!" from an elderly Negro woman, and intensive questioning by Pope and Councilman Paul Somers failed to change the votes of any of the four council members previously committed to the program.

As expected, Wikoff voted for the measure, along with Councilmen Frank Schooley, M. G.



ay, Feb. 6, 1966-

# CHAMPAIGN-URBANA COURIER

ail Bag:

## Mass Clearance Project?

Reader Sees Ownership Rights Threatened.

Editor:

The experience of the  
ers of the United States in  
1963 wheat referendum is  
ant to the urban renewal  
sal which is currently  
debated in Champaign.

The government told the  
t farmers in 1963, "Either  
for complete Federal con-  
over wheat production, or  
take away your price sup-  
." The Department of Agri-  
carried out a country-  
indocination campaign,  
ding public threats to dump  
us wheat on the market if  
vote went the wrong way.  
farmers, however, stood  
and voted two to one  
st the government's pro-  
. No wheat was dumped,  
he farmers are still collect-  
their price support payments.

These events have two lessons  
us. The first is that it is  
new for government - aid  
r to be combined with other  
nment powers to make a  
t bribe - threat stick to hit  
ns over the head with. The  
d is that when people are  
mined enough they can  
such intimidation and win.  
urban renewal promoters  
champaign wield two bribe-  
ts against their fellow citi-  
s.

The people in the urban  
val area are told, "If you  
erate, we'll give you 'sev-  
programs of financial aid...  
those qualifying'. If you  
cooperate, we'll get strict  
the housing code and con-  
a lot of your houses, and  
elp you at all." The people  
e city as a whole are told,  
ou cooperate, we'll get a  
amount of Federal money  
end in the city. If you  
cooperate, we stand to lose  
Federal aid we're now re-  
g, including aid for  
ls."

as in the case of the wheat  
ers, a referendum were  
among the people most af-  
t, there is little doubt what  
result would be in Cham-  
. The residents of the ur-  
-renewal area would prob-  
vote NO at a ratio of nine  
e instead of two to one.  
ver, the issue will not be

decided by a referendum in the  
affected area, but by a vote of  
the Champaign city council.  
Thus there is a distinct pos-  
sibility that the residents of the  
northeast neighborhood may be  
sacrificed outright "for the good  
of the city".

"A man's home is his castle"  
is a basic principle of the Ameri-  
can heritage. "Do unto others  
as you would have them do unto  
you," the Golden Rule, is a  
teaching which is deep in our  
religious tradition. Urban re-  
newal by means of eminent do-  
main tramples both; it is a con-  
cept more appropriate to Musso-  
lini's Fascist police state than  
to the United States. It has no  
relation of such legitimate uses  
of eminent domain as acquiring  
land for a public building or  
right of way for a pipeline.

I for one cannot sit idly by  
while hundreds of people are  
arbitrarily and capriciously  
thrown out of their homes mere-  
ly so that some outside money  
can be drawn into the city. I  
have no desire to benefit from  
someone else's forced sacrifice.

I believe there are other citi-  
zens in Champaign who, when  
they understand the exact char-  
acter of what is being pressed  
on the city in the name of "re-  
newal," will feel as I do. I urge  
them to make their questions  
and views known, both to the  
city council and in these  
columns.

This letter is based on the  
two articles on urban renewal  
which appeared on page three  
of the Courier Wednesday, Jan-  
uary 26. Statements made by  
City Planner David Gay at a  
meeting on the 25th, as report-  
ed in the Courier articles, em-  
bodied the bribe - threats dis-  
cussed above in more explicit  
form than they have appeared  
in any previous public state-  
ments I have seen.

I hope I am not misunder-  
stood. I believe that those who  
are working so vigorously to  
bring an urban renewal grant  
to Champaign are both honest  
and well - intentioned. However,  
they are also paternalistic in  
their thinking and as authoritar-  
ian in their methods as circum-

Thursday, Feb. 10,

# CHAMPAIGN-URBANA COURIER

## URBAN RENEWAL TOPIC FOR NAACP MEETING

A meeting to discuss urban  
renewal will be held at 8 p.m.  
Friday by the Champaign Coun-  
ty chapter of the National Asso-  
ciation for the Advancement of  
Colored People.

The Rev. Blaine Ramsey Jr.,  
president of the chapter, said the  
public is invited to the meeting,  
in Washington School, at Grove  
and Wright streets.

stances permit.

The program which they pro-  
pose is in its present form a  
mass - clearance program for  
the most part (despite all pro-  
testations to the contrary), and  
its implementation would consti-  
tute a minor aggrandizement of  
the city's economy at the cost  
of the complete disregard of the  
rights of a portion of its in-  
habitants. It is a program which  
should be stopped.

JOHN B. GILPIN

Champaign

Saturday, Feb. 12, 1966

# CHAMPAIGN-URBANA COURIER

## URBAN RENEWAL TOPIC FOR TEMPLE BAPTISTS

A panel of community lead-  
ers will discuss urban renewal  
Sunday night at Temple Baptist  
Church for the day designated  
by the Southern Baptist Con-  
vention as Race Relations Sun-  
day.

Speakers at the evening serv-  
ice will be John Barr, chairman  
of the Citizens Advisory Com-  
mittee for urban renewal; Wil-  
liams, who is in charge of re-  
location for the Urban Renewal  
Office, and Robert Zachery, who  
will present the point of view  
of the citizens that will be af-  
fected.

WEDNESDAY, MARCH 16, 1966.

# THE NEWS-GAZETTE

## Ramsey Asks Open Housing UR Requisite

An enforceable open occu-  
pancy ordinance in the City of  
Champaign was requested  
Wednesday by Blaine Ramsey,  
president of the county NAACP,  
as a precondition to release of  
federal funds for the Cham-  
paign urban renewal program  
in a letter of A. Dean Swartzel,  
regional director of the U.S.  
Urban Renewal Administration.

Saying his group was "cer-  
tainly in agreement" with  
Swartzel's decision last week to  
repect the city's urban renewal  
plan on grounds it did not con-  
tribute to ending segregation,  
Ramsey asked several more  
conditions for the federal gov-  
ernment to impose before funds  
were released. These included:

-Enactment of an enforce-  
able policy by the county hous-  
ing authority allowing any per-  
son displaced by urban renewal  
to move into his choice of hous-  
ing.

-Enactment of a program to  
end alleged segregation in pub-  
lic housing now.

-Location of all new public  
housing in structures with no  
more than 10 apartments in each  
building constructed at scat-  
tered sites throughout the city,  
all outside the "Negro ghetto."

-The enactment of an en-  
forceable practical plan for the  
immediate desegregation of  
Champaign public schools.

THURSDAY, FEBRUARY 10, 1966.

# THE NEWS-GAZETTE

## Set NAACP Meet On UR

The Champaign County NAA-  
CP will hold a strategy planning  
meeting on urban renewal at the  
Washington School, Grove and  
Wright, C., at 8 p.m. Friday.

The NAACP is expected to  
raise questions on relocation  
policy, the enlargement of  
Doughlass Park and inclusion of  
units of public housing with  
the project 1 area.

The public is invited to atten-



# Three CAC Groups Are Appointed

The Citizens Advisory Committee on Urban Renewal has announced formation of three new subcommittees and a change in name for a fourth.

The name change is for the Northeast Neighborhood Committee, which has become the Urban Renewal and Public Housing Committee.

Headed by Robert Zachery and the Rev. Blaine Ramsey Jr., the committee is to determine the work and plans of various housing and redevelopment bodies, or of any need for creating such agencies.

It also is to work with officials responsible for developing and implementing plans for relocating people displaced by urban renewal, highway, code enforcement or any other governmental activities.

The Social Services Committee, whose chairman is John Petry, is to coordinate the work of public and private agencies dealing generally in social welfare.

Headed by Mrs. Robert C. White and Roscoe Tinsley, the Public Information Committee is to handle all publicity on the CAC, and provide speakers for interested groups.

The last new group, the Home Financing Committee, is headed by Ralph Hopkins. Its duties include exploration of available means of obtaining financial assistance for rehabilitation of existing structures, building new structures, re-establishment of businesses and of other expenses resulting from urban renewal activities.

TUESDAY, MARCH 15, 1966.  
E NEWS-GAZETTE

## UR Rejection Is Theme On Ch. 12

The rejection last week by the regional director of the Department of Housing and Urban Development of Champaign's "Part I Application for Loan and Grant for Northeast Project No. 1" will be discussed at 7:30 p.m. Wednesday on Channel 12's "Basis for Decision" series.

Questions concerning justification or lack of justification for the rejection, availability of additional documentation in the fields of housing (public and private) and relocation and what the effect of the rejection of the application might be on the urban renewal program will be discussed by David Gensemer, director of urban renewal for the City of Champaign; Robert

Saturday, Feb. 12, 1966  
CHAMPAIGN-URBANA COURIER

## 80 Families Asked Effect Of Renewal

About 80 questionnaires from people who might be affected by urban renewal are to be sent to the Champaign Department of Urban Renewal for individual consideration.

The lists of questions for which answers are requested were turned in following a meeting Friday of the Champaign County chapter of the National Association for the Advancement of Colored People.

The Rev. Blaine Ramsey Jr., chapter president, reported Saturday the consensus of those attending the meeting was that a better neighborhood is desired, but not at the expense of what were termed "human factors."

Among the "basic questions" the Rev. Mr. Ramsey said the group would like to have answered are just whose homes will be removed because of the project, what the appraised value of the houses and how much money will be given to the owners.

The group also wanted to know, he said, whether residents would be "allowed to buy property in other places comparable to what they are losing," and if subsidies will be given in cases where compensation for the property falls short of the amount needed to buy a home elsewhere.

He pointed out the "human factors" to be considered include particularly the plight of the elderly, who are "beyond the productive years." The group felt, he said, that these people should be assured "they will have to undergo no additional hardships in locating new property and paying for it."

The group will ask that urban renewal officials send individual answers to the persons turning in questionnaires.

ban renewal and public housing sub-committee of the Citizen's Advisory Committee and co-chairman of the Council for Community Integration; and Virgil Wikoff, member of the Champaign city council.

## Rebuttal On UR Rejection By Gensemer

A point by point rebuttal of the letter from U.S. regional director of urban renewal A. Dean Swartzel which rejected the City of Champaign urban renewal project 1 plan was presented to the City Council Thursday night by local urban renewal director David Gensemer.

In his rebuttal, Gensemer claims requested documentation is either available or not required under the law and that at least one charge made by the regional director is in complete error.

Gensemer answered Swartzel's charge that the U.S. Public Housing Authority had turned down the local public housing because of discrimination by producing a letter from Marie C. McGuire, regional commissioner of the U.S. PHA, stating the initial finding on discrimination had been in error and had been satisfied by documents sent by the local housing authority to her office.

Gensemer said further the federal request for more documentation of effective liaison with the neighborhood Committee could be furnished by his office.

He pointed out, however, that this documentation "has already been submitted to the Regional Office in one form or another—some of it separately from the part 1 plan."

The second of the two conditions which Swartzel said had not been met was that no significant progress had been made in elimination of segregation or discrimination, questioning particularly the decision to locate 60 units of public housing in the project area.

### Gensemer Replies

To this, Gensemer made the following replies:

—Urban renewal is, by law, a program for obtaining safe, sanitary and decent housing, and "is not a program designed to integrate a community and this is agreed to by Secretary, Dr. (Robert C.) Weaver. The director's statement that the urban renewal program contribute to the elimination of segregation . . . is believed to pertain to matters outside the scope of the Department of Urban Renewal."

—Documentation of sites for public housing units outside the project area is being prepared as cost data for such sites as

only just become available.

—The director's statement that public housing is to be built inside the project area only if all possibilities for sites outside the area have been exhausted is not understood. Federal law "provides the city with credit if it is located within a project area."

Gensemer said the city's decision to locate the 60 units within the area had been made after much study and for valid reasons.

"The amount of credit which the city will receive from its (public housing) construction is presently estimated to be \$106,420, which amount is necessary to finance the project."

"Investigations made by the urban renewal department and city revealed that while there are many suitable locations for public housing throughout the city, the cost of land is so high that using scattered sites outside the area for the 120 units is economically and financially unfeasible."

### Cost Too Heavy

"The city feels if all 120 units were to be located outside the area, cost would require the use of a single location, not desired by persons affected."

"The family surveys made in 1965 by this department reveal that of the 63 families eligible for public housing, 63.5 per cent (40 families) stated a preference to remain in the project area with only 12.7 per cent (eight families) stating a preference to move out of the area."

Gensemer said that the "desegregation of communities is a two-way street. The attached letter from the director seems to indicate that the only purpose of urban renewal and its relocation program is to see that Negroes move into all-white neighborhoods."

Gensemer also questioned whether the director's letter was the result of a study of the plan "or the result of pressure upon the director by certain groups."

(Several groups have opposed the city's urban renewal plan, particularly the location of the 60 units in the area, because it would allegedly continue discrimination and perpetuate the "ghetto.")

Gensemer closed his rebuttal by asking the director for a "joint conference" in which the city's arguments could be presented. The City Council has agreed to this conference.



## AACP Plans to Learn Of R Specifics

The Champaign County Chapter of the NAACP announced today questionnaires seek to obtain all pertinent information for each individual in the urban renewal project 1 area had been forwarded to the Champaign Department of Urbana Renewal. According to Rev. Blaine Ramsay, NAACP president, a questionnaire will be sent to property owner and renter in area in an attempt to ascertain what will be done to separate piece of proper-

a statement released today, Ramsay said: "We think this can be done within very near future so residents will no longer be subject to fears, worries and rumors. They will know exactly what urban renewal will mean to them. I am sure this is the only basis on which a worthwhile public hearing can take place."

According to the statement, the most common complaint of residents in the project 1 area is lack of knowledge as to the plans of the city for each individual dwelling.

Ramsay continued: "Two recent meetings at Washington have emphasized the need for meaningful communication with the neighborhood. The NAACP feels residents to be informed should have all the information that is available about plans for their homes."

The questionnaires are intended to help provide such information."

Sunday, Feb. 6, 1966

## CHAMPAIGN-URBANA COURIER

## Three CAC Groups Are Appointed

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The name change is for the Northeast Neighborhood Committee, which has become the Urban Renewal and Public Housing Committee.

Headed by Robert Zachery and the Rev. Blaine Ramsey Jr., the committee is to determine the work and plans of various housing and redevelopment bodies, or of any need for creating such agencies.

It also is to work with officials responsible for developing and implementing plans for relocating people displaced by urban renewal, highway, code enforcement or any other governmental activities.

The Social Services Committee, whose chairman is John Petry, is to coordinate the work of public and private agencies dealing generally in social welfare.

Headed by Mrs. Robert C. White and Roscoe Tinsley, the Public Information Committee is to handle all publicity on the CAC, and provide speakers for interested groups.

The last new group, the Home Financing Committee, is headed by Ralph Hopkins. Its duties include exploration of available means of obtaining financial assistance for rehabilitation of existing structures, building new structures, re-establishment of businesses and of other expenses resulting from urban renewal activities.

Saturday, Mar. 12, 1966,

## GN-URBANA COURIER

## City Would Not Lose Any Money If Urban Renewal Is Dropped

If urban renewal should be abandoned in Champaign, the city would be out no money, City Manager Warren Brownning explained Thursday.

All urban renewal expenses to date have been paid through loans from the federal government. These planning and research funds do not have to be repaid if an urban renewal project is not undertaken.

The city has borrowed so far about \$91,000 — some \$14,000 for the original General Neighborhood Renewal Plan (GNRP) study, and about \$77,000 for the planning phase for Project 1.



Five 'Actions':

# ACP Has Own Urban Renewal Ideas

dent of the Cham-  
ty Chapter of the  
sided with the fed-  
ment in its attach-  
onditions to Cham-  
ject I urban renew-  
n.  
was taken by the  
Ramsey Jr. in a  
Dean Swartzel, re-  
tor for the urban re-  
ion of the U.S. De-  
Housing and Urban  
t.

Signed by the Rev. Mr. Ram-  
sey and Mrs. Paula Westerlund,  
the letter also stated that, if  
Champaign is to obtain federal  
funds for an urban renewal pro-  
gram, it must be guaranteed  
that the program "will not lend  
itself to racial containment."

## Proposes Actions

The Rev. Mr. Ramsey also  
suggested five "legally enforce-  
able" actions that would fulfill  
such a guarantee, asserting that  
"words of promise" would not

be enough.

The suggested actions were:

1. An enforceable open occu-  
pancy ordinance in Champaign.
2. Enactment of an enforceable  
policy by the Champaign Coun-  
ty Public Housing Authority that  
"any person... displaced by ur-  
ban renewal and who is eligible

for public housing be permitted  
to move into any vacant pub-  
lic housing unit of his choice in  
Champaign County."

3. Enactment of an "enforce-  
able program to desegregate all  
existing public housing now."
4. Location of all new public  
housing in structures with no  
more than 10 apartments in  
each building, located on scat-  
tered sites outside of all present  
"Negro ghettos." Sites would  
be within existing city limits  
and "convenient to existing

lines of public transportation  
schools, shopping facilities and  
recreational facilities."

## School Desegregation

5. Enactment of an "enforce-  
able practical plan for the im-  
mediate desegregation of Cham-  
paign public schools."

The Rev. Mr. Ramsey charg-  
ed there has been "no effective  
coordination" among the city,  
county and board of education  
"in providing equal opportunity  
in housing and education for all."  
"The real problems of this



Thursday, Mar. 17, 1966

g be permitted lines of public transportation,  
y vacant pub- schools, shopping facilities and  
f his choice in recreational facilities."

y." **School Desegregation**  
f an "enforce- 5. Enactment of an "enforce-  
desegregate all- able practical plan for the im-  
using now." mediate desegregation of Cham-

all new public- paign public schools."

tures with no- The Rev. Mr. Ramsey charg-  
artments in- ed there has been "no effective  
cated on scat- coordination" among the city,  
of all present county and board of education  
" Sites would "in providing equal opportunity  
g city limits in housing and education for all.  
to existing "The real problems of this

community," he wrote, "will  
not be solved by mere slum-  
clearance and the building up of  
beautiful and expensive build-  
ings in their place — regard-  
less of the cost and the appear-  
ance this is still a ghetto."



## 30 More Using Units UR Project

Champaign City Council adopted a resolution authorizing the Champaign Housing Authority to seek an additional 30 units of public housing to be included with the already approved 90 units to be included in conjunction with the urban renewal development in the project 1 area.

The location of 60 units of the already approved 90 in the project area has drawn criticism from civil rights leaders and residents of the area as an "effort to perpetuate segregation housing."

The council Tuesday night, however, made no mention of where the additional 30 units of housing would be located.

In other action Tuesday, the council accepted the bid of Whetzel Construction Company of Champaign for demolition of existing structures at 203, 205 and 209 W. White Street, the site of the new fire headquarters.

The Whetzel bid, the only one received, was for \$2,910.

### New Fire Station

The City Council also authorized the advertisement of bids for the construction of the new fire headquarters at that location.

The council placed on passage two annexation ordinances, one for Lot 838 in Weller's Holiday Park VII subdivision and the other for eight lots in Stonegate II subdivision.

Councilman Virgil Wikoff explained these lots would remain

# Move To Form NE UR Group Support

By HAL ALEXANDER  
News-Gazette Staff Writer

A move is under way in the northeast neighborhood to organize the residents of the Champaign urban renewal project 1 area into a body "capable of speaking for themselves" which backs the city's urban renewal plans and recommends immediate consummation of the execution phase.

Led by an already organized group of about a dozen vocal proponents of urban renewal, all of whom live within the project area, a meeting was held Thursday night in the site office in the area.

Most persons present at the meeting were of the opinion that comments and letters from persons outside the project area who "say they represent us but really don't" had hurt the project which "the great majority of people in the area want."

The Thursday night meeting was almost secretive. This reporter was told on being invited: "We don't want anyone from outside the area—no whites except the press."

About 15 persons attended the meeting, and all seemed frustrated at the interminable delay in the urban renewal program.

Most seemed annoyed that the urban renewal plan had been rejected by the Chicago regional office on grounds that it did not end segregation.

### On Housing

The informal discussion centered at first on the problem of public housing. The concrete reason why the urban renewal plan was rejected by federal officials was the belief that locating 60 units of public housing in the project area would perpetuate segregation and the "ghetto."

a rehabilitable house, hopes to purchase a substandard house adjacent to his and enlarge his lot to standard size.

"I don't see why the people in the program should be penalized by the people outside the area who are against it."

Banks said he thought urban renewal and public housing were two separate areas and the project should proceed.

### A 'Nice Ghetto'

"If you have to live in a ghetto, why not make it a nice ghetto?" he said.

Discussion at the meeting then turned to a suggestion from Osborne Cole, another resident of the project area, who suggested a clean up campaign to get rid of junk on vacant lots owned by persons outside the area.

The meeting took a momentary light-hearted turn, at this point when a late-comer, upon hearing the suggestion of a clean up campaign, mistook Cole for Rev. Blaine Ramsey, well-known civil rights leader.

Those present, however, pledged their support for such a project and said details would be worked out at a later meeting.

The residents of the area did voice concern over the fate of elderly persons in the area who would be forced to relocate. They received assurances from urban renewal director David Gensemer, present at the meeting, that each case would be considered on an individual basis and the public housing for the elderly now under construction on Healey Street would be available to those persons on a non-discriminatory basis.

## Stratton Takes Position On UR Housing

In an appearance on W Open Forum Thursday City Councilman Kenneth Stratton expressed himself as favoring the location of housing units within the proposed urban renewal area.

"This is the first time I have stated my position in public," he told interviewer T. O. White, indicating he had given the matter long and careful study.

He based his stand, among other reasons, on the matter of costs involved.

Stating urban renewal was "dead" as of right now, he indicated his belief it would eventually be achieved. "Nothing of any importance ever gets off the ground without some setbacks," he declared.

"I know," he said, "my position may not be popular in some quarters, but there are two sides of the coin for integration."

"I feel housing in the area could, and would house both whites and Negroes. Not individual families, perhaps, but groups."

If urban renewal fails Stratton painted a dim picture of the alternative.

He termed the alternative city renewal at city expense. It has to be done one way or the other, he said, "since housing standards have not been enforced in the Negro housing. For the city to go it alone would be a tremendously expensive undertaking."

Stratton stressed the fact he wanted the best for the city with practical economy.



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Councilman Virgil Wikoff explained these lots would remain on passage until after the June election so as to keep existing city boundaries intact.

Councilman Kenneth Ston said the property on page would receive all municipal services, including fire and police protection.

The City Council voted to vacate a portion of Willis Avenue in a section where, in the words of Wikoff, "it goes no where from no place." Vacation of this portion allows the city exemption from liability for its upkeep.

The council appropriated \$75 in motor fuel tax funds for the maintenance of traffic lights at Springfield and Neil, Springfield and First and University and First.

#### Street Numbers

The council voted to designate arterial street numbers for John and Crescent streets and the city's intent of the extension of these two streets. A resolution noted, however, showed only intent and that funds would be requested for obligation retirement.

A resolution approving execution of the second amendatory contract amending the original contract for the urban renewal of the city was passed by the council.

The drainage improvement on Bradley Avenue and the approval of a bid for a tractor loader for use at the sanitary landfill, both placed on passage at a previous meeting, were given final passage Tuesday.

The council authorized the reinvestment of \$20,000 in urban renewal funds and the new investment of \$24,000 in urban renewal funds.

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"I think the city is right," said Dawson Banks Jr., a resident of the area. "As long as the people are given a choice as to which of the 60-unit projects they want to live in, I don't see what could be fairer than that."

The city plans to locate 60 units of public housing outside the project area and 60 inside.

Most present, however, scored the discriminatory practices of the county public housing authority.

"We now have three Negro families living in Bradley-McKinley. For better than 15 years, they had a waiting list at Birch Village (all-Negro) and empty units in Bradley-McKinley, but didn't move any Negroes there."

#### Don't 'Blame City'

Louis Nash, apparently the organizer of the meeting, said the group "should not blame the city of Champaign for the mistakes of the housing authority."

"After all, it is urban renewal that forced them to open Bradley-McKinley after all those years," Nash said.

William Butler said he "has a decent home and wants to improve it, but 'I can't until they get urban renewal underway.' When the program goes into execution, Butler, who has

Banks said he thought urban renewal and public housing were two separate areas and the project should proceed.

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#### FREE OF DEBTS

Mortgage on the Church of the Living God, 801 N. Poplar, is burned Sunday by members of the committee who raised funds. From the left

are Pitcher Odomes, Mrs. Irene Agnews, Randolph Mullen Jr., Evangelist Mary Mullen, Elder Lee Munson, pastor; Bessie Anderson and Evangelist Livery Yarbro. Total cost of the church, built in 1960, was \$32,780. The last payment on the mortgage was Jan. 10.



Prof. and Mrs. William H. McPherson. 62 Greencroft, had two of their daughters with them Christmas Eve. At the McPherson home are from left, Jim Durrett, 8; Mac Dur-

rett, 6½; Miss Charlotte McPherson, back left, a student at MacMurray College, Jacksonville; Mrs. Frazer Durrett and daughter, Lucia, 2½, her father, Prof. McPherson and

her husband, Mr. Durrett of Atlanta, Ga. Mrs. Durrett is the former Lucretia McPherson. In front are Mrs. McPherson and her mother, Mrs. T. H. Rateliffe, Evanston.



FRIDAY, DECEMBER

THE NEWS-

## People's Forum 12/23/65 Need For Work

EDITOR:

The citizens of the Twin Cities should take real satisfaction in the summary of improvements in intergroup relations during the past seven years noted by Don Moyer in your paper of December 28. As he noted, however, there is still need for a good deal more hard work by our elected local officials, as well as by voluntary groups and intelligent citizens of good-will.

It strikes me that improved and integrated housing is one of the most important projects for our community. I note Mr. Moyer was quoted as believing that in some ways urban renewal is the only hope of getting at some of the most basic problems. I have noted also that your December 21 edition referred to the reiteration by Rev. Blaine Ramsey of the position of the Champaign County Chapter of the NAACP with respect to Champaign's Urban Renewal Project 1 area.

Although I am not a member of the NAACP, my reading of the plans and discussions with respect to proposed public housing have led me to concur in its position on this score. These I understand to include three basic points:

(1) No public housing should be located within the Urban Renewal Project 1 area (the space tentatively designated for public housing should be used for retail businesses or for a community building with auditorium and other facilities).

(2) Sites outside the renewal area should be found for at least 90 units of public housing.

(3) The tentative decision to group multiple-housing residents in one area should be changed to scatter them throughout the community in units of 6, 8 or 10 families.

We need to move away from compulsorily segregated housing on both the private and public fronts. Certainly the public officials should lead the way on this score rather than lagging behind the slight progress which is already being made on the private front.

I hope your paper will help give constructive leadership editorially on this issue so that 1966 will see us making further progress in our community.

PHILLIPS L. GARMAN  
604 W. Pennsylvania, U.





RELOCATION OFFICE

This office building, now occupied by former Magistrate Joe Somers, will be used as an information and relocation

office by the Urban Renewal Department of Champaign as soon as federal approval of

the lease is obtained. The office is expected to open sometime in February.

## End Low-Cost Housing Plan to Agency

A proposal for the construction of low-cost demonstration sale housing in Champaign-Urbana has been forwarded to the U.S. Housing and Home Finance Agency, Donald Moyer, chairman of the Champaign Human Relations Commission, said Tuesday.

The proposal, if approved, would allow local private contractors to construct housing to "demonstrate" to the federal government how low-cost housing could be reasonably built.

The HHFA provides the funds necessary for construction and is repaid with interest by the person who buys the house.

Moyer said the Commission hopes, by utilization of new construction techniques, to be able to construct housing for persons in the \$3,500 to \$5,500 per year income bracket.

Moyer said also he expected to have a sponsoring organization for construction of low-cost rental housing by the end of January.



# Unavoidable Amendment

MENTING his State Union Message, President Johnson has sent to Congress his specific proposal for changing the term of members of the U.S. House of Representatives to four years. He also called for abolition of the Electoral College and electors while retaining the electoral votes of states based on popula-

tion. The latter is an overdue reform. Until recent years, it was not much of an issue. In some Southern states, traitor electors defied the will of the people by casting votes for candidates other than the standard bearer of the party which they represented. This form of Dixiecratism, for such it was, was of a nuisance than anything else, but it pointed up the fact that in the 20th century the electors are an anachronism.

In those Southern states in which electors cast their votes as they saw fit, voters had no choice. The Republicans were not an important factor in recent years and the Democratic party was the only one for office-seekers. The system was all-important. In recent years, the beginnings of a two-party system in hitherto one-party states have been laid, though they have not always had healthy beginnings. Some politicians were elected in the South primarily on the basis of racist appeal—an appeal which certainly goes against the historical grain of the Republican party.

A four-year term for members of the House has attracted much opposition, particularly from such articulate spokesmen for the conservative cause as James J. Kilpatrick. He has led to the controversy over the Founding Fathers and the length of House

terms — Alexander Hamilton and James Madison favoring a three-year term and Thomas Jefferson and Elbridge Gerry favoring shorter terms, perhaps of only a year. The inevitable compromise was struck and the Republic has lived with two-year terms ever since.

The principal arguments then as now for four-year terms are the cost and burden of campaigning and the possibility that longer terms will attract better candidates.

In practice, the two-year term has suited veteran House members whose potential opponents are discouraged by the brevity and uncertainty of tenure. It also has suited senators who might face more opposition if House members were elected for four-year terms. At present a House member must give up a relatively secure seat for the uncertainty of a statewide campaign against an opponent who may well be an incumbent. Therefore, Mr. Kilpatrick and others, say members of the U.S. Senate may be cool to the idea of four-year terms in the other body.

The trend in all elective offices is toward longer terms. The cost of campaigning has not been reduced by ineffectual past attempts to control expenditures. Staggered four-year terms would prevent a presidential election from having an effect on more than half the House at any one time.

Recent polls have tended to show that members of the U.S. House of Representatives, to say nothing of members of state legislatures are the forgotten men in American politics.

Four year terms for congressmen will not correct this deplorable situation, but they might help.

Empty, we would say, as the compartment for half-dollars in any cash drawer.

home in Bedminster Township, Somerset County, N.J., although her legal residence is a Manhattan apartment.

Meanwhile Greer Garson, the admired "Mrs. Miniver" of the movies and now the wife of a wealthy Texas oilman, has rejected as flatly as a gracious lady can, a proposal that she seek the Republican party nomination for a seat in Congress from the district that includes Dallas.

Meanwhile, too, Ronald Reagan of the films and television is a candidate for governor of California, a state that a year ago sent George Murphy, for-

## David Felts' Co

SECRET electronic listening devices are little more dangerous in hotels or club buildings than out-in-the-open inter-com systems with loudspeakers in every room.

For instance at a recent PEO meeting, reports one who was there, the chit-chatting sisters had been gavelled into respectful silence so that the chaplain might conduct the devotionals. But as she invoked Divine guidance the loudspeaker in the room delivered a humorous pep talk from a Lions Club luncheon in another room in the building.

For only 15 seconds, but it seemed like an hour.

WEEP not for Matthew Culligan, who resigned from the board chairmanship of the Curtis Publishing Company a year ago following a rebellion of Curtis magazine editors—now, former editors.

Culligan has a new job with the William J. Burns International Detective Agency, Inc. His salary has not been announced, but it doesn't really matter.

Under his contract with the Curtis Company Culligan this year receives \$110,000 in severance pay and will continue as a consultant for 10 years at \$24,000 a year under a deferred compensation arrangement.



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state legislatures are the forgotten men in American politics. Four year terms for congressmen will not correct this deplorable situation, but they might help.

Psychiatrists seem to be doing well despite the increasing resort to the Fifth Amendment.

Empty, we would say, as the compartment for half-dollars in any cash drawer.

## A Boost for Fit Housing

THE ILLINOIS Department of Public Aid, too often the outcast agency for the assistance of the outcast individual, received a small boost from the last session of the Illinois General Assembly. Now the Circuit Court has packed up the legislature in its effort to make the work of the Public Aid Department more effective.

The point in question was a new state law giving the department the right to withhold rent from landlords whose buildings do not meet fire and building code requirements.

The new law has been upheld by the court in a Chicago test case.

Effective means of recourse for redressing wrongs or correcting abuses for the poor are inadequate. For the individual on welfare, they are less than inadequate.

Such a tool for exerting economic pressure which the new law gives the Department of Public Aid has long been needed. It will at least increase the chances of aid recipients getting shelter that meets minimum living and safety standards.

## Politics vs. Good Taste

GOV. RICHARD Hughes of New Jersey has apologized publicly for the "deplorable" and "unfortunate" action of the Ocean County, N.J., Demo-

cratic party organization for endorsing Mrs. John F. Kennedy for the Democratic nomination for U.S. senator. Mrs. Kennedy, the former

the William C. Culligan International Detective Agency, Inc. His salary has not been announced, but it doesn't really matter.

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A READER solves the mystery of the O. Henry story which appeared on the screen and on television under the title "Full House." She saw the film on television. She reports:

"The movie itself was five O. Henry short stories, more or less held together by a commentator who talked between pictures. One of the stories was 'The Cop and the Anthem.'"

"The name of the movie is derived from the poker hand, since there were five short stories involved—but as to how apt the title may have been, I cannot testify."

So, don't bother to finger the tables of contents of dusty separate volumes of ancient sets of O. Henry. There is no story titled "Full House."

OF THIS—Oh Yes—AND THAT: Bantam Books reports sales of 18 million paperback copies of novels by John O'Hara. But O'Hara still is runner-up to John Steinbeck

### Is Program Coherent?

# Does U.S. Have Foreign Policy Or Just Respond to Alarm

By Max Frankel

ers and expressed a hope of and to correct Communist Chi-e



# Tentative Plan for Urban Renewal Area Readied for U.S. Inspection

By David Witke  
Tentative plan for Cham-  
urban renewal Project  
be submitted to federal  
ties by Feb. 4, for their  
ion.

plan — still subject to  
ation both by federal and  
thorities — was reviewed  
public this past week by  
aign Urban Renewal Di-  
David Gensemer.

Project 1 area has been  
into two basic designa-  
clearance areas and con-  
on areas.

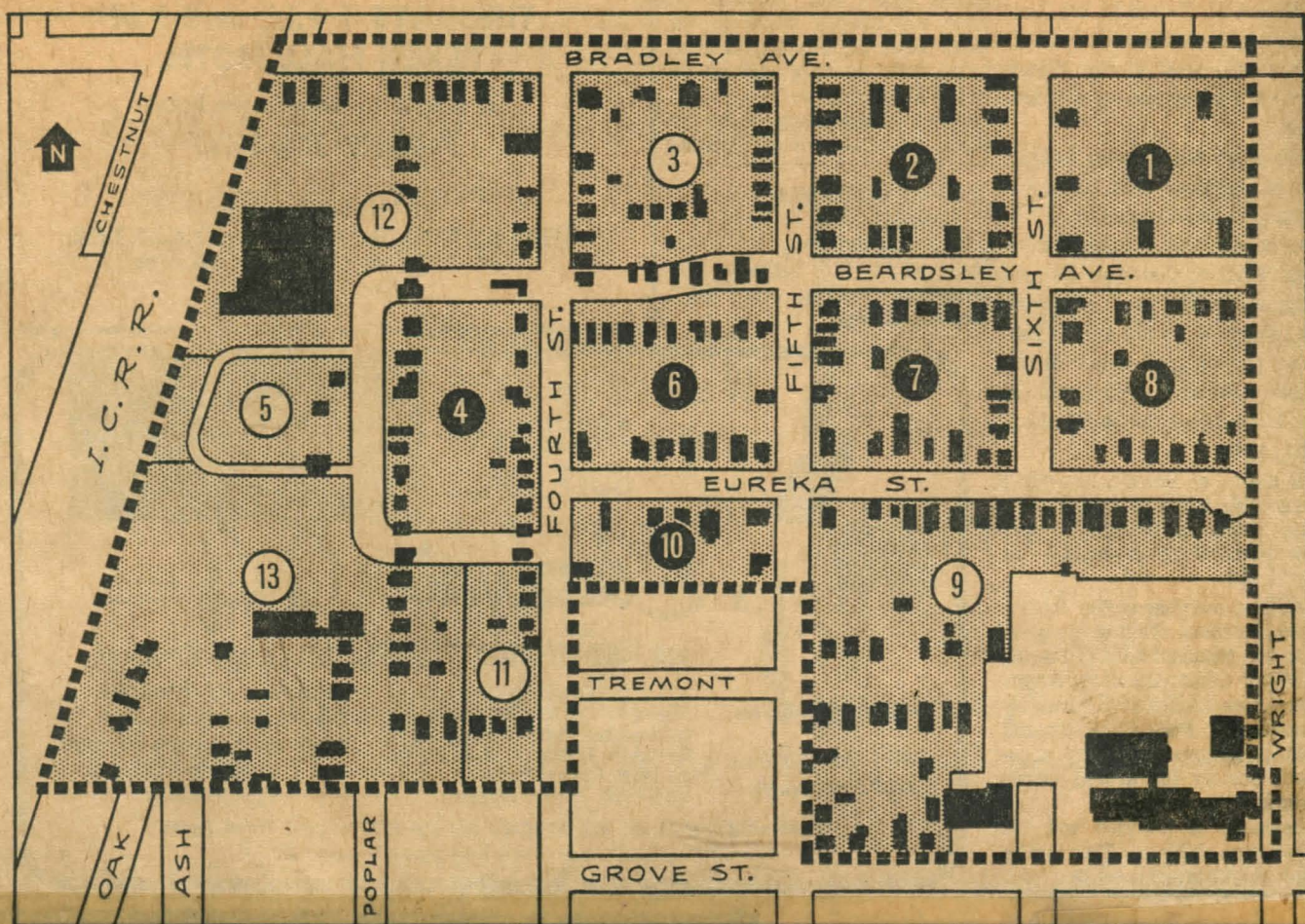
area, the two designations  
ughly equal. The accom-  
g map shows those areas  
ated for conservation and  
slated for clearance. (The  
vation blocks are number-  
h white numerals in black

.)  
structures within the clear-  
areas will be acquired by  
y and demolished in the  
of the urban renewal  
t.

## Will Remain

in the conservation areas,  
ildings meeting city stan-  
and all buildings capable  
abilitation will remain.  
substandard buildings will  
quired, demolished and re-  
ped.

ers of substandard build-  
within the conservation  
have the alternative of re-  
title to their property  
elves by clearing the site



## How Project 1 Land Will Be Used



ing redevelopment with-  
months.  
e are 250 habitable struc-  
In the entire Project 1  
A maximum of 173 of these  
be demolished and an  
ted 77 will remain.  
e demolished will be re-  
ped in accord with the  
se assigned to the proper-  
ne urban renewal plan.

#### Be Demolished

he estimated 173 buildings  
demolished, only 18 now  
city building standards.  
29 others are in deterior-  
condition and 126 are sub-  
ard.

s, only 47 standard or re-  
table buildings will be de-  
ned by urban renewal. All  
standard buildings in the  
et area will be demolished.  
he 210 families living with-  
object 1, a maximum of 135  
be displaced by urban re-  
l, Gensemer said.

seholds forced to relocate  
be eligible for relocation  
s to pay moving costs. In  
ion, certain persons who  
y, such as elderly persons,  
be eligible for an addition-  
location adjustment pay-

#### \$143,125 Grant

e city is requesting federal  
s totaling \$143,125 to meet  
relocation costs.

w - income owners of re-  
itable houses are eligible  
rants of up to \$1,500 to bring  
homes up to standard. In  
ion, loans for this purpose  
be obtained at 3 per cent  
est.

e city is requesting a fed-  
grant of \$30,000 to meet anti-  
demand for rehabilita-  
grants.

the 18 standard buildings  
d for demolition, 17 are res-  
ial and only one is a com-  
cial building.

is is the Gagliano IGA gro-  
ch is located in the area de-  
ated for enlargement of  
glass Park.

on - standard commercial  
dings to be demolished in-  
le:

he Airflex Corp.'s plant at  
N. Poplar St.; the Standard  
nds egg plant at 1009-1101 N.  
lar St.; Bob's Grocery at  
N. 5th St.; and Magistrate  
Somer's office at 808 N. 5th  
(which will be used for a  
le as an urban renewal in-  
nation office.)

The tentative land use plan  
within Champaign's Project 1  
urban renewal area is shown  
by the accompanying map.

Areas of total clearance and  
redevelopment are numbered  
in black numerals against a  
white background circle. Con-  
servation areas are numbered  
in white numerals against a  
black background circle.

Presently existing struc-  
tures are shown in black on  
the map.

The northeast section of the  
area (blocks numbered 1, 2,  
7, and 8) will continue as a  
single-family residential zone.  
Only substandard structures  
will be demolished.

#### Public Housing Area Described:

## 'Garden Apartment' Concept for 60 Units

Public housing in Champaign's  
urban renewal Project 1 area  
"will be as attractive as an ex-  
clusive residential apartment  
area," according to Urban Re-  
newal Director David Gense-  
mer.

The 60 living units will be  
contained in 18 well - separ-  
ated buildings, none more than  
two stories high.

The "garden apartment" ap-  
proach - with the buildings in-  
terspersed amid landscaped  
grounds - will mean a density  
of only eight families per acre.

This is even lower than the  
density of 10 families per acre  
found in normal duplex zones,  
Gensemer said, and not far  
above the 5 - family - per -  
acre figure of a normal single-  
family residence zone.

#### 'Not Stacking People'

"So you can see we are not  
"stacking people in there", which  
is how many people think of  
public housing," he said.

The public housing will be lo-  
cated in the southwest corner  
of the Project 1 area, south of

In contrast, the southeast  
section (block 9) will be en-  
tirely cleared of structures in  
order to expand Douglass  
Park. Washington School and  
Douglass Center will be the  
only remaining buildings.  
Some 42 existing buildings will  
be demolished.

The north - central section  
(block 3) will be cleared of all  
33 structures and redeveloped  
for duplex housing.

Just south of this (blocks 6  
and 10) is an area that will  
continue as a duplex zone.  
Here, however, only sub-  
standard homes will be clear-  
ed.

The area inside the new loop

street (block 4) will continue  
as a multiple - family resi-  
dence zone. Only substandard  
buildings in this block will be  
demolished.

Just to the north (block 12),  
in the northwest portion of the  
Project 1 area, will be a clear-  
ance in which all 22  
buildings will come down. The  
area will then be redeveloped  
for multiple-family residences.

The west - central area  
(block 5) will be cleared of 3  
buildings and redeveloped as  
a park.

Just south of this park  
(block 13) will be the public  
housing area, containing 60  
living units in 18 separate

buildings. A day care center is  
also hoped for in this area.  
Thirty buildings will be clear-  
ed.

The west side of 5th Street  
south of the new loop street  
and east of the public housing  
area, will be cleared of 9  
buildings and redeveloped as a  
business zone (block 11).

The north and south portions  
of Poplar street within the  
project area will be vacated  
under the present plan, with  
the central block of Poplar  
street used as a portion of the  
new loop street.

Portions of Tremont Street  
also will be vacated.

a park, west of a commercial  
zone on 4th Street and east of  
the IC tracks. (Area numbered  
13 on the accompanying map.)

Besides the 18 residential  
buildings, there will be only one  
other building in the area: a  
day care center and manage-  
ment office.

The day care center is plan-  
ned as a service to working  
mothers. Gensemer said the  
League of Women Voters has  
been asked to consult with local  
social and welfare groups to help  
in the search for a qualified  
agency to operate the day care  
center.

#### Fence for IC Tracks

The day care center and a  
parking area will separate the  
residences from the commerci-  
al area to the east. A cyclone  
fence to be installed along the  
IC tracks throughout the Proj-  
ect 1 area will separate the re-  
sidences from the tracks.

Around the living units will  
be open spaces, landscaping  
and lawn recreation areas.

There will even be family

garden plots, where the fami-  
lies can do their own private  
gardening if they wish.

#### Public Improvement Projects Are Listed

Many public improvements  
are planned within Champaign's  
Project 1 urban renewal area  
in addition to the redevelopment  
of properties.

Among these improvements is  
an estimated \$256,600 in street  
improvements, including 44 -  
foot paving for 4½ blocks of  
Bradley Avenue from the IC  
tracks to the east city limits.

Other street improvements in-  
clude one - block paving proj-  
ects for Beardsley Avenue, N.  
6th Street, Poplar Street, E.  
Eureka Street, N. 4th Street  
and N. 5th Street.

Among other public improve-  
ments slated for the area are:

— Installation of about 100 at-  
tractive concrete benches along  
parkways, at bus stops and at  
other convenient places. The  
benches will be of various de-  
signs. An estimated expenditure  
of \$2,000 is planned.

— Construction of an eye -  
pleasing and functional bus shel-  
ter on 4th Street at the south-  
ern intersection with the new  
loop street.

#### Close to Apartments

This shelter will be at the  
north end of the commercial  
area and conveniently close to  
the apartment area and day  
care center.

Gensemer plans a design com-  
petition for the shelter and  
hopes to interest university  
architecture students and local  
high school pupils in the proj-  
ect.

— Installation of reflectoriz-  
ed street name signs through-  
out the Project 1 area.

— Installation of 1,360 feet of  
cyclone fencing along the Illi-  
nois Central tracks. Estimated  
cost is \$6,100.

— New street lights through-  
out the area at an estimated  
cost of \$66,400.

— Estimated expenditures of  
\$91,700 for storm sewer improve-



# Deny Bradley Rezoning Is IR Problem

The Champaign City Council action on seven recommendations of the Plan Commission and took another under advisement.

The council took under advisement for a decision at a meeting a request for rezoning from R-3, intermediate residential, to R-5, heavy residential, a property on John Street between State and Randolph.

A recommendation by the commission that the corner of Sixth and Bradley not be rezoned was approved by the council. The owner of the property had requested a change from a single family residence to a multiple family residence so an apartment development could be built there.

The reasons given for refusal was that the area in question is in the urban renewal area and granting the request would slow down the process that in the urban renewal there would be adequate multiple family residences but a shortage of single family

The council approved a change from duplex housing to multiple family residences a portion of the 1700 blocks of John and Henry Streets. The zoning had been changed from R-3 in the 1965 zoning ordinance and the council action designated the property to its actual classification.

The council approved a rezoning that the old airport property be rezoned from intermediate residential to agricultural as a recommendation of the commission.

Western Hills low-cost housing development proposed by the Construction Company given approval. The property north of Interstate 74 and east of the old airport property, rezoned for multiple family residences.

The council also gave final approval to Windsor Park subdivision and Holiday Park subdivision and preliminary plat approval to Brookside subdivision.

...said 80 per cent of the people own or are buying their own homes, but one third of the homes in the area have been selected for clearance.

Some of the homes have been in poor shape, but others are in good repair. A number of elderly and nearly retired people who the Potter claimed are in the permanently dispossessed, Potter added that some people are concerned that the city will eliminate half lots, thus designating for clearance some good homes.

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## HUMAN RELATIONS GROUP WILL MEET

The Champaign Human Relations Commission will hold its regular meeting at 7:30 p.m. Thursday in the auditorium of the City Building.

Main topic of business will be how to get good, low-cost housing for low income families. Those attending are welcome to bring any other matters of local concern in inter-group relations to the attention of the Commission.

## SDS Working Against Urban Renewal

A group of workers have been encouraging northeast Champaign residents to organize and demand modifications in Project One urban renewal plans.

Since opening an office at 607 E. Washington St. this summer, two full-time workers and some part-time volunteers from the University of Illinois have made almost daily door-to-door visits in the area.

The work is financed by donations from University of Illinois faculty members and sponsored by the campus organization of the Students for a Democratic Society and the Student

Non-Violent Coordinating Committee.

Two former students, Norman Potter and Lenore Tenanblatt, serve as full-time, salaried workers.

Potter, former president of campus SDS, said the project was initiated "with the philosophy that the people of the community have a right to determine what they want."

"The urban renewal people have made token bows to the Negro community," he said, "but the actual involvement sought from the residents has been minimal."

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Some of the homes selected for clearance are in poor shape, he stated, but others are in good repair. A number of elderly and nearly retired people who own homes will become among the permanently dispossessed, Potter claimed.

Potter added that some people are concerned that the city will eliminate half lots, thus designating for clearance some good homes.

## MONDAY, MAY 16, 1968 THE NEWS-GAZETTE

# Finance Plan Told On Urban Renewal

The City of Champaign, according to the latest estimates, will receive \$271,425 in credit for its one-fourth share of the cost of the project 1 phase of

urban renewal.

The city will have to pay \$488,175 in cash for the rest of its share. Of this, \$125,000 will be available at the beginning of the project from earmarked utility tax funds already collected.

Present plans call for financing the further share by \$100,000 annually for three years which will become available with collection of motor utility taxes in those years. For the balance, \$20,000 in motor fuel tax funds will be allotted in

1968, and \$35,000 from the same source in 1969.

The city will receive \$121,045 in credit for the construction of public housing in the urban renewal area. Another \$124,780 will be credited for improvements in the area.

Of that total, \$7,500 will be credited for real estate taxes paid by the city on land purchased in the area by the city. The survey and planning services of the City Planning Department will result in another

\$5,000 credit.

The city will receive \$115,800 credit for the construction of East Bradley, and the new loop street to be christened Beardsley Drive. A credit of \$3,950 will be given for 935 trees the city will plant in the area.

The city will be allowed to claim \$25,600 for Park district projects in the area which will include Douglass Park improvements and a new 1.6 acre park just west of Fourth Street in the project area.



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The council also gave final approval to Windsor Park subdivision and Holiday Park III subdivision and preliminary plat approval to Brookside II subdivision.

### For Elderly:

## Housing Units Authorized

A building permit was issued Monday for an eight-story public housing project for the elderly, to be constructed at 302 S. 2nd St.

The complex will include 100 living units. Estimated cost of construction is \$990,000, according to the permit issued by the Champaign Building Inspector's office.

The building will be owned by the Champaign County Public Housing Administration. Original plans for a six-story 60-unit building were expanded in October.

Architect is Berger - Kelley - United & Associates of Champaign. Builder is the J. L. Edmonds Co. of Urbana.

The completed building will stand 88 feet high, have a frontage of 93 feet and a depth of 77½ feet.

The building will be of masonry and concrete construction.

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## CHAMPAIGN-URBANA COURIER

Thursday, Nov. 11, 1965

### Champaign:

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Some of the homes selected for clearance are in poor shape, he stated, but others are in good repair. A number of elderly and nearly retired people whose homes will become abandoned are permanently dispossessed, Potter claimed.

Potter added that some people are concerned that the project will eliminate half lots, thus making it difficult to sign for clearance of good homes.

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## Bishop Tells Site Offer As UR Housing

Rev. A. W. Bishop, president of the Northeast Homeowner's Assn., said at the group's Thursday meeting he had an offer of 10 acres of land outside the city limits to which houses in the Urban Renewal Project 1 area could be moved.

Rev. Bishop declined to identify who made the offer and said the leadership of the association would meet with them as soon as it could be arranged to discuss details of the offer.

The association has long expressed its dissatisfaction with Champaign urban renewal policies and announced the plan to seek land outside the city on Sept. 14.

Rev. Bishop said he hoped to report to the membership details of the offer at the next meeting. He said the next meeting would have to be called before the regular meeting date of Thanksgiving.

### UNDER WAY

Concrete has been poured for three floors of the apartment house for older citizens under construction at

White and 2nd streets in Champaign. This Champaign County Public Housing Authority project will be

eight stories high and contain 80 apartments when completed.

### Be Ready Next Year:

## Elderly Housing Project Headed UP

By John Grady

The noise and dust of construction, a new 8-story apartment building for older citizens at the corner of White and 2nd streets. It is being built by the Champaign County Housing Authority.

The high rise should be finished sometime in the beginning of next year," Harold Sloan, director of public housing, said.

Only is the building physically growing, but it grew on as well.

The original plan, the housing authority had decided to build a 5-story, 60 unit building.

In August, 1965, the plans officially changed to 80 units.

Work

In addition to this project, several other buildings are being constructed.

In total, five one-story buildings are being constructed. There will be 20 units in the project.

Sloan said "we should have completed the projects done in the fall of last year."

The housing authority also has

another project on the drawing board.

The proposed urban renewal plan calls for 60 units of housing to be built in the project area and 60 more units to be built outside the area.

"Nothing is very definite on these yet. But we are expecting to handle these without any special problems," Sloan said.

#### Waiting List

"We expected the problems of urban renewal and so we were ready for them," he added.

Several years ago, the housing authority opened its first projects for older citizens, at White and Columbia streets. The

has 16 units.

Now, there are 53 units served by the authority.

Sloan said "There's still a need after we finish our present projects and our completed projects."

Last year more than 100 people were on waiting lists for housing for older citizens, and that number continues to grow, he said.

### CHAMPAIGN-URBANA COURIER

#### One That Stopped It Before:

## Renewal Plan Clears Hurdle

By David Witke

Champaign's urban renewal application has cleared one hurdle — a hurdle it stumbled on the first time — and now is "under review on its merits," a federal official disclosed Saturday.

When the application was submitted the first time, on Feb. 1, it was returned to the city as "not acceptable for processing," due to a lack of specific documentation.

The application was resubmitted April 6 and this time has been judged "acceptable for processing," the acting director of

the regional urban renewal office in Chicago said.

"We find the application acceptable and reviewable, and it is now under review on its merits," he said.

#### Farther Along

The application is already "considerably farther along than it progressed last time," he said, although he said he is not at liberty to say whether the application has yet been forwarded to Washington for final review and decision.

The application "contains no problems that can't be settled without going back to the city. This time we have found no

need to request additional material or documentation from the city," he said.

The application's fate, then, now lies in whether or not the federal authorities find the city's renewal plan, as submitted, acceptable under federal requirements.

#### Detailed Review

The review process is a detailed and complicated one, the Chicago official explained, with the plan being submitted to nine technical service branches in the regional office alone.

Federal officials indicated that the reason the first application was returned was that

the materials supplied were sufficient for the reviewer.

This time, however the reviewer will base their decisions on.

The materials supplied have been judged sufficient to enable thorough evaluation on which to base a decision — though no hint has been given of what the decision may be.

The specific areas in which the government asked for additional documentation the first time included the city's proposal to place 60 units of public housing within the Project 1 area, documentation of how the plan would promote integra-





Rev. J. E. Graves



William Boon

### Low-Cost Housing:

## HRC Committee Appointed

Rev. J. E. Graves and William Boon have been named chairmen of a Low Cost Housing Commission, set up by the Human Resources Commission.

Formation of the committee was announced Wednesday at a conference during which Rev. J. E. Graves, HRC chairman, outlined the committee's plans.

Rev. Mr. Graves is president of the Champaign - Urban Improvement Association and pastor of Mt. Olive Baptist Church. Boon is a consulting engineer.

Persons who will serve on the committee are:

Edward A. Jones, architect and director of the University of Illinois Small Homes Counciling Research Council; Mrs. K. Norton, social worker at Unit 4 schools; Christopher Garret, and instructor at Champaign Air Force Base; Donald E. Gesterfield, attorney; Mrs. Earl Smith, office worker at Marshall School; Charles A. Petry

Jr., building contractor, and Henry Sapoznik, of the Champaign County Board of Realtors.

Technical consultants to the committee are Clarence Thompson, developer; David Gensemer, Champaign Urban Renewal director; Gene H. Rose, secretary - treasurer of First Federal Savings and Loan, and Arnold Gesterfield, manager of the Champaign Park District.

JULY 23, 1966.

WS-GAZETTE

## Trade Mark Winner Told

Esther Garret, 910 W. Hill, C, has been declared winner of the urban renewal "trade mark" contest sponsored by the Citizen's Advisory Committee on Urban Renewal.

The trade mark will be used on machinery and posters during the execution phase of the urban renewal project 1 in the northeast neighborhood.

CAC officials said the trade mark will be "refined" by a commercial artist at a later time.

Donald Noel of Homer was runnerup in the contest, which drew about a dozen entries.

## Set April 6 Meeting With UR Official

Champaign city officials will meet with A. Dean Swartzel of the Chicago regional office of the Urban Renewal Administration April 6 in Chicago to discuss the additional documentation required in order to locate 60 units of public housing in the urban renewal project 1 area here.

Swartzel's office rejected the first Champaign urban renewal plan saying more documentation would be needed to show all other sites in the city would not be feasible for construction of these 60 units before the URA would allow them to be built in the project area.

City Manager Warren Browning said Tuesday the city did not plan to resubmit their application at the April 6 meeting.

Browning said it would probably be decided at the meeting how long it would take before the application is resubmitted.

### Planning Funds:

## \$7,500 Loan For Housing Is Received

A loan of \$7,500 to the Champaign County Housing Authority for use in planning 120 units of public housing in Champaign was announced Friday by the Department of Housing and Urban Development in Washington.

The loan will be used in planning for the 120 housing units to be constructed in conjunction with Champaign's urban renewal project, according to Harold Sloan, director of the county housing authority.

Sixty of these units are to be constructed in the Project 1 area, the other 60 outside the project area.

Those within the project area are proposed for a site east of Poplar Street near the present deadend of Ash Street. No definite sites have yet been proposed for those outside the renewal area.

When preliminary plans for the 120 units are completed, they will be submitted with their proposed sites to the Department of Housing and Urban Development for final approval.

Sloan said actual planning work has been underway for some time, but the housing authority applied for the federal loan because of the scope of the planning work involved.

Completion of negotiations for the public housing units is the last roadblock in the path of final approval for the urban renewal project, according to city officials.

Saturday, July 16, 1966

CHAMPAIGN-URBANA COURIER

### Urban Renewal:

## One Hurdle For Project 1

The only apparent reason for delay in final approval of Champaign's urban renewal Project 1 is lack of a public housing contract, City Manager Warren Browning said Friday.

He said officials in Washington have indicated that the project will receive final approval as soon as the city can file a copy of an annual contributions contract between the Champaign County Housing Authority and the federal housing authority.

Such a contract is required to show that public housing planned in conjunction with the urban renewal project will become a reality. The housing units involved are 60 units planned for outside the project area.

Browning said he understood the county housing authority has located two sites which it feels suitable for the units and hopes to have a contributions contract approved by September.



# Who's Minding the Store?

## No One at U.I. for Comment on Renewal.

ose "in the know" at the university of Illinois about a possible joint U. of I. - City of Champaign urban renewal project were gone and unavailable comment Friday.

Only one on campus who comment on Thursday's about the possible joint project was Paul Doebel, U. of Champaign director of housing.

Doebel, Don Neville, who has been handling all land acquisition matters for the U. of I. Physical Plant, and Don Winterm, campus planning director, went to Carbondale in to talk with city and Southern Illinois University officials about a similar joint urban renewal effort under way there.

Doebel said Friday that at that time the proposed U. of I. - Champaign project was "just very preliminary talking," and he had to read local paper accounts about the project Thursday to "refresh my memory on the thing."

Doebel said Neville has most of the information about the university's involvement in the renewal proposal.

Doebel is on vacation. Don Kretschmer, associate director of the Physical Plant, also would be able to shed light on the Thursday urban renewal news, also was gone Monday morning.

Dr. David D. Henry is in England.

Charles E. Flynn, director of U. of I. public information, and his first assistant, Robert Evans, are in Boston attending a convention for university public relations staff members.

Provost and Executive Vice President Lyle H. Lanier is out of town.

Therefore, any official policy or position statement from the U. of I. on the matter was unavailable Friday.

## CHAMPAIGN-URBANA COURIER

### Renewal Plan Recertified

Champaign's Workable Program for Community Improvement has been recertified by the Federal Department of Housing and Urban Development, City Manager Warren Browning announced Tuesday.

The Workable Program is an outline of planning underway in the city to assure orderly community development and improvement. Certification of the program is required in order to be eligible for many forms of federal assistance, in-

cluding urban renewal.

Champaign's Workable Program has been without certification since the previous certification expired last year. The program was recently updated and resubmitted.

The new certification extends until July 1, 1967.

SATURDAY, JULY 30, 1966.

## THE NEWS-GAZETTE

### Get \$7,500 Loan For Planning Of Renewal Housing

A \$7,500 loan to be used by the Champaign County Public Housing Authority to prepare plans for the 120 units of housing to be built in conjunction with the Champaign urban renewal project 1 was approved Saturday by the U.S. Department of Housing and Urban Development in Washington, D.C.

The loan is expected to be used to employ an additional staff member to assist in the planning.

Saturday, July 9, 1966

## CHAMPAIGN-URBANA C

### Campus Area Is Wary on Renewal Plan

Campus area merchants are withholding public comment about a possible joint University of Illinois - City of Champaign urban renewal project that might necessitate relocation of their Green Street and area businesses.

John Schumacher Jr., of Schumacher's men's clothing store in the campus business district, said he tried to poll comments from his fellow merchants about the possibility of such a project but "No one seems to know much about it," he reported.

Thursday, Champaign city officials disclosed that U. of I. and city representatives have been investigating a joint renewal project that would allow university expansion west and north of the existing campus, and rejuvenation and expansion of Downtown Champaign.

The area tentatively suggested as the University Project Area includes many Green and Wright street businesses, including book stores, men and women clothing stores, variety and drug stores and small restaurants and taverns.

TUESDAY, JUNE 21, 1966.

## THE NEWS-GAZETTE

### Recertify Workable Program

City Manager Warren Browning received two telegrams Monday, each from the same person and within about a half hour of each other, reporting that the U.S. Department of Housing and Urban Development had recertified the city's Workable Program.

Browning said Tuesday that one telegram reported the program recertified until June 1, 1967, and the other until July 1, 1967.

"We are assuming the July 1 date is correct," Browning said, "in the fact that it was given in the later telegram."

The Workable Program is a statement of the city's continuous progress towards goals established in the original program passed three years ago. The city is required to have the program recertified annually in order to receive federal funds for projects like urban renewal.



# Bond Issue Would Ease Traffic to Interstate 57

By David Witke

Champaign motorists should have access to and from Interstate 57 over a resurfaced Church Street - University Avenue couple by the fall of 1967, if the city's June 14 street improvement referendum is successful.

The resurfacing of 13 blocks of W. Church Street and eight blocks of W. University Avenue would be accomplished during the summer of 1967, if the \$2.3 million bond issue is approved by the voters.

City Manager Warren Browning pointed out that the Champaign - Decatur Freeway Link between Interstate 57 and Mattis Avenue north of Country Fair Shopping Center already is under contract and should be completed by the spring of 1967.

The resurfaced University and Church streets will connect with this freeway link and eventually be converted to one-way streets, providing a one-way couple from the Interstate to the heart of town.

#### No Tax Increase

The resurfacing of Church and University are but two of a



Wednesday, May 11, 1966

CHAMPAIGN-URBANA COURIER

## Gillespie Is New Head of Fair Housing

Robert W. Gillespie, 1014 W. William St., is the new director of Champaign's Fair Housing Bureau, it was announced Wednesday.

He will succeed Mrs. William C. Boon, 1020 W. Hill St., who has resigned because her family is moving to Davenport, Iowa.

Gillespie is an associate professor of economics at the University of Illinois and is assistant director of the Midwest Universities Consortium for International Activities.

He has previously worked with the Fair Housing Bureau as a housing consultant.

He will be introduced as director during a meeting of Fair Housing Bureau volunteer scheduled for 8 p.m. Thursday at Mt. Olive Baptist Church, 808 E. Bradley Ave., Champaign.

The purposes of Thursday's meeting are to hear what other state and local organizations are doing in the civil rights field, and to review the role of the Fair Housing Bureau.

#### HRC Agency

The bureau is an agency of the Champaign Human Relations Commission and is dedicated to advancing fair housing in Champaign. An office to assist families in locating housing available on a non-discriminatory basis is maintained at 29½ E. Main St.

Brief reports will be given at Thursday's meeting on the activities of other groups. Speakers will include Philip Walker on the Illinois Commission of Human Relations; Robert Zachery on the Council for Community

a 14-word



# 220 Families Must Move in Next 2 Years

By David Witke

An estimated 220 Champaign families will be displaced from their present homes during the next two years as a result of various forms of government action.

Of these displaced families, 47 will be white and 173 Negro.

The estimates are contained in the city's Workable Program for Community Improvement, submitted recently to federal officials for recertification.

Urban renewal will be the major cause of displacement, causing an estimated 135 families to be relocated within the two-year period. Four of these families will be white, 131 Negro.

Systematic enforcement of the city's housing code will be the second major cause of the expected displacements, accounting for an estimated 70 displaced

families. Thirty of these will be white, 40 Negro.

## Displaced by Station

Eleven families, all white, are expected to be displaced by construction of public housing units on their present locations.

Two white families and two Negro families will be displaced by clearance of the site of the city's new central fire station between State and Randolph streets on White Street.

Income ranges for the displaced families are estimated at:

Low income (below \$4,500), 26 white families and 66 Negro families; middle income (\$4,500 to \$6,500), 15 white families and 90 Negro families; and high income (over \$6,500), six white families and 17 Negro families.

Relocation of these displaced families is one of the major

jobs facing the city in the next two years.

Present estimates indicate the community can supply sufficient relocation housing for all income groups except 42 low income families which will require public housing.

To make up this deficit, the city hopes to secure an additional 120 units of public housing in time to provide for these families.

In reply to a federal request for information on how the city proposes to find housing for the other displaced families, the city says:

"Sources of housing for relocation needs include vacancies and turnover in the existing supply, new private construction (including rental and sales units), new public housing units, (including those for the elderly

now being constructed), and the rehabilitation of existing units.

## Turnover Rate

"The turnover, or vacancy rate, is estimated at 3 per cent of the total housing market, or about 490 units per year. Of this amount, approximately 60 per cent (or 296 units) comprises the rental market, 40 per cent (or 196 units) the sales market, and 10 per cent (about 50 units) the public housing market."

In addition, the Workable Program notes the city's Fair Housing Bureau will be used as a referral service and the Urban Renewal Department has a relocation staff.

"Active participation is being sought in the area of moderate and low cost housing through local builders," the city also notes.

During the past year — with no urban renewal or concentrated systematic housing code enforcement programs in effect — a total of 25 families were displaced by government action.

All these displacements were the result of general housing code enforcement. Ten of the families were white, 15 Negro.

Records on relocation of these families are not complete, but "it is generally felt . . . by the relocating agency that the conditions and facilities were clean and adequate."

Urban renewal advocates have repeatedly emphasized that persons displaced by housing code enforcement do not have available to them the wide range of assistance that is available through urban renewal.

The city feels that should urban renewal fail, the inevitable

extension of the systematic housing code enforcement program into the proposed urban renewal area would bring greater hardship to the residents of the area than would urban renewal.

Applied and En

**ELEGANT 1**

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hand towel . . .

wash cloth . . . r

Thick, absorbent  
applied in just  
der. Decorated b  
Pink on white. P

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Perfect dress or  
Hand-scrubbed p  
width.

Champaign's Largest .

**POP**



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Two white families and two Negro families will be displaced by clearance of the site of the city's new central fire station between State and Randolph streets on White Street.

Income ranges for the displaced families are estimated at:

Low income (below \$4,500), 26 white families and 66 Negro families; middle income (\$4,500 to \$6,500), 15 white families and 90 Negro families; and high income (over \$6,500), six white families and 17 Negro families.

Relocation of these displaced families is one of the major

jobs facing the city in the next two years.

Present estimates indicate the community can supply sufficient relocation housing for all income groups except 42 low income families which will require public housing.

To make up this deficit, the city hopes to secure an additional 120 units of public housing in time to provide for these families.

In reply to a federal request for information on how the city proposes to find housing for the other displaced families, the city says:

"Sources of housing for relocation needs include vacancies and turnover in the existing supply, new private construction (including rental and sales units), new public housing units, (including those for the elderly

now being constructed), and the rehabilitation of existing units.

## Turnover Rate

"The turnover, or vacancy rate, is estimated at 3 per cent of the total housing market, or about 490 units per year. Of this amount, approximately 60 per cent (or 296 units) comprises the rental market, 40 per cent (or 196 units) the sales market, and 10 per cent (about 50 units) the public housing market."

In addition, the Workable Program notes the city's Fair Housing Bureau will be used as a referral service and the Urban Renewal Department has a relocation staff.

"Active participation is being sought in the area of moderate and low cost housing through local builders," the city also notes.

During the past year — with no urban renewal or concentrated systematic housing code enforcement programs in effect — a total of 25 families were displaced by government action.

All these displacements were the result of general housing code enforcement. Ten of the families were white, 15 Negro.

Records on relocation of these families are not complete, but "it is generally felt . . . by the relocating agency that the conditions and facilities were clean and adequate."

Urban renewal advocates have repeatedly emphasized that persons displaced by housing code enforcement do not have available to them the wide range of assistance that is available through urban renewal.

The city feels that should urban renewal fail, the inevitable

extension of the systematic housing code enforcement program into the proposed urban renewal area would bring greater hardship to the residents of the area than would urban renewal.

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# Two Projects Here

## U.S. Holding Upper Hand: It's Money

By HAL ALEXANDER  
News-Gazette Staff Writer

Two major projects in Champaign are being held up because of what federal officials consider non-compliance with federal standards.

The county War on Poverty has languished in federal hands since June, waiting for the local council to comply with a federal rule that the poor must be adequately represented on the Economic Opportunity Council.

Now the City of Champaign's urban renewal project has been rejected on grounds it does nothing to end the housing segregation which exists in the northeast neighborhood.

Fortunately or unfortunately, depending on which side you're on, the federal government has the whip hand in disputes of this sort — the whip being the necessary funds for the projects.

The federal-city government relationship is a recent trend. Formerly, cities depended almost exclusively on the state government not only for power to legislate their own problems, as they still do, but also for funds to finance local projects.

This is still true to some extent, for example, the city's share of state motor fuel tax funds to repair and improve local streets.

However, federal programs like urban renewal and now the War on Poverty, have removed the state government from the financing. The reason is fairly obvious — the states can barely finance themselves, let alone ambitious city projects like urban renewal.

While the state government was fairly in tune with local sentiments, the federal government, much farther removed, is not. A lack of communication and mutual suspicion has resulted in impasses like the two currently reached in Champaign.

city will get its needed \$106,000 credit.

The problem might resolve itself if city and federal officials develop more mutual trust and better communication.

The War on Poverty is another case. In this instance, the leaders of the local Economic Opportunity Council, a non-government organization, swallowed entirely the set of conditions imposed on it by the federal Office of Economic Opportunity.

In this case it has been more of an attempt to prove to the federal government that the local council is in compliance rather than an attempt of the local council to retain an operation not acceptable to the federal government.

In this struggle for acceptance there seems to have been mistakes made on both sides — mistakes similar to those in the urban renewal controversy.

When the local council first organized itself it was almost an almost all white organization. The fear that the whites believed in equality made no difference to federal officials.

A recent federal government directive that all local council members must submit to Washington a fact sheet on themselves, including race and approximate income, appeared to be evidence of mistrust.

However, the local council was not prone to perfection either. Since its formation in spring last year until the recent elections in disadvantaged school districts and surplus commodities groups, the council had almost no representation of the poor.

Though there were originally seven positions set aside for representatives of the poor among the more than 40 persons on the council, only one or two of these was ever filled.

It was believed that a minister from a disadvantaged area or a social worker with the poor could be counted as a representative of the poor, despite that individual's income.

This was not what the federal government had in mind and led to a directive that at least one-third of the council and all

committees must be composed of representatives democratically elected by the poor themselves.

This is being done now and several representatives of the poor are now serving on the council. However, the mutual distrust engendered by this controversy had led to further delay while the local council members are required to submit form after form, proving the democratic makeup of the council and good faith in compliance with federal standards.

It appears that if the federal-city relationship is to function efficiently, city officials must accept some degree of federal control and federal officials must exercise this control reasonably and logically, not automatically and emotionally.



# and Revitalize Downtown, Campus Area At N

# UDY CHAMPAIGN

massive study of the draft the Defense Department undertook two years ago. The department labored mightily under an assignment expected to bring forth a mountain of suggestions. Instead, the Pentagon proposals have more of the appearance of a mouse.

The fact is that with all its faults — and the study acknowledges that most of the complaints against the system are correct — the Defense Department likes the draft better than any alternative.

It just could not come up with any better way to keep the military amply supplied, either during peacetime or during war emergencies. The military insisted the draft was impractical later.

At first glance, it would appear that President Johnson's newly created 20-member Citizen's Commission on the Draft also might draw a blank.

But its mandate is a good deal broader and deals with all phases of service; for example, it will study Defense Secretary Robert S. McNamara's idea for some kind of universal war or peace service.

The Pentagon study was somewhat narrower in scope, confined mostly to the draft itself. Thus what the report amounted to was an official imprimatur on the draft system for at least the next decade.

Only one substantial change was suggested: That the drafting start at the bottom of the 19 to 26 age

## Ens. Tabaka Back From Viet Nam

Ens. Larry P. Tabaka, who has returned from duty in Tonkin Gulf, North Viet Nam, visited his parents, Mr. and

Mrs. Paul R. Tabaka, 1404 W. Columbia, C.



He is an engineering officer aboard the cruiser U.S.S. Topeka, which has been on sea and res-



To City

# RENEWAL

NG SALE AND  
CLEARANCE

## Could Get \$7.5 Million In U.S. Funds

By HAL ALEXANDER

News-Gazette Staff Writer

A tentative plan to renew and revitalize the downtown Champaign and campus area through urban renewal — at no cost to the city — was revealed Thursday by the Citizen's Advisory Committee on Urban Renewal.

John Barr, chairman of the CAC, said the plan had tentative approval of the city, many Champaign businessmen and the University of Illinois.

City Manager Warren Browning said Thursday morning the announcement was "premature" and had no comment on the proposal.

Barr released a three-page memorandum from Urban Renewal Director David D. Gensemer to Browning, recommending the city council consider the project and allow the Urban Renewal Department to apply for federal funds to finance a study of the project.

Under the plan, a maximum of about \$7.5 million in federal funds would be available for the downtown and campus projects.

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the project.

Under the plan, a maximum of about \$7.5 million in federal funds would be available for the downtown and campus projects.

According to the memorandum, under federal law the city can use all University of Illinois property acquired and expenditures made within the project area within the last seven years as non-cash credit for the city's portion of the cost.

Under urban renewal law, the city or another local urban renewal authority must furnish one-fourth of the cost of the total project, either in cash or in credits which are given for improvements in the project area.

Donald Neville, assistant to the director of the UI physical plant, has informed the Urban Renewal Department that there have been about \$2.5 million in University expenditures in the proposed area which would qualify as non-cash credits for an urban renewal program.

If this figure is allowed as the local portion, it would mean the federal government would furnish \$7.5 million in cash as their three-fourths share of the project.

According to Barr, the tentative plan would call for a University Project Area to include the area bounded by University Avenue on the north, Wright Street on the east, slightly south of Green Street on the south and either First Street or the Illinois Central tracks on the west.

All improvements in this area under the tentative urban renewal program could be performed at no cost to the city or University by utilizing a portion of the \$2.5 million credit as the city's one-fourth share.

Federal law further provides that any area within one-quarter mile of the University Project Area may be improved under an urban renewal program and still use the University credit as the local portion.

Downtown Champaign would be within one-quarter mile of the University Project Area.

Barr defined downtown Champaign as the area bounded by University Avenue on the south, the Illinois Central tracks on the east, Washington Street on the north and State or Randolph on the west. He said this was definitely tentative, however.

Barr said he did not believe that this entire area could be renovated, but that "a substantial portion of it could."

According to the memorandum, federal officials in Chicago have studied the proposal and found it in accordance with the law.

Barr said, however, he did not believe any funds for planning would be advanced until the Project 1 urban renewal area in northeast Champaign was under way. He said it was hoped that project could go into execution by Oct. 1.