

**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 garage; 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; 704 1/2 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; 1005 1/2 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 Lord 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

*10-30-64*

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

*eve 3/24/64*



# 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. 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 Browning Thursday said he is now interviewing candidates for the top position in the city's urban renewal program.

Browning declined to say when he expects to hire a director, who, according to current plans, will have full department head status.

Browning also said city officials currently are seeking an office site for urban renewal personnel "somewhere in the project area."

Browning now envisions a work force of four people in-

son 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



**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 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

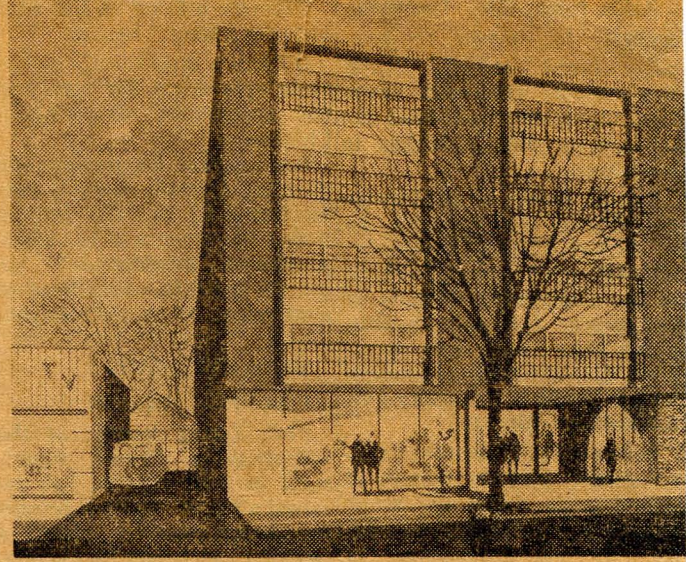
By Richard Icen

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



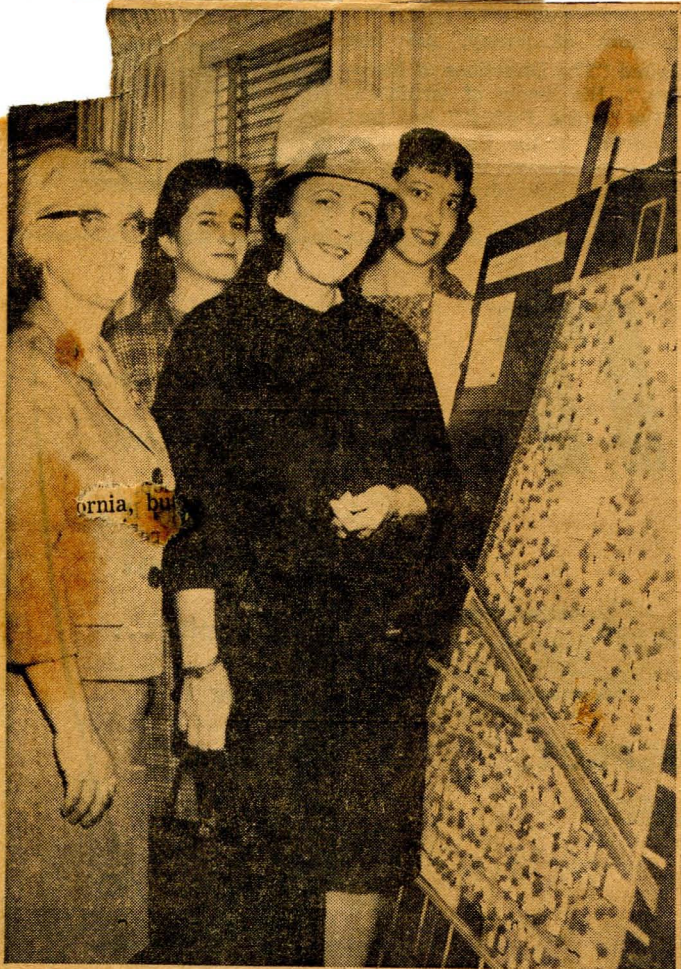
LANDO PLACE SKETCH

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. Ziegler 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. 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 \$3.7 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

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.

*Lawler*  
11-11-64



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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.



## 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 employe receiving all the benefits of a city employe, 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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#### **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 a t 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

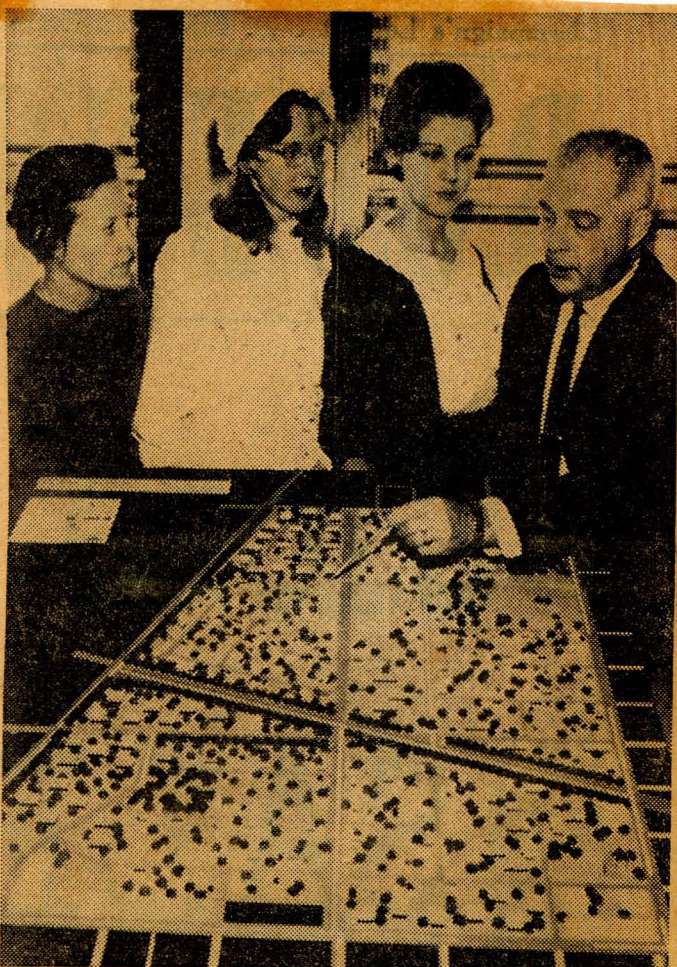
A report from Mrs. Bjornar Bergethon and Mrs. Ulrich Kruse at a recent meeting of the Fair Housing Bureau of the Champaign Human Relations commission pointed out a "deperate need for low cost housing in Champaign-Urbana."

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 is employed as a dispatch clerk at the Post Office in Champaign. "While he has no actual experience 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 work and serve a good purpose in urban renewal."

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

Williams and his wife, have three children, James Lonnie III and Brenda Joyce Piper. He will begin 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.

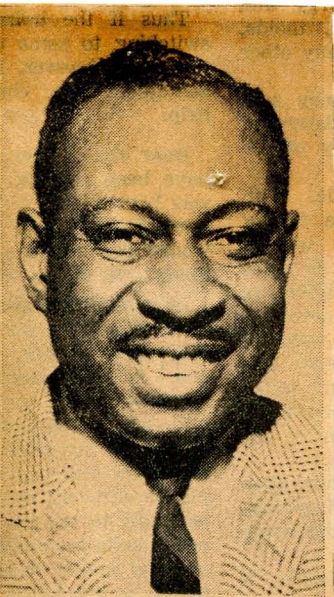
### Restudy Building Code

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.





**RELOCATION OFFICER.** James L. Williams, 507 E. Columbia, C, has been named relocation officer of the Department of Urban Renewal of the City of Champaign. It will be Williams' responsibility to arrange for relocation of families that will be displaced by the renewal plan in the Northeast Neighborhood. A native of Champaign, Williams attended the University of Illinois, majoring in sociology and psychology.

## 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 Browning 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 this 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 Campaign 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 "fought 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."



# 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-

usually 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—a nd 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 said that



Outdoor Recreation Review Commission... 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 landscape 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 commissioner, 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-rental 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... 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. I will have more to say on this subject."

J. H. Heisser: "1. Rention deteriorated portion city. 2. Livable condition more people. 3. Increase employment for many men. Two candidates, M. O. Brown and Seely Johnston not answer the question Johnston in a reply League said he felt his 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 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.

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:** "When the 'program' ceases to be a 'program' and becomes a brick and mortar fact, I would expect a reduction in crime in the renewed area, an attitude of neighborhood pride among the residents, and a revenue-producing 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 things 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 substandard 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."

fire 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 of the Urban renewal pr

The city's share for the Project 1 area will come to \$300,000 while the federal government through the Finance 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 leased 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 people who must be displaced because they live in homes should be torn down can be relocated.

Gensemer said provisions

All of the candidates for Champaign City Council answered a questionnaire prepared by the Champaign County League of Women Voters endorsed by the Urban Renewal program either directly or by pointing out benefits to the city should result. Some, however, expressed reservations about some aspects of the program. 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 edition and related to whether candidates favored the Urban Renewal program in its present form of government. Question 2 relates to the Urban Renewal program's benefits:

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 program. Champaign urban renewal director David Gensemer said relocation officer James Williams was the particular benefit of much of Horwitz's vice.

In addition, Gensemer invited 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.



CHAMPAIGN-URBANA COURIER

CHAMPAIGN-URBANA COURIER

MONDAY, JANUARY 25, 1965.

Friday, Jan. 22, 1965-

CHAMPAIGN-URBANA COURIER

THE NEWS-GAZETTE



**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 involv-

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.



# 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 contractor 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 encouraged 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 favorable 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 said "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 22, 1965.

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**'New Patterns'**  
He said that for occupant the urban renewal area to fit there must be "real alternatives in creating a new pattern of life." For this to happen 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

J. Nelson Young said the organization he represents, Inter-Faith Council, had moved toward helping families that relocated. He said the organization had published the name 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 said they hoped to enlist their support among churches for the principle of open ing, and added:

"We have not been overwhelmed by support from churches. The churches have supported this have a magnificent job, but 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 structures. 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, including 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 — even one 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 to be 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 Scarcie

"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.

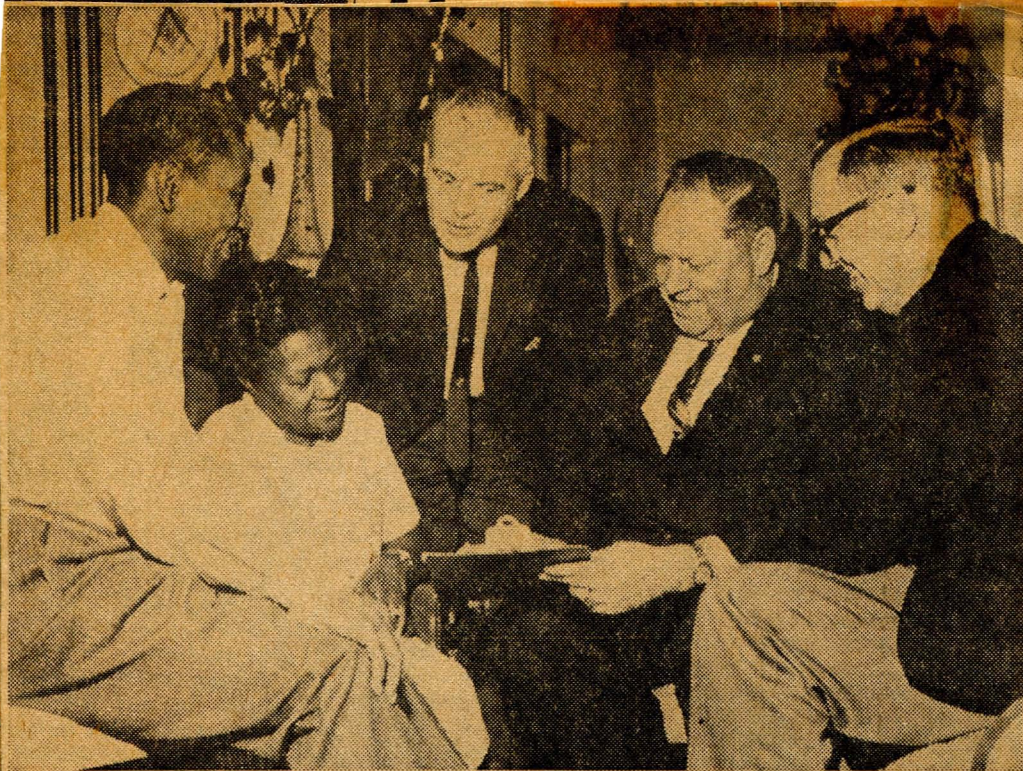
#### Costly Mistake

"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 other

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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.



# Fair Housing Bureau Helping 7 Families

# 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."

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 McMahan, 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

## 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 standardized 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.

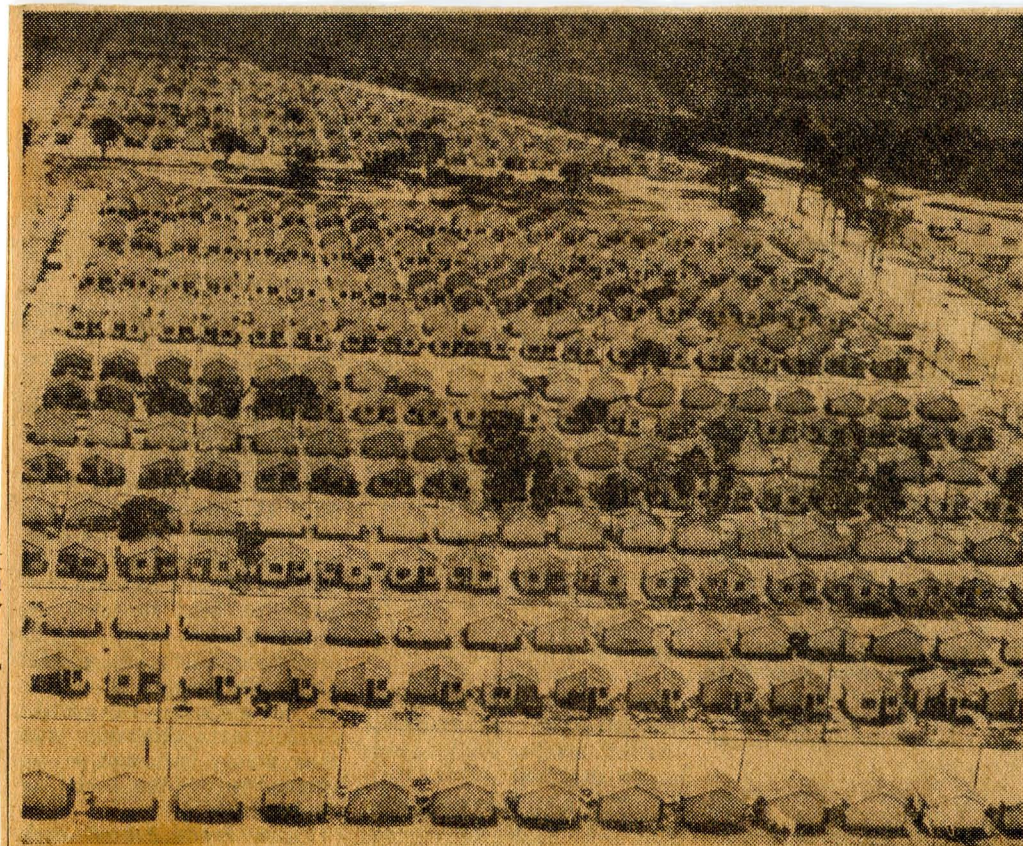
In Uruguay, internal economic policies, and a government executive system that complicates decisions, has slowed things down to a walk—or less. In Haiti, where the U.S. put millions into various projects, the Alliance is at a standstill.

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:

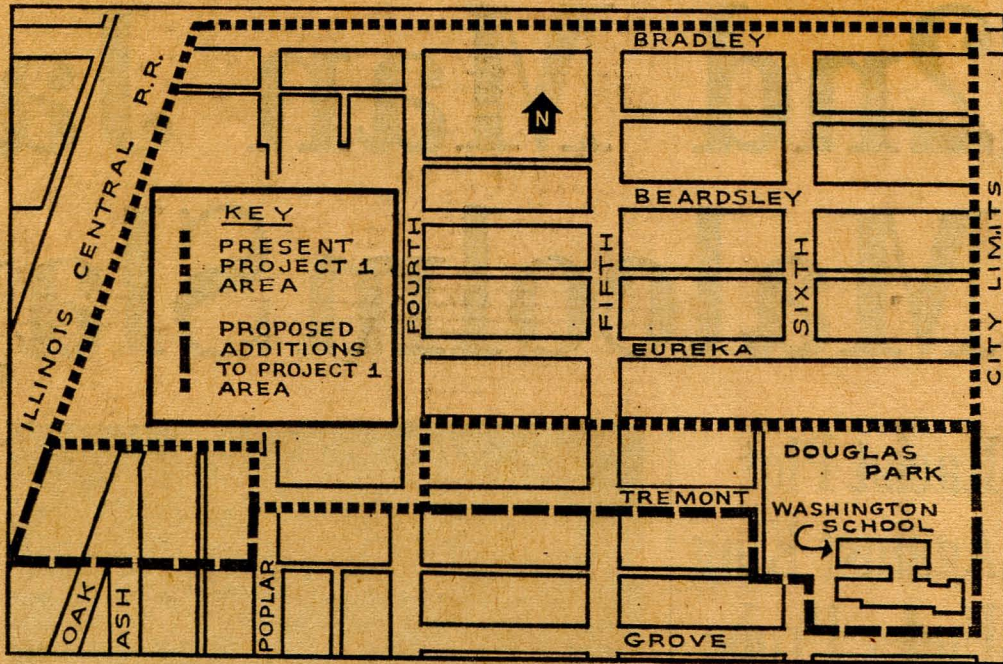
—A marketing research analyst firm will soon be hired to conduct a Land Use and Marketability Study (LUM). This is a key report which will determine the highest and best use for each plot of land in the project area. It will suggest which properties the city must acquire and how to market these properties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

—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.

—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.

## 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 the UI itself could not was a way it could Southern Illinois University a foundation and the fund has been found eligible as a non-profit sponsor type of apartment for students, and a project kind is presently being he said.

Later, when it was out that persons getting ence for locating in this housing development n been displaced by go action, it was asked if the UI in displacing from housing could be ed 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.

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.

## 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)

# Downtown Improvement

## 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 families 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 by the time 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.

## 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.

## 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.



# 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

# Rental Homes Is HRC Topic On Thursday

as leery as can be as to t road we have to take to get t ban 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 disdain 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 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 by the sponsor to the FHA, the terms of which are discussed and if it is approved the project would be required to meet the program requirements of the program. An application is submitted by the prospective sponsor. After further analyses of the project and the affected area, a decision is made to 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 provide 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 needs to 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.

the utility tax. "The only practical source of tax is the utility tax," he said. He favors lowering any tax, he said, "if we can find an alternative. If anybody knows of an alternative tax and we can still carry on the services of the City of Champaign I would welcome it." He said people haven't called him to give an alternative to the utility tax and said, "If you are going to abolish the utility tax where are you going to get your money?" Councilman William G. Skelton said he "favors what urban renewal tries to accomplish," but he was "in a



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Councilman William G. Skelton said he "favors what urban renewal tries to accomplish," but he was "opposed to get your money?"







# 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 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 renter 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" buy 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 receipts 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 McMahan, 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. McMahan 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.

## \$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.

## 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.

## 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 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 of the Council, was opposed by Joe Atkinson, 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 Atkinson of "railroading" his proposed amendment and trying to make "rubber stamps" of council members.

The Rev. Mr. Jones eventually persuaded Atkinson 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 her 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 clerk at \$135 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; 5,000 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

"Community Renewal Programs" in two cities are depicted in two films David Gensemer, Champaign director of urban renewal has obtained for showing here because the films should be of value in Champaign's own renewal projects.

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."

The second film, "This Is Our City," is about Omaha, Neb., and was prepared by the Chamber of Commerce of that city. It is a documentary film that depicts why Omaha went into a "Community Renewal Program" under the Federal Housing Act. Gensemer said.

### 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 dropouts, 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 shrinking 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 subsidizes \$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.



# 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.

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# 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 at 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

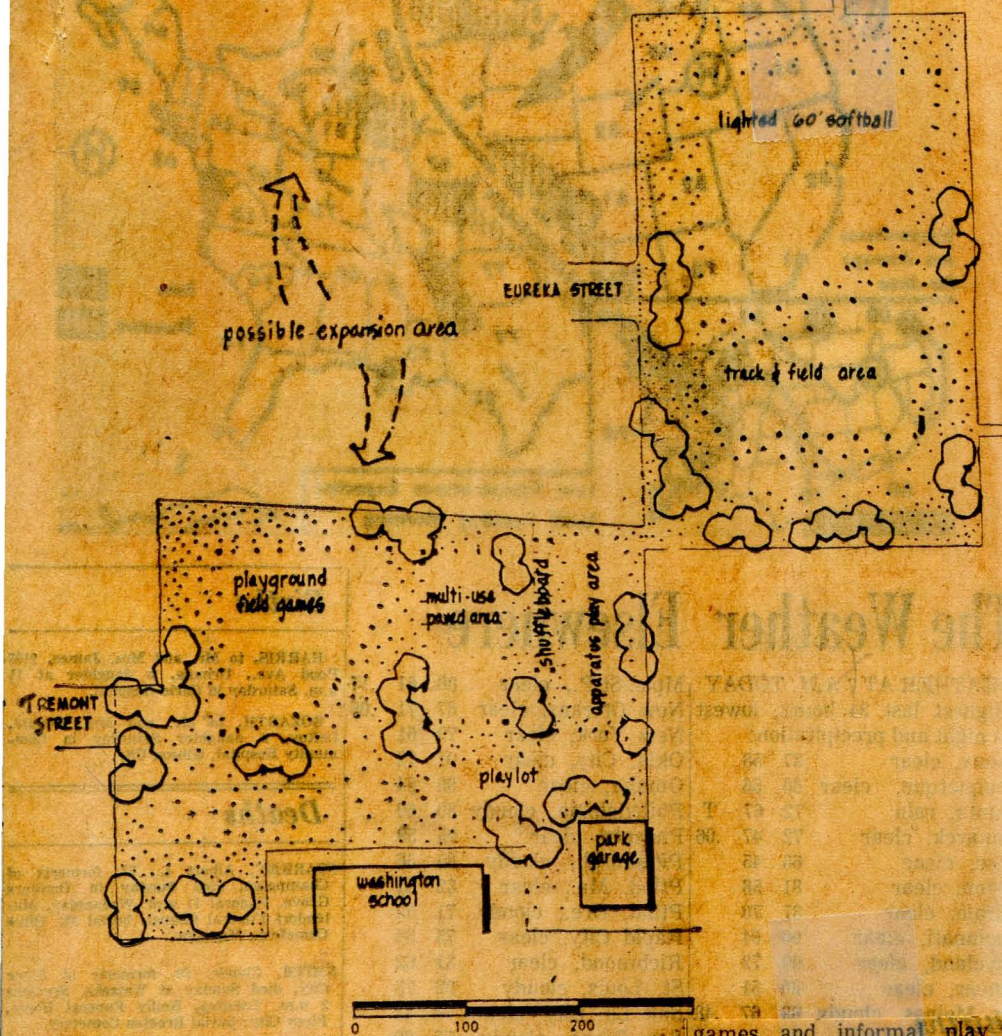
The United States Court of Appeals yesterday reversed the action of Judge Hubert L. Will in federal District court in holding an attorney, Frank W. Oliver, guilty of contempt of court, and set aside the \$1,000 fine imposed by Judge Will.

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) — Fed-

eral 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, 133 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.

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 supplement.

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.]

## 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

## 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.

**Voting on Amendment**  
 Voting against the amendment were 41 Democrats and 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 the subsidies were less so than public housing, which has G. O. P. support. The rent subsidies would reduce the need for the public program.

# Propose Two More Stories For Elderly Housing Bldg.

By **RODGER CRAMER**  
 News-Gazette Staff Writer

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 floors, 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 ordi-

nance but objecting to the house is 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 Program. 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 Urbana.



# LWV Assesses Spread Of Blight In Renewal Report

1965

CHAMPAIGN-URBANA COURIER

Urban Renewal Suggested:

## New Ally in Poverty War

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 that the War on Poverty program as an ideal tool for this purpose.

The Economic Opportunity Council of Champaign County is the agency responsible for implementing the War on Poverty programs locally.

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-

dancy 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 champaign 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-

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 analy-

Bureau has had only three administrative heads.

Charles Manke will be assistant friend, business administrator, participant in activities of a number of community organizations. And across the way, at 44 Main, will fill.

Dependability and courtesy were front rank, I think, of many fine

### Tips For Happy Car

Many American families have been 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 car



# 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.

...sis 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.

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.

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."



# 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 resump-tion 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. Unless 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 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

# News Gazette Raise Lower Limits For Housing Aid

July 8, 1965

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 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 rental market or 50 units are 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.

Aug. 10, 1965  
**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



## 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.

WEDNESDAY, AUGUST 18, 1965.

## THE NEWS-GAZETTE

### 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.

## 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 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 procedural 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 but they will increase interest in the part of people surviving housing," Yung said.

His office already has "several inquires" from interested parties.

Other sections of the new bill provide liberalization of mortgage terms for service members 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 reappointed 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 agency 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 employes, 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 employes (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.

Said Sloan "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 by 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 behavior 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 G.

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

ject requests, Gensemer said. Also at Tuesday's meeting the Council re-appointed Millie C. Pyles and David S. 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.

# 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 department 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 Urban Finance Agency, which is the core of the new department.

If Weaver is appointed confirmed by the Senate would be the first Negro to serve in a president's cabinet.

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 while a member of the House.

The new department plans the Housing and Urban Finance Agency and puts one roof over 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, he is likely to be appointed secretary.

# 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.

# 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 search 10 miles "north, east, south, west — any direction" — any direction pastor added.



**Downtown Area Revived:**

**Fresno's Mall Is Successful**

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.

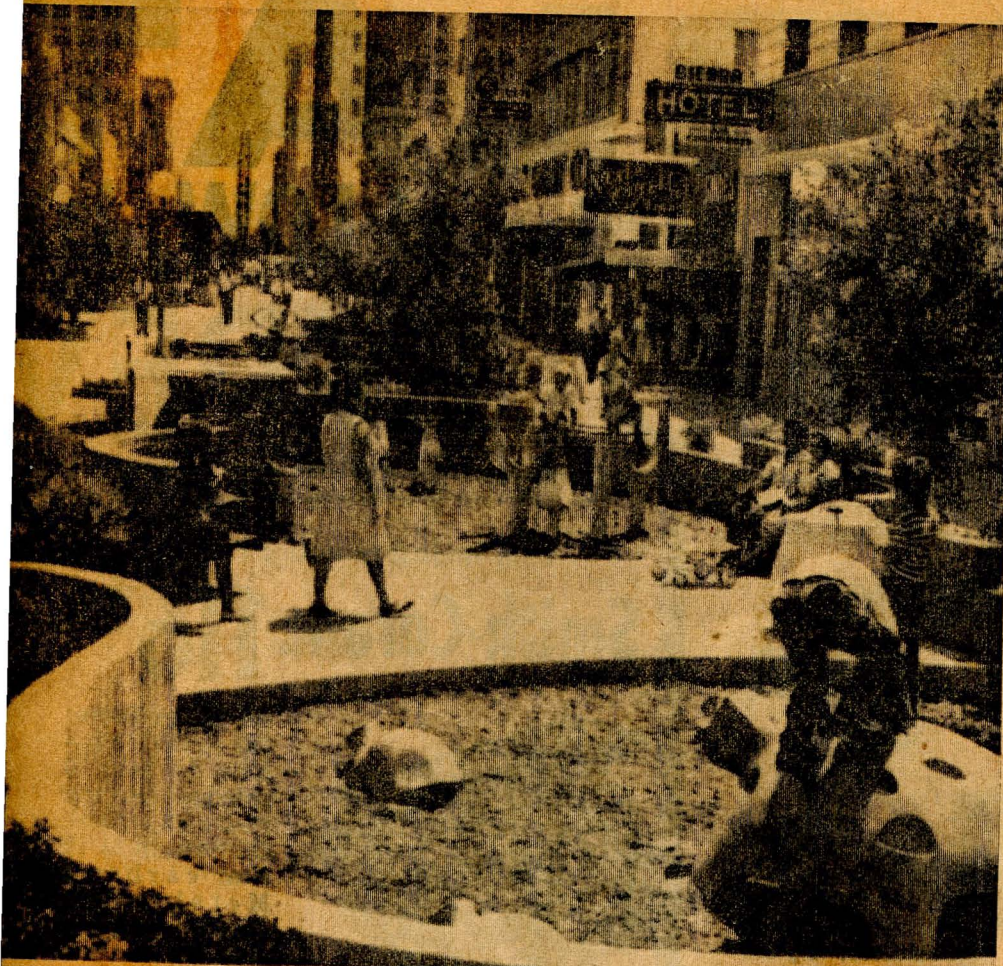
Splashing fountains, watercourses, shaded walkways and small protected play areas for the kids dot the stretch.

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, chauffeur-driven at 10 cents a ride.

There still are complaints about parking being insufficient.

The mall merchants trust the words of a housewife who said, "It makes me want to come downtown to shop."



**ESPECIALLY FOR KIDS:**

The children get a big break when the Fresno, Calif., downtown pedestrian mall opens. Parents shop. Special play areas are set aside for them. A concrete turtle makes good climbing as children play following the leader.

(AP Wirephoto)

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 the minimum standards of choice

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.



9-28-1960

### URBAN RENEWAL FINAL DRAFT ACTION SOON

Champaign City Council is expected to act on a final draft of the city's workable program for urban renewal sometime in October. City Manager Robert Oldland said Wednesday.

Council members are currently reviewing the document which was put together recently by Edward Schippmann, city planning director.

The information was gathered by the Citizens Advisory Committee under the direction of Norval Hodges, Champaign attorney.

Following Council approval, the document will be submitted to the House and Home Finance Agency's urban renewal division for approval.

If this is approved the city will railroad tracks.

receive a grant from the federal government for a more intensive study of the project area which is bounded by Bradley, Fourth and the Illinois Central and Big 4 railroad tracks.

# Campus Renewal Study Planned

7/17/62

A joint project to make a detailed study of and a plan for the University of Illinois campus area was announced Tuesday by H. R. Bresee, chairman of the Campus Coordinating committee.

Cost of the project, to be undertaken by the St. Louis firm of Harland Bartholomew & Associates, is to be shared roughly equally by the U. of I., the City of Champaign and the Campus Business Men's Association.

The area to be studied is bounded on the north by University Avenue, on the south and east by the University and on the west by the Illinois Central Railroad tracks. Since Harland Bartholomew already is scheduled to study the area north of University Avenue in connection with Champaign's urban renewal plans, the firm, in effect, will be making a plan for the city's entire east

side. The Champaign City Council will have the proposal for the project on its Tuesday night agenda, and the U. of I. Board of Trustees will consider the project Wednesday.

The Campus Coordinating Committee, formed a year and a half ago, is composed of representatives from the Campus Business Men's Association (CBMA), the U. of I., and the city. Members are: Bresee, chairman; Charles W. Bidwell and Al Daniels, all of the CBMA; C. S. Havens and J. V. Edsall, of the U. of I., and Frank Schooley, Robert H. Oldland and Edward Schippmann, of the City of Champaign.

The board of directors of the CBMA, according to Bresee, voted unanimously to support the project on about a one-third basis, and in addition, agreed to supply office space and transportation for the Bartholomew staff in making the study.

Bresee said it is anticipated that the project will take about seven months to complete. The study, he said, will include land uses, analyses of the major economic factors affecting the growth of this area, long-range improvements and maps for the future use of the CBMA, the city, the University and other interested groups.

The study also will include an implementation plan for recommended immediate and long-range improvements, he added.

Total cost of the study is \$8,750 and the firm indicated it could start work within two weeks after notification is given to proceed.

For Moderate to Low-Income Families:

## Housing Units Planned Near FJHS May Aid Urban Renewal Relocation

5-16-63

By Doug Kane

The big unanswered question of Urban Renewal in Champaign has been, "Where am I going to live when my house is torn down?" The first significant step in solving this problem is now being taken.

Roy Yung, director of the Federal Housing Authority office in Springfield, reports that a preliminary application has been filed for funds to build 200 units of low-rent housing in Champaign.

The application has been made under Section 221(d) (3) of the National Housing Act which provides for funds to be made available at sub-market interest rates for those communities that already have a certified, workable Urban Renewal program.

Present development plans call for building row-type garden apartments on 11 acres of land on Harris Avenue across from Franklin Junior High School.

The developer will be the Northeast Construction Co., of Parkersburg, W. Va., which has signed an option to purchase the land from Ennis Subdivisions Inc., the present owner.

The apartments will be of two and three bedrooms. The two-bedroom apartments will rent for \$65 a month and the three-bedroom apartments for \$75 a month.

According to the agreement under which the money will be made available by the Federal National Mortgage Association the owners agree that preference for occupancy will be given to persons

of low and moderate incomes. Specifically, the owners agree that preference will be given to those persons who have certificates of eligibility as displaced persons issued by the local urban renewal committee.

The maximum permissible family income of those eligible to live in the Champaign development will be in the neighborhood of \$7,000 a year.

The Northeast Construction Co. has applied for \$1,750,000 in mortgage proceeds from the FNMA to build 200 units. Permission is expected to be granted for approximately 175 units in that area.

The bill under which the money has been applied for was enacted two years ago but has been made effective only in the past few

months.

The owners of the low rent developments involved are forbidden by statute to make a profit of greater than 6 per cent of equity a year. Profits greater than 6 per cent must be turned over to the FHA to be used in reducing the mortgage or improving the development.

FHA statutes forbid segregation of any type in housing built with FHA-insured funds. Provision is also made for a large park and play area in the development.

Yung said processing of the preliminary application is proceeding satisfactorily. When a preliminary application is approved more detailed plans of the development are submitted to the FHA for approval along with a specified fee.

## Petition Is Taken Out to Low-Rent Harris St. Apart



9-28-1960

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5-16-63



## Council Will Name GNRP Planning Firm

The Champaign City Council will indicate Tuesday night who it wants to prepare the city's General Neighborhood Renewal Plan (GNRP) for northeast Champaign.

According to City Manager Robert H. Oldland, the council will indicate a preference for one of three planning firms, but the U.S. Housing and Home Finance Agency must approve the council's proposed contract form before the council can award a contract to the firm.

Through previous study the council has narrowed its choice down from seven firms to three firms. The firms and the amount of money they are asking to complete the GNRP are Harland Bartholomew & Associates, \$10,500; Clark, Daily & Dietz, \$19,000, and Jack Meltzer & Associates, \$20,000.

The GNRP will amount to a "blueprint" for urban renewal projects in the area bounded by Bradley Avenue, Wright Street, University Avenue and the Illinois Central Railroad tracks. The federal government has given the city a grant of \$27,371 for preparation of the GNRP.

The council will meet at 7:30 p.m. Tuesday in the second floor council chambers of the Champaign City Building, 102 N. Neil St. Other items of business on the council agenda:

—Resolution appointing city clerk and city treasurer, jobs now held by Walter F. Bailey and John Upp, respectively.

—An ordinance licensing and controlling coin-operated dry cleaning machines.

—Three recommendations from the Plan Commission for preliminary plat approval of Prospect Industrial Subdivision, final plat

## 'Infinity of Possibilities'

But Urban Renewal Not One, Pollard Says.

There are "an infinity" of alternate possibilities for development of the campus neighborhood, William S. Pollard, partner in Harland Bartholomew & Associates, told a group of 70 persons Wednesday night in the Illini Union.

The planning firm will prepare a number of land use studies, perhaps up to 25, explained Thomas Campbell, associate partner in the firm. Each, in effect, will say, "If you do this, then that will happen. If you do that, so and so will occur."

The area under study by Bartholomew is bounded by Wright Street on the east, Armory Avenue, 4th Street and Gregory Drive on the south, the Illinois Central tracks on the west and University Avenue on the north.

To date, the planning firm has visited every parcel of property to classify each according to land use, single family residences, local neighborhood shopping, offices, public schools and parks, fratern-

ities and sororities. "To all intents and purposes, the area is 100 per cent developed," Pollard reported.

"We have also determined the conditions of the structures to see if any are substandard and might be more suitable than others for redevelopment," he said.

"We've found it's not feasible to classify the area as one for urban renewal," he remarked. Most of the housing is standard although there is some depreciation just south of University Avenue.

Noting that there is a great diversity of interests in the area, he stressed that his firm hopes to get groups with similar interests working together. "There will need to be considerable committee activity."

In the upcoming intensive study planned, the firm will talk with all groups in the area. The firm expects to have its analytical material gathered within six weeks and to submit a report in four or five months.

7-16-63  
Harris Apartments:

## 200 Housing Units Limit For Project

A maximum of about 200 apartment house units can be constructed on the 12.1 acres of land on N. Harris Avenue, across from Franklin Junior High School, if the low-interest federal funds are to be used to finance the project.

According to Roy Yung, head of the Springfield office of the Federal Housing Administration, the allocation of \$1.85 million in federal funds carried with it an absolute maximum of 15 apartment house units per acre.

The entire project is a part of action under the urban renewal act. Under the act, a developer can secure low cost loans to construct apartment units, and persons displaced from an urban renewal area in the same city could have first call on the units.

Under R-4 zoning, which has been requested for the Harris Avenue land, a maximum of 700 apartment units could be constructed in the area, raising fears of overcrowded schools.

"The figure of 15 units per acre would provide for a much lower density in this particular area than in most of the rest of the city," Yung told The Courier Tuesday morning.

Jerry Knox, acting Champaign plan director, said 15 units an acre would give the development a density which is comparable to other apartment house developments in Champaign. He indicated that the project, considering the stipulations of FHA, might give the area an even less dense ratio of units-to-land than some developments in Champaign - Urbana.

### Hearing Thursday

A public hearing on the proposed rezoning of the land will be held at 4 p.m. Thursday in the city council chambers.

It is considered likely that the request for R-4 will be turned down, and in fact, federal funds—the life-blood of the project—could not be secured for more than 150 units on the land.

However, it also is considered likely that the Champaign Plan Commission — and the Champaign City Council, after the plan commission recommendation — might give approval to a change from the current industrial zoning to that of R-2 so that development could be made under the community unit plan.

Current zoning would permit industrial use of the land, now considered undesirable by Champaign planning officials.



# Urban Renewal: A Look At Champaign Problems

By Vern Richey

Urban renewal is not a magic wand which, when waved, turns hundreds of square acres of slums into a glittering fairyland of enchantment.

Urban renewal is not a tool of big government to drive happy citizens out of their homes and send them begging for a place to lay their heads.

Urban renewal isn't even somewhere in between these two, for there are no premises of the first and there are no grounds for fears of the second, say city planning experts.

Urban renewal is a method by which citizens, in partnership with state enterprise and local and federal governments, can make a better community, the planners explain.

Champaign is currently in the very early stages of an urban renewal plan, a General Urban Renewal Plan, to be specific.

It's all on paper at this point, and still being argued and changed. The planning firm hired by the city to make recommendations—Harland Bartholomew and Associates—won't present their final recommendation until just after the first of the year.

However, it isn't too early to examine just what GURP is, and how it will affect those persons

living in areas that can be economically restored."

It is toward this end for which plans are being drawn. The generally rundown condition of Champaign's northeast neighborhood costs the taxpayers money.

It is getting worse, and this large diseased spot is working slowly to infect the entire city, planners say.

It is to prevent the very inner core of the city from becoming rotten that action has been started.

The federal government will pay 75 per cent of the cost of Champaign's urban renewal program. Every cent the city of Champaign has spent or will spend since the program was launched can be figured as part of the city's share of the project.

This would include the E. Main Street parking project at the edge of the downtown business district, improvements made by public utility companies and street and sidewalk expenses.

## Total Cost Depends Upon Plan Adopted

Final estimates of the project cannot be made until the final plan is adopted by the City Council.

Champaign's urban renewal program will affect those persons

living in areas that can be economically restored and some which are in good shape now.

However, it will be both necessary and desirable to tear down many shacks in which persons are living now.

The persons living in these houses will have to be relocated. Into this problem all of the interested agencies of community and social work will be thrown. The problems of these people—almost all Negroes, almost all earning little money and without much education—will continue to concern all of those directly or indirectly involved.

Officials close to the planning indicate that the city will not sidestep this duty. Direct placement of the families into a particular new home will not be attempted, but working through other agencies, new homes will be located.

The concern of many persons living within the area is that they will be returned to start a new ghetto. City officials deny this will happen. As urban renewal progresses, and as more and more is known about it, there will be answers for the many questions still remaining.

Review of 1964:

# Urban Renewal Probably Biggest Champaign Story

By James Klein

"The big story of 1964 in Champaign?"

Well, there were a lot of big stories. You can almost take your pick.

The weather? On Jan. 13 the city offices were covered under a very big snow. City employees worked round the clock at a street cleaning job that cost the city \$7,200 before it was done.

Fires? You can take your pick. There was the \$145,000 fire that damaged York Radio and TV, C. T. Henson and Sons, and the Avenue School of Beauty on the night of March 5.

Or the March 20 Phi Gamma Delta fraternity house fire which did about \$250,000 damage.

Or the Long Lumber fire, costing about \$150,000, which happened the night of July 23.

Or you might find the "big story" in the field of civil rights. Sit-ins in realtors offices began May 19.

Another prominent story was the altercation which occurred between Mayor Emmerson Dexter and NAACP housing chairman George Weiss on May 29.

Then, too, Gov. Otto Kerner dedicated the Lincoln Megalith in downtown Champaign on

May 29.

Your "big story" might be HumKo's filing of a petition to detach from the city of Champaign. That happened as recently as Nov. 28.

## Urban Renewal

Urban renewal also made the headlines this year, and perhaps is the biggest story of all. The program will vitally affect the future of Champaign and thousands of its citizens.

The Champaign City Council got the urban renewal program off the ground with a 4-3 split decision Jan. 21. It was then that Mayor Dexter voted for the raising of the utility tax from 2 per cent to 2.75 per cent to finance the program, breaking a 3-3 standoff that had existed among council members.

On Aug. 6, Sen. Paul Douglas announced that \$82,563 was available to plan Project 1 of the projected six part program, and the City Council approved the execution of the planning stage on Oct. 20.

Then on Nov. 16, the appointment of David Gensemer as full time director of urban renewal was announced, and the Champaign renewal program was begun on a full-time basis.

## Other Steps

Other major steps were taken in 1964 to provide services to residents of Champaign.

On April 14, the Burnham Hospital board approved the first part of a four-part application for \$900,000 in federal funds to help finance a \$3,065,000 program of hospital expansion and renovation.

On May 1, the results of a November - through - February survey of the city's parking facilities was completed by the firm of DeLeuw, Cather and Co. The survey showed that 170 additional downtown parking spaces are needed, but that the city is likely to be unable to finance these additional facilities through the sale of bonds for many years.

## Parking Expanded

The city did expand parking in city lots during the year, however. A total of 65 spaces was added in lot "E" and another eight in lot "A" during the year. The work was finished in May.

The four-lane paving of Kirby Avenue from Prospect Avenue to Mattis Avenue was undertaken and finished by Aug. 28. Parking on the north side of Green Street from Wright Street to 6th Street was discontinued at selected hours to free that artery for additional traffic.

On May 20, the budget for the fiscal year 1964-65 was passed. It called for the expenditure of \$2,170,005 as opposed to the \$2,182,936 budget of the previous year.



# Surveys on Conditions of Houses In Renewal Area to Start Soon

By James Klein

David Gensemer, Champaign city urban renewal director, has announced that structural housing surveys in the Project 1 area of urban renewal will be made in the next two or three weeks.

Gensemer said every house in the area north of Tremont Street and south of Bradley Avenue, from the Illinois Central railroad east to the Champaign city limits, will be inspected to find conditions that do not meet the requirements of the city housing code.

(Only substandard housing that cannot be or is not rehabilitated will be razed by the city. The only exception will be housing which interferes with the proposed land re-use plan. For example, if a house stands where a projected street in the area will run it will have to be razed.)

## Two Questions

In addition to the housing survey, and in some cases in conjunction with it, urban renewal department employes will attempt to determine the answer to two questions: Who lives where and who owns what?

Gensemer said that answers to these questions must be provided for each house as part of the preparation for submitting specific urban renewal plans to the federal government and to the people of Champaign.

Gensemer suggested that people who own property in the Project 1 area might facilitate the work of his office by making sure that deeds to the property are properly recorded.

Making an accurate record of how many people live in each



David Gensemer

house is vitally important, Gensemer said, in providing housing for the relocation of families forced to move by the execution of Project 1.

## Will Offer Sites

At least two adequate housing sites will be offered to any family forced to move because of the execution of the plan, Gensemer said. The payment of normal moving costs for relocation is provided in the urban renewal program, according to the urban renewal director.

Champaign city housing inspector Martin Harris will make the house by house structural inspection to determine whether each house: (1) meets the standards of the Champaign city housing code, or, (2) does not meet the code but is capable of rehabilitation, or, (3) is too sub-

standard to be rehabilitated and must be razed in the execution stage of Project 1.

Several attempts have been made to encourage citizens in the affected area to bring their housing up to conditions that meet the requirements of the housing code.

One difficulty has been a lack of knowledge of the requirements of the city housing code.

While the entire housing ordinance cannot be given here, Gensemer and Harris have listed the following key provisions in the Champaign City housing ordinance:

Every dwelling unit shall provide a kitchen sink in good working condition and properly connected to a water and sewer system.

Every dwelling unit shall provide a room which affords privacy to a person within the room and which is equipped with a flush water closet and a lavatory basin in good working condition.

## Hot, Cold Water

Every rental dwelling shall have a kitchen sink, lavatory basin, and bathtub or shower connected with both hot and cold water lines.

Every habitable room shall have at least one window or skylight which faces directly to the outdoors.

Every dwelling unit shall have safe, unobstructed means of egress leading to safe and open space at ground level.

Every dwelling shall have heating facilities which are properly installed and capable of safely and adequately heating

all habitable rooms.

Every foundation, floor, wall, ceiling, and roof shall be reasonably weathertight, watertight, and rodentproof; and shall be capable of affording privacy; and shall be kept in good repair.

Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks, and obstructions.

Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof, and at least 100 additional square feet of floor space for every additional occupant, the floor space to be calculated on the basis of total habitable room area.

## Size of Bedrooms

In every rental dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 63 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 40 square feet of floor space for each occupant thereof.

This list is not to be construed to be in any way a complete representation of the entire city housing code or any part of it. It is merely provided here as a kind of "first check list", to be considered by home owners concerned about whether or not their housing conforms to city standards.

The advice and approval of either the housing inspector or the urban renewal director should be sought by anyone who is concerned about the acceptability of his housing unit.

## Civic Interest

Gensemer said he was highly impressed with the civic interest shown by both organizations and individuals in the city.

"They are really moving here. I hope our project can keep pace with their interest," he said.

When asked if he was surprised about anything he had seen in the Project 1 area, Gensemer said, "No. The area in question is undoubtedly blighted and there are some deteriorated structures there," he said.

The urban renewal project is to correct just that condition.

**CIA To Report On 'Blight Or Beauty'**  
The pressing need for more recreation space and facilities in Central Illinois cities will be examined on CIA Reports: "Central Illinois: Blight Or Beauty" at 8:30 p.m. Monday. The report will also explore the steps being taken to beautify communities in the Central Illinois area, and will compare such beautification plans with similar programs under way for years in major European cities. Among those appearing on the program will be William T. Lodge, Illinois Director of Conservation; Mrs. Victor Stone, chairman of the Champaign County League of Women Voters and active member in the newly-formed Champaign County Development Council; and William Rutherford, executive vice president of the Forest Park Foundation in Peoria.



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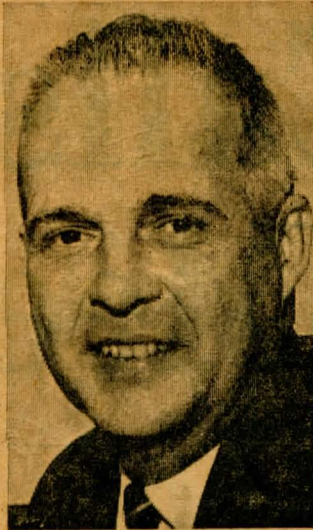
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# Champaign Responsive To Downtown Improvement

By ED BORMAN

News-Gazette News Editor

Long-range and short-range proposals for improvement of Downtown Champaign's appearance struck responsive chords Tuesday morning when they were presented to a group of businessmen.

David O. Webb, president of the Downtown Champaign Council, expressed belief that encour-

agement for further action will come from construction of a new Downtowner Motel at University and Randolph, expansion and remodeling of the Bank of Illinois on Church Street, and a Main Street project now are the planning stage.

If Downtown businessmen and propertyowners are inclined to act, President J. Michael O'Byrne of the Chamber of Com-

merce offered them two proposals.

One, of which O'Byrne noted could be started within 100 days, would provide for "harmonious painting," supplemented by greenery, plantings, screenings, and "elimination of the clutter of signs hanging out from buildings to the extent that you can't see any one of them." The other calls for develop-

ment of a long-range "downtown renewal" project, in which O'Byrne said the businessmen can have the services of the planning Department and an advisory committee representing all of the architectural firms in Champaign.

O'Byrne's proposals were presented at a breakfast meeting of the Downtown Council, an organization of retailers which is becoming increasingly active.

## Gets Support

David Gay, head of the city planning department, attended the meeting to back up O'Byrne's assertion that a long-range plan can be developed.

For immediate action, O'Byrne gave the businessmen this idea of what can be done to "improve what we have" without large expenditures:

"Anyone who has been to San Francisco remembers it as a beautiful city. There are many old buildings there, but the cleanliness of the downtown area and the fresh, HARMONIOUSLY painted buildings make it a city beautiful.

"I emphasize 'harmoniously painted' because I believe that is the secret. You are not aware of the different ages of the buildings or the different sizes because of the way they all blend beautifully together with a clean, freshly painted appearance—not just one here and one there—but all of the buildings.

"Therefore, I am not suggesting to you that everyone go out individually and apply a can of paint because you are likely to end up with black, green, yellow, red and brown all in the same block, and each old building continue to stand out like a sore thumb."

## 'Clear Scheme'

"The key to making a paint project result in an OVERALL downtown improvement is to



News-Gazette Photo by Robert Arbuckae

**SALUTE TO OZARK AIRLINES.** Thomas Grace, president of Ozark Airlines, received a key to the city Tuesday noon as the Champaign Exchange Club and the Mayor's Committee in Champaign joined in a civic luncheon "salut-

ing" Ozark as a community asset. Left to right are Paul J. Rodgers, vice president of Ozark; Mayor Emmerson V. Dexter; Grace; Richard Shelton, local manager of Ozark; and Lewis Tanner, chairman of the Mayor's Committee.



# Victor Gruen Says Vital City's Core Should Function Like Cell's Nucleus

By JOHN E. ERICKSON  
Lindsay-Schaub Newspapers  
Editorial Writer

MANY civic and business leaders as well as city planning personnel seem incapable of viewing downtown areas as anything other than a giant cash register. All across the country this cash register is not ringing as often or as loud as it once did and hence town fathers are worried.

Projects are being undertaken to entice the wayward charge plates back to the city. These projects range in size and cost from spacing potted geraniums or American flags along the downtown sidewalks, to a general face-lifting and cleanup, to construction of a complex system of highways and freeways connecting the center of the city with its hinterlands.

According to Victor Gruen of Victor Gruen Associates, these measures are at best ineffectual and at worst aggravate rather than alleviate the real problem.

He states in his latest book "The Heart of Our Cities" (Simon and Schuster, 1964) that "though all these attempts to improve the cities deal with the problem of the core, few of them go to the core of the problem."

He agrees that the cores or hearts of most American cities are in trouble but declines to view this plight solely in economic terms. He maintains that this urban heart trouble is something that cannot be cured by attempting to make the atmosphere more conducive to spending money.

In this connection he objects to the use of the term "central business district."

"It implies," he says, "that the heart of a city is meant to serve only business, and though this is unfortunately true for the central areas of some American cities, it seems to me by no means desirable."

This ability to conceive of the city's core as being something more than an economic entity is a noteworthy aspect of Gruen's analysis.

## Meaningful Activities

A city should be a focus for the multitude of activities that make life meaningful. It should provide the diversity of environments needed for fulfillment in all aspects of life; economic, cultural, social and



Victor Gruen

spiritual. And the city's core should be the focal point of this diversity.

Gruen maintains that a city should be characterized by "compactness, intensity of public life, and a small-grained pattern in which all types of human activities are intermingled in close proximity."

Speaking as both a trained architect and a planner, he combines theory with what he has learned from experience.

That the core of many a city needs attention is apparent to anyone who attempts to visit it. Buildings are run down, offices are vacant, and while there is hopeless congestion at rush hours, all life begins to ebb from the core area at 5 o'clock. After supper the core is dead.

## Transportation

Perhaps the most flagrant violation of Gruen's principle of separating and subordinating utilitarian functions is in the area of private transportation.

The advent of the automobile made it possible for city workers to live far from either the city center or the lines of mass transportation.

In an attempt to escape the blight of the city, people created suburbia. As suburbs grew, better and more roads were needed to serve the increased

traffic. These roads attracted retail establishments that were also fleeing the blight of the central areas. These establishments were in turn followed by a plethora of gaudy, noisy and often economically marginal retail establishments—all making a bid for the passing motorist.

Thus, these roads generated their own congestion and decay and the suburbs were forced to move further and further outward in an attempt to escape this creeping blight. With each new layer of this scatterization, the heart of the city became harder to reach and so, except when necessary, was avoided.

## 'Trafficists'

This growing problem of congestion and sprawl is actually facilitated, says Gruen, by planners (who he terms "trafficists") who have lost all perspective regarding the utilitarian function of traffic movement. They have elevated it to a position of having first priority on available space and funds.

These trafficists "construct bridges, tunnels and toll roads which converge from every direction like arrows to the heart."

The result is twofold. First the heart of the city becomes clogged with passenger cars and there is either hopeless congestion or else so much space is consumed by cars that the vitality of the compact core area is all but extinguished. Secondly, mass transportation is pushed to the background.

Gruen views mass transportation as offering the most realistic solution to the traffic problem of the cities. He says it is "a public service needed for urban health just as is a sewerage system, street cleaning, or a police force.

One prerequisite for the rebirth of the city core, according to Gruen, is the "taming of the motorcar."

Another enemy of the city is the planner who in the name of urban renewal demolishes everything in sight. These planners have "misinterpreted the aims of urban renewal legislation by demolishing whole districts and by replacing lively environments, which could have been rehabilitated, with sterile, inhuman and poorly planned projects."

This should not be construed

as an indication of his opposition to public-works projects. In fact he believes that planning, to be feasible, must have some public support.

"Into the public domain falls the creation of those conditions and prerequisites needed for orderly and meaningful development; into the private domain falls the proper utilization of the opportunities and potentialities thus created."

What is needed he maintains, is an "urban planning philosophy for the second half of the 20th Century."

It is just such a contemporary philosophy that he feels he has to offer. Drawing upon the organization expressed by nature, he has developed an approach to the planning of cities that approximates the cellular structure of living tissue. As with a living cell, this cellular plan for cities is constructed around and focuses attention toward the nucleus.

In the case of the city the nucleus is the core area.

## Core Uses

According to his plan, only suitable uses could be made of the core area. These would include offices, both business and professional, banks, theaters, concert halls, libraries, museums, churches, retail trade, educational facilities, apartments, restaurants, movie theaters and cafes.

Unsuitable uses would be warehouses, storage facilities, factories with noise or fumes, one-story plants needing a great amount of land, cemeteries, and farm lands.

The cellular plan of Mr. Gruen has nowhere been realized completely. The fact that his projects have usually been financed by individuals with a vested interest in the area has necessitated compromise.

He has built projects, however, that carry out aspects of the principle to varying degrees. In spite of the compromises that they represent, he maintains that they have in fact produced a more vital core area.

## Planning Tools

The rebirth of the heart of the city is further hindered by a lack of adequate planning tools.

According to Mr. Gruen, there is a desperate need for a re-evaluation of the curriculum in the universities. Architects are being trained as com-

petent technicians but "rely blindly on the judgment of other specialists for the generation of utilitarian, economic and sociological aspects."

He has found that study action to the idea of a cellular planning philosophy is of "utter bewilderment."

Traffic engineers also be attuned to the needs of people and should not themselves solely to cars and proposing speed limits.

The specific projects Mr. Gruen describes in his book and for which he did what can only be termed missionary zeal, represent an attempt at solving the problems of the downtown.

They are not meant to be a panacea. But he believes in the milieu of abortive attempts that fill the planning world today, his cellular approach does "point the way in the right direction."

## Cursory Treatment

In one sense Gruen is the victim of his own criticism. He asks that planners and architects be sensitive to aesthetic, economic and social considerations, and yet his cognizance of the dual problems of racial discrimination and poverty that plague our cities is contained in a single paragraph. He somberly states that the cellular visualizes can of course come to pass until these problems have been eliminated.

He pleads for total attention in the city—total as well as personal—but his planning efforts seem to lack reality.

There seems to be no vision for the indigent or for the citizen to benefit from the vitality of the urban environment.

Despite this failure, Gruen offers a perceptive analysis of the physical aspects of the city's problem and articulates very well the climate for future planning.

By deftly and with no alacrity examining the plan of the city and indicating the sources of the trouble, he has performed a valuable service for every individual concerned with urban decay. He points that the city must create an environment for complete human and not only human life cannot be too often.



From the moment that Janet saw her prize steer attract a price of \$17.50 for each of its 1,000 pounds — while she shed those inevitable tears — she has been surrounded by honors and is looking forward to a European tour to show the continent how a 4-H'er raises beef.

#### Renewal and Culture

Other dreams were among the Top Ten of the year: Urban Renewal to remove blight from Champaign's northeast neighborhood; and a \$14.3 million cultural center for the University of Illinois. And there were other sides of the news; Revilo Oliver spoke his mind; taxes rose as much as 40 per cent; His Honor, the mayor, took a swing.

#### Other top stories, by staff

The Auxiliary to Amvet Post 3 packed and delivered Christmas baskets to six families at a holiday service project at its Wednesday night meeting. Mrs. Ed Wick is Auxiliary president. The Auxiliary donated a check to the Happy Day School to use toward its Christmas party. Mrs. Virgil Cint, Americanism chairman, reported giving a flag and 25 brochures to Columbus School, and a flag and 50 brochures to the Carrie Busey Scout troop.

It also was reported that several Auxiliary members had participated in the muscular dystrophy drive, and the Auxiliary has three new members.

No. 3 — Champaign City Council adopts Urban Renewal. On January 21, the City Council voted, 4-3, to increase the utility tax by 3/4 per cent to raise the city's share of a \$10 million project for rehabilitation of Champaign's Northeast neighborhood. The council's action ended a long controversy on whether the city should participate in a federal program to clear and rebuild substandard housing in the area east of the Illinois Central Railroad tracks and north of Washington Street.

#### Democrats' Showing

No. 4 — Democrats make strong showing in Champaign County election totals. The traditional 2-1 Republican voting majority in Champaign County

for circuit judge, which required several days of vote counting to determine Green's victory.

#### Revilo Oliver's Views

No. 5 — U. of I. Prof. Revilo P. Oliver charged in an article in American Opinion, a John Birch Society publication, that President John F. Kennedy was assassinated because he was not keeping up with a Communist timetable for taking over the U. S. government. Oliver's writing gained him the attention of the Warren Commission and the University's Faculty Senate. The senate declined disciplinary action, citing Oliver's "right to be wrong," and the Warren

never had no evidence for his allegations.

#### Theatrical Center

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From the moment that Janet saw her prize steer attract a price of \$17.50 for each of its 1,000 pounds — while she shed those inevitable tears — she has been surrounded by honors and is looking forward to a European tour to show the continent how a 4-H'er raises beef.

#### Renewal and Culture

Other dreams were among the Top Ten of the year: Urban Renewal to remove blight from Champaign's northeast neighborhood; and a \$14.3 million cultural center for the University of Illinois. And there were other sides of the news; Revilo Oliver spoke his mind; taxes rose as much as 40 per cent; His Honor, the mayor, took a swing.

#### Other top stories, by staff

The Auxiliary to Amvet Post 3 packed and delivered Christmas baskets to six families at a holiday service project at its Wednesday night meeting. Mrs. Ed Wick is Auxiliary president. The Auxiliary donated a check to the Happy Day School to use toward its Christmas party. Mrs. Virgil Cint, Americanism chairman, reported giving a flag and 25 brochures to Columbus School, and a flag and 50 brochures to the Carrie Busey Scout troop.

It also was reported that several Auxiliary members had participated in the muscular dystrophy drive, and the Auxiliary has three new members.

#### No. 3 — Champaign City Council adopts Urban Renewal

On January 21, the City Council voted, 4-3, to increase the utility tax by 3/4 per cent to raise the city's share of a \$10 million project for rehabilitation of Champaign's Northeast neighborhood. The council's action ended a long controversy on whether the city should participate in a federal program to clear and rebuild substandard housing in the area east of the Illinois Central Railroad tracks and north of Washington Street.

#### Democrats' Showing

No. 4 — Democrats make strong showing in Champaign County election totals. The traditional 2-1 Republican voting majority in Champaign County

for circuit judge, which required several days of vote counting to determine Green's victory.

#### Revilo Oliver's Views

No. 5 — U. of I. Prof. Revilo P. Oliver charged in an article in American Opinion, a John Birch Society publication, that President John F. Kennedy was assassinated because he was not keeping up with a Communist timetable for taking over the U. S. government. Oliver's writing gained him the attention of the Warren Commission and the University's Faculty Senate. The senate declined disciplinary action, citing Oliver's "right to be wrong," and the Warren

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No. 9 — Civil Rights sit-ins invaded the offices of the Champaign County Board of Realtors and remained there for approximately eight hours before Champaign police carried off 14 of the demonstrators to jail on charges of disorderly conduct. Protesting what they termed efforts by the National Association of Real Estate Boards to defeat the Civil Rights bill, the demonstrators later pleaded guilty to charges against them and paid small fines.

No. 10 — Champaign Mayor Emmerson V. Dexter punched a member of the NAACP during a reception for Gov. Otto Kerner in Champaign. Dexter's ire was aroused by the man seeking a conference with the governor during formalities of dedicating a Lincoln monument. The mayor was later acquitted of a charge of battery, claiming self defense.



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# Plan Expansion Of Renewal Site

By James Klein

The Champaign city council will consider a request for the revision of the survey and planning budget and boundary line of the Project 1 area of urban renewal at its 7:30 p.m. meeting Tuesday.

The main features of the proposed resolution call for a dropping of the southern boundary of the area to include Douglass Park and the Booker T. Wash-

ington school, half blocks on 400 and 500 blocks of Tremont Street, and a rectangular area south of the junk yard.

The new area will be 62.24 acres, compared to the 50 acres in Project 1 as it was conceived originally.

The resolution also calls for an extension of the planning time for Project 1 from 12 months to 15 months, making the new deadline for the planning to completed Dec. 24, 1965.

The resolution also calls for an increase of the planning phase budget from \$83,970 to \$99,137. City manager Warren R. Browning explained that the additional money would be needed because of the extension of time in the planning period.

## Reasons for Change

Urban renewal director David R. Gensemer explained his reasons for recommending the extension of the southern boundary of the Project 1 area as follows:

"First, including Douglas Park and the Booker T. Washington School will provide the Project 1 area with recreational facilities, which helps us meet federal requirements."

Gensemer expressed the hope that a meeting between park district, school board, and city officials could mean additional recreational facilities for the area.

"Second, the extension of the southern boundary to Tremont Street will allow us to pave Tremont as a part of Project 1."

"Third, the area south of the junk yard is a blighted area in my opinion and should be included in the first project area because of its condition."

Gensemer said the added area of the project would not include the relocation requirements of the project, because, he reported, some work has been done by the residents of the area and some substandard housing has been brought up to standard.

Interviews are still being held, Gensemer said, for a relocation officer to be in charge of acquiring living quarters for those displaced by the project.

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# Square, 'Charger' -- Had Storybook Endings

Delivered on R.F.D. Routes Dec. 29, 1964

## Top Local Stories--Lincoln

By Robert Lahey

The stuff that dreams are made of was the stuff that made the top news in East Central Illinois in 1964.

That's the consensus of the Courier news staff, which labeled the opening of Urbana's dream shopping center, Lincoln Square, and the storybook rise of a 15-year-old LeRoy girl to world agricultural honors the outstanding stories of the year. The two stories ended in a dead heat in the annual staff poll.

For 15-year-old Janet Perring, it was a story which almost didn't happen. It began when she entered her 4-H steer, Charger, in the International Live Stock Exposition — against her better judgment, she said — and ended in a dream as Charg-

### Courier's Top Ten

1. Lincoln Square Opening
2. Janet Perring's "Charger"
3. Champaign Urban Renewal
4. Democrats Election Showing
5. Revilo P. Oliyev
6. Krannert Center
7. Champaign County Taxes
8. Drought Cuts Crop Production
9. Sit-In at Realtors' Office
10. Mayor Punches NAACP Worker

er was labeled the world's best. The other story began with a dream of Urbana businessmen and city officials, and was climaxed in reality on Sept. 17 when the doors of the nine-square-block shopping center, carved from the heart of the city, opened its doors on a renewed future for downtown business.

First steps toward the real-

ity were taken in 1956 when the Urbana Association of Commerce began studying plans to revitalize downtown Urbana. The story of a dedicated handful of civic leaders working on "faith and confidence" and the cooperation of Carson, Pirie Scott & Co., backbone of the new shopping center, are well known.

For Janet Perring, the almost unbelievable achievement which

pealing.

"You must take the first step by talking this up among you and your neighbors and obtaining a vigorous, interested group in each area.

"We hope you will act now—although we are in the early days of winter. It is only 100 days until the paint brushes can be put to good use—but it must be planned usage, and now is the time to organize."



CHAMPAIGN-URBANA COURIER

DECEMBER 13, 1964

THE NEWS-GAZETTE

CHAMPAIGN-URBANA COURIER

CHAMPAIGN-URBANA COURIER

Tuesday, Jan. 5, 1965-3

SUNDAY, DECEMBER 6, 1964.

Tuesday, Dec. 15, 1964-3

TUESDAY, DECEMBER 15, 1964



Gensemer and Williams went to Chicago Tuesday afternoon to attend a two-day workshop on relocation and how it fits in with the Economic Opportunity Act.

Gensemer said the workshop is sponsored by the regional office in Chicago of the Housing and Home Finance Agency. He said this will consist of round-tables, discussions, and speeches by technical experts. City Manager Warren Browning will attend Wednesday's sessions.

"The study also includes a report on whether the property to be acquired by the city in effecting urban renewal is marketable and recommendations as to how to go about placing it on the market."

Gensemer said he is expecting only three marketing research analyst firms to seek the LUM contract, due to the highly technical nature of the study. Firms expected to make LUM proposals are in Washington, D.C., Chicago and St. Louis.

Gensemer said he expects all the proposals to be in by this time next week. He then will confer with City Manager Warren Browning to discuss recommending one of the firms to the City Council.

The firm selected will probably begin the LUM study within 30 days, he said. Because of the importance of the LUM report, copies will be supplied to all real estate developers wishing to bid on land in the urban renewal area when it is ready for resale and development, he added.

Season tickets are available from Mrs. Robert Wortman, 702 W. Michigan Ave.; Mrs. Maurice Keeker, 1114 Crescent Dr.; and Mrs. Richard Jenks, 814 W. Vine St., Champaign. All proceeds from these concerts will be used to buy educational and play equipment for the Cooperative Nursery School.

**Valentine Dance Planned At Urbana Elks Club**  
The Urbana Elks Club will have a valentine dance on Saturday, Feb. 13. Mr. and Mrs. Richard Hegenbart are chairman for the event. Mr. and Mrs. Thorlow Baker are dance chairmen with Mr. and Mrs. James Lustig as co-chairmen. There will be a social hour from 6:30 to 7:30 p.m. with dinner following. Rudy James and his orchestra will provide the music for dancing.

Two members of the University Folk Art Society, Bill Ehmann of Barrington and Robin Whitney of Champaign, are showing Diedre Shupp, 4, daughter of Mr. and Mrs.

## First of Four: Concert Is Saturday

The Cooperative Nursery School of Champaign-Urbana has planned a series of four concerts beginning Saturday, Feb. 13, for the three to eight year olds. Other concerts are scheduled for March 6, April 10 and May 8.

The two performances scheduled for each date will be at 10 a.m. and 11 a.m. The concert will take place in the basement of the Unitarian Universalist Church, 311 W. Green St., Urbana. Mrs. Robert Wortman is concert chairman.

At the Feb. 13 concert, the University of Illinois Folk Art Society will dance in costume. On March 6 the Little Hot Shots, a gymnastic group, will perform.

There will be a puppet show for the first half of the April 10 concert, and Mr. Weber will play his guitar for the second half of the program.

Mrs. Winifred Ladley of the U. of I. School of Library Science will tell stories, and Mrs. David Nanney will present a musical program with the children participating at the May 8 concert.

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## Firms Bid On Land Use Study Here

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Season tickets are available from Mrs. Robert Wortman, 702 W. Michigan Ave.; Mrs. Maurice Keeker, 1114 Crescent Dr., and Mrs. Richard Jenks, 814 W. Vine St., Champaign. All proceeds from these concerts will be used to buy educational and play equipment for the Cooperative Nursery School.

## Firms Bid On Land Use Study Here

The City of Champaign is now receiving proposals from marketing research analysts for conducting a Land Use and Marketability Study (LUM) in the Project 1 urban renewal area. David Gensemer, the city's urban renewal director, said Tuesday that the LUM study is one of the key reports of the urban renewal project.

"The LUM study is a very technical investigation of the area itself, and all the land and properties in it, to determine the highest and best use of each individual area within the project area," he explained.



The Oaks, \$1.1 Million Condominium Apartment Building, Planned in Champaign

Tuesday, Feb. 9, 1965



# Utility Tax Opposition Is Voiced

(Continued from Page 3)

standard of living and lower crime rate." He said he favored repeal or reducing of the utility tax with a substitute tax source provided.

## 'Has No Panacea'

He has never offered a panacea, said Frank E. Schooley, and added it would be dishonest to do so. He listed Champaign's problems as "storm drainage, needed improvements of streets and street lighting, urban renewal, and downtown," and added:

"I believe in the Council-Manager form of government. I believe in good, efficient and honest administration. If re-elected I will continue to work for these goals."

In running the first time, William G. Skelton said he did so because an opening had been created on the City Council because of an increase in the city's population and that he did not run with the idea of replacing anyone.

He said everyone gives a good share of his income for maintenance of the city and that this was reason enough for having an interest in Champaign. He said he had served four years and added: "All I can say, is if the people of Champaign desire for me to continue serving I will be most happy to continue as a councilman."

If elected, Paul M. Somers said he would propose a sub-fire station for the Mattis-Springfield area for better protection of schools near that area. He said training of fire department personnel and equipment was needed to protect the lives of tenants in the new high-rise apartment buildings.

# Fair Housing Decals To Be Distributed

The Inter-Faith Council for Fair Housing has announced plans to distribute in Champaign-Urbana decals advocating support for fair housing opportunity on a non-discriminatory basis.

Ten thousands decals, designed by University of Illinois art professor Billy Morrow Jackson, have been printed. They will be mailed to those citizens whose names were published as public witness last November in support of the equal housing opportunity principle.

They will be made generally available through churches and neighborhood councils to be set up by the inter-faith group.

A general meeting to initiate organization of the neighborhood councils will be at 7:30 Thursday, March 4, in the parish hall of Emmanuel Memorial Episcopal Church, 102 N. State, C. The meeting will concern the structure of the proposed councils and educational materials which might help promote equal housing opportunity.

Lists of the covenant signers by neighborhood groups have been prepared and will be the basis for forming the councils. According to Inter-Faith Council officials, the neighborhood unit will serve a two-fold function.

They are intended to meet educational need by providing information on the social and economic effects of fair housing for all persons, regardless of race, creed, color or origin.

They will also provide information on housing



IN SUPPORT OF FAIR HOUSING  
... to distribute decal locally

# Hear Utility Tax Antis At Meeting

By GEORGE COMINOS  
News-Gazette Staff Writer

Opposition to the utility tax was expressed at a meeting Thursday night in the City Building as candidates for the Champaign City Council gave their opinions on a wide range of the city's problems.

Opening remarks were made by Mrs. N. J. Leonard, president of the Champaign County League of Women Voters, sponsor of the meeting. Mrs. G. M. Almy served as moderator. Despite the cold weather, the City Council Chamber was nearly filled.

The eight of the 11 candidates who were on hand spoke in alphabetical order, later answering written questions from the audience.

The first speaker, Robert W. Horney, said he felt he had the background for the position of city councilman. He said he had "heard rumors" the city was threatened with the loss of two major industries because of the tax set-up.

He said one of his major projects would be a monthly publication for residents to explain programs before the City Council — "the financial needs of the city and what could be expected to be gained by the programs and the taxes required."

## 'Help Relations'

He said this would help create a better understanding between the City Council and the public.

Seely Johnston said: "I feel like it's my town and I feel I can do for you an honest job as I have done in my business."

He said he was against the utility tax and "was against it when it was first brought up." He said he felt the question of adopting a utility tax should have been presented to the vot-

ers in a referendum.

Johnston criticized zoning rulings, saying "sometimes the decisions come not always from up here but from outside interests."

Concerning revitalization of downtown, Johnston said Champaign also had four other business "corners" and said, if elected, "I would do my best for all five areas."

## 'Big Business'

"The City of Champaign is big business," Charles F. Keeling said, adding: "I know it and you know it, and it has to be operated within a budget not unlike the budget you operate at home."

Councilmen, he added, have to do what they can with the money available and he added: "I promise you if I am nominated and elected, I will do everything I can to operate within the budget." He said he knew "the value of working together and of harmony on the City Council."

"I promise to work hard. I promise honesty. I promise a desire to learn." He said he didn't know all of the problems, but promised, if elected, "to dig in and work for a solution."

Kenneth R. Peterson called the Council-Manager form of city government very desirable and promised to work for its continuance as it provides, he said, "a trained specialist to see that the city's services are carried out."

He said "the only apparent disadvantage was that a clique developing during a term of office" and he said "this could affect decision-making." He said he favored slum clearance as "a must," and that "its benefits are obvious in terms of a higher

(Please turn to page 8)



# Urban Areas in All States Need To Put Costly Chaos in Order

By BRUCE BLOSSAT

Newspaper Enterprise Assn.  
THE 50 states have in hand some advisory proposals which are intended to help them set their urban areas — many of them now wracked with chaos — on a better course.

The proposals are part of a suggested 1965 state legislative program advanced by the Advisory Commission on Intergovernmental Relations, a permanent bipartisan body set up by Congress and made up of governors, state legislators, county officials, mayors, members of Congress and the U.S. executive branch.

Anything reasonably inventive in this field deserves a good look, since the country's major urban complexes are awash in difficulties that seem only to grow greater as the areas swell in size.

Soon 75 per cent of the American people will be living in less than 200 of these complexes—and their problems simply have to top any responsible public agenda.

Furthermore, it is in these

areas—and the states which legally are their masters — that the really big new spending is going on today.

In fiscal 1965 U.S. state and local governments will be spending an estimated \$75.2 billion in direct outlays, an increase of more than \$5 billion over the \$69.8 billion preliminary total for fiscal 1964. That figure in turn is \$5 billion higher than 1963.

## Urban Chaos

Just 10 years ago, total state-local expenditures came to but \$33.7 billion, so they have more than doubled in a decade.

Today's staggering figures include a heavy tax for waste and confusion. Much urban growth is haphazard, unco-ordinated, amounting nearly to self-strangulation.

With education needs bulking large, local - state government costs may double again in half a decade. There seems great point in reducing the tax for waste.

Here the advisory commission's proposals come into play.

They include several proposed

pieces of permissive legislation that would allow such matters as mass transportation, control of urban water supply and sewerage systems, and the securing and preserving of open spaces to be dealt with on a co-ordinated footing.

They would also authorize metropolitan study and area planning commissions, regulation of planning, zoning and subdivision in land beyond corporate boundaries, and the setting up of so-called "metropolitan service corporations," which could perform a variety of area-wide functions.

## Testing Time

This last is perhaps the most inventive of the lot. It envisions an agency which could operate on a broad scale the way more limited traffic, housing and other "authorities" do today.

Whether these propositions and others from other sources make any real headway in the various state legislatures will be worth watching.

Metropolitan areas right now are nearly out of hand and their

fantastic steady enlargement threatens some with near-breakdown as working organisms.

It is a severe testing time for those (Republicans particularly) who argue that "things are done best at the state and local level." This would appear to be the moment, above all in history, for this notion to be demonstrated to the fullest.

Numerous Republican leaders have been saying lately that they do indeed have to prove the workability of state - local governing if their argument against big federal government is to hold water. Even one of Barry Goldwater's 1964 political pilots agrees this is where the steam should be applied heavily.

Unquestionably, the huge urban clusters are today's and tomorrow's battle areas. But enlistment in the combat goes hard. Militant conservatives, while talking the state - local game, would much rather take a few dramatic swipes at the United Nations than try to coordinate a sewerage system.

## Poverty War Panel Topic Here Feb. 22

A three-man panel will discuss the War on Poverty Feb. 22 at the fifth meeting of the Delegate Assembly of the United Community Council, Jack Coyle, UCC executive secretary, announces.

On the panel, intended to provide "an understanding of how the federal poverty program may best be used," are Fred C. Proff, professor of educational psychology at the University of Illinois; Thomas Jackson, director of the Illinois Office of Economic Opportunity, and James G. Coke, director of the Office of Community Development at the U. of I.

Proff was one of two delegates from Illinois to a briefing on the Economic Opportunity Act conducted by President Johnson.

Moderator of the panel will be Mark Hale, director of the School of Social Work at the U. of I.

The dinner meeting will be held at Western Bowl, starting at 6:30 p.m., but Coyle urged those who could not attend for dinner to come at 7:30 p.m. for the program.

## Poverty Act Could Aid Urban Renewal

David Gensemer, director of Champaign's urban renewal program, said aspects of the federal government's Economic Opportunity Act could well be incorporated in the city's urban renewal program at some future time.

Gensemer said there is a desire among people within both programs to help impoverished people. Gensemer said provisions regarding loans at low interest rates to businesses displaced by urban renewal might be considered.

"This is not too applicable for us now, but it could be in the future," he said.

Gensemer was in Chicago this week at a meeting attended by people connected with both programs.

The loans to small businesses will be handled through the Small Business Administration. Gensemer said loans can be made over a 20-year period at a maximum interest rate of 3 per cent.

Gensemer also discussed with urban renewal officials the forms which the city will use in carrying out the survey of the structures in the urban renewal area. This is expected to begin about March 1.



# Urban Areas in All States Need To Put Costly Chaos in Order

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**NEW HIGH RISE APARTMENT BUILDING.** The Oaks, a luxurious eight-floor high rise apartment to be constructed on University Avenue across from West Side Park in Champaign, is shown in this architect's drawing. The new condominium complex, which has apartments for sale ranging in price from \$36,000 to \$38,000, will have balcony terraces overlooking the park. The first floor will be reserved for parking, the next six floors will have four apartments each, and the top floor will have two penthouses costing \$60,000 each. Builder and owner is Ray C. Dickerson. Build-

Architectural Photo by Richard Koch

ers are Felmley-Dickerson Co., Urbana; architect, Adkins-Barrow and Graham Inc., Urbana; sales agent, Barr and Squires Real Estate Inc., Champaign. The ground, driveways and services will be owned jointly by all those living in the building. Garage space will cost \$3,000. Monthly assessment for the apartments will be \$56. The building has been designed, Dickerson said, to capture the mood of the great prairie and the city—"the exciting great spirit of the Midwest"—all within a frame of distinctive architecture and unmatched interior beauty.



## Set March 1 For Start Of UR Surveys

By GEORGE COMINOS  
News-Gazette Staff Writer

The family and house structural surveys needed for Champaign's urban renewal program will start about March 1, David Gensemer, director of urban renewal, announced Tuesday as he reported that the block meetings have started in the Project 1 area and that other block meetings are planned for next week.

The Project 1 Area has been divided into 10 block areas, generally of a square block, each with a committee chairman. According to James Williams, relocation officer, eight of the 10 block committee chairmen were obtained through the efforts of Robert Bowles, director of the Champaign County Urban League.

Named were block chairmen requested by the Northeast Neighborhood Committee. Gensemer said the block meetings are for the purpose of explaining the surveys and procedures to be used in making them.

Gensemer said the block committee had been set up at the "grass roots" level "so as to reach everybody in each block." Through these meetings, Gensemer said, city officials will learn what the people living in the urban renewal area want to know about the project and he added that urban renewal officials will, by attending the meetings, serve as the people's representative to the city concerning the program.

### Survey Forms

Gensemer said work is going on in finalizing the family and structural survey forms and that these should be ready in a week, or so.

Another step taken, he added, was to contact three market analysis research firms to see if they are interested in making a land-use and marketability study of the Project 1 area.

Purpose will be, he said, to make an analysis of land use in the area and determine its highest and best use and to study marketability — to see if there is a market for land to be sold or disposed of in the project area by the Urban Renewal Department.

## UR Workshop On Dec. 4 At Tilden Hall

The need to provide adequate housing and the extension of social services for Champaign-Urbana's urban renewal program will be probed in a public workshop Dec. 4 at Hotel Tilden Hall.

Titled "The Role of Low-Cost Housing in Urban Renewal," the workshop was spearheaded by the League of Women Voters of Champaign County after they had conducted their own study of the implementation of the Champaign urban renewal program.

Through the study two needs became apparent: the building of sufficient housing of a "really low cost by both private developers and public agencies," and the extension of broad social services for the "revitalization of the families and community involved."

"We have seen communities whose concern with their urban renewal project included not only clearance and rehousing, but a broad attack on the related problems of education, employment and extended social services," Mrs. Robert Bader, chairman of the urban renewal committee of the League wrote.

"If we can succeed in getting broad support and capture the interest and imagination of community leaders, our own project can achieve a real measure of success for the neighborhood and for the community," she said.

10-7-50 CUC

## Council Okays Renewal Plan

Champaign's "Workable Program" for urban renewal was approved by the City Council Thursday night for submission to the U. S. Home and Housing Finance Agency office in Chicago.

Plan Director Edward Schippman was to send the program to Chicago Friday. The approval of the program should come from the federal agency within a week, according to Mayor Emmerson V. Dexter.

The Council's decision came unanimously and within five minutes after the special meeting was called to order—a near-record for brevity. "We're going to get this urban renewal program accomplished," Mayor Dexter told the council, "and I don't know of any other city in Illinois who has gone as far."

Councilwoman Gladys Snyder called the Workable Program just "one of a series of steps."

"For the past decade many people of the community have been concerned with the inadequacy of housing," she said. The federal government realizes that communities cannot totally pay for rebuilding themselves, she added.

"One important part of urban renewal is citizens' participation. It will take the full cooperation and total understanding of the public before the program can be accomplished for the city," Mrs. Snyder said.



available, the utility tax is one of them," and added "the utility tax is producing half as much as the sales tax in income for the city."

Schooley, asked if more Negroes could not be employed in the police and fire departments, said "every individual, regardless of race, color or creed, can qualify on the basis of examinations."

He said police and firemen are hired by the Board of Police and Fire Commissioners and noted that the city has a member of employees who are of a minority group.

#### 'Seek Substitute'

Peterson, asked about the utility tax, replied he thought "every effort should be made to find a substitute for the utility tax."

Spies, in response to a question on the Economic Opportunity Act, said he hoped "we can do as much as possible to increase the economic opportunities of Champaign residents. We must encourage increased economic opportunity whenever possible with or without the Economic Opportunity Act."

Keeling, asked when he thought the utility tax could be repealed, replied: "I wish I could answer that but I can't. The utility tax should be studied," he said, and added:

"If there is some way we can repeal, reduce, or put a ceiling on it I think it should be done," he said.

He said the city needs a trained, professional police force of adequate size to protect lives and property. He said the City Council has the power and should have the courage to remove the dangers of crumbling curbs, disintegrated sidewalks and whole neighborhoods with no sidewalks.

He criticized what he referred to as a use of forestry tax monies for general city operations and said that through "an unorthodox bookkeeping method the city has obligated itself for more principal and interest payments on parking meter bonds than the net revenue from the meters provides."

Henry R. Spies, who said his business was housings, pointed out the city will be concerned in the next four years with the urban renewal program. He said revitalization of downtown was vital, but said a program for the central business district should be initiated by the downtown merchants.

He said the campus business area needed more off-street parking facilities. He said he believed he "can represent all of Champaign and I would like to represent the city with responsibility."

Three candidates, J. H. Heiser, Maurice Klebolt and Morris Brown "sent their regrets" it was announced.

## Fears Fiscal Results Of Urban Renewal

Many questions were asked of the City Council candidates, more than could be answered in the time available.

Skelton, asked about urban renewal, said he had been concerned about the program "because of our very tight financial situation." He said he would like to see in Champaign what urban renewal can accomplish. "That is desirable," Skelton said, adding that he was "greatly concerned about the financial aspects of the urban renewal program."

Johnston, asked if the Recreation Department and the Park District should be combined, replied "definitely not." He said the personnel of each has had years of training in their own fields and added "the work of each is separate. They don't mix. I think they are much better as they are," noting that a specialist in one field might be doing work in two separate fields if the departments were combined.

#### 'Safety Hazards'

Horney, asked about safety issues in Champaign, replied that "one of the biggest safety hazards is in the subdivisions where children walk in the streets." He said there was a need for sidewalks in these subdivisions and that new ones should be required to have sidewalks before they are approved by the City Council.

Somers, asked about the utility tax, replied: "I don't believe anybody can say I have been against the utility tax. There is no substitute for the utility tax under the present state stat-

#### Revised Rules

Wednesday's program called for opening remarks by Alan D. Goldfarb, acting deputy regional director of HHFA, followed by a discussion of revised rules concerning relocation adjustment payments to be made to families and individuals who are to be replaced. This talk was presented by Duane Ramsey, relocation officer of the regional office.

Later, the implications of the Economic Opportunity Act of 1964 and what it means were discussed by Goldfarb's assistant, Hans Spiegel, who is assistant commissioner for relocation, Gensemer said.

A symposium followed on relocation planning relating to:

1. Problems of relocation; 2. How to identify special health problems of people who might be displaced and their other problems, housing requirements

and resources — what the city needs and what the city has; 3. Coordination of health resources and how to use them.

Another topic to be taken up was the relocation of individuals.

#### Small Business

The second day's workshop will be concerned with discussions of the development of an effective small business relocation program as some small businesses may have to be relocated, Gensemer said.

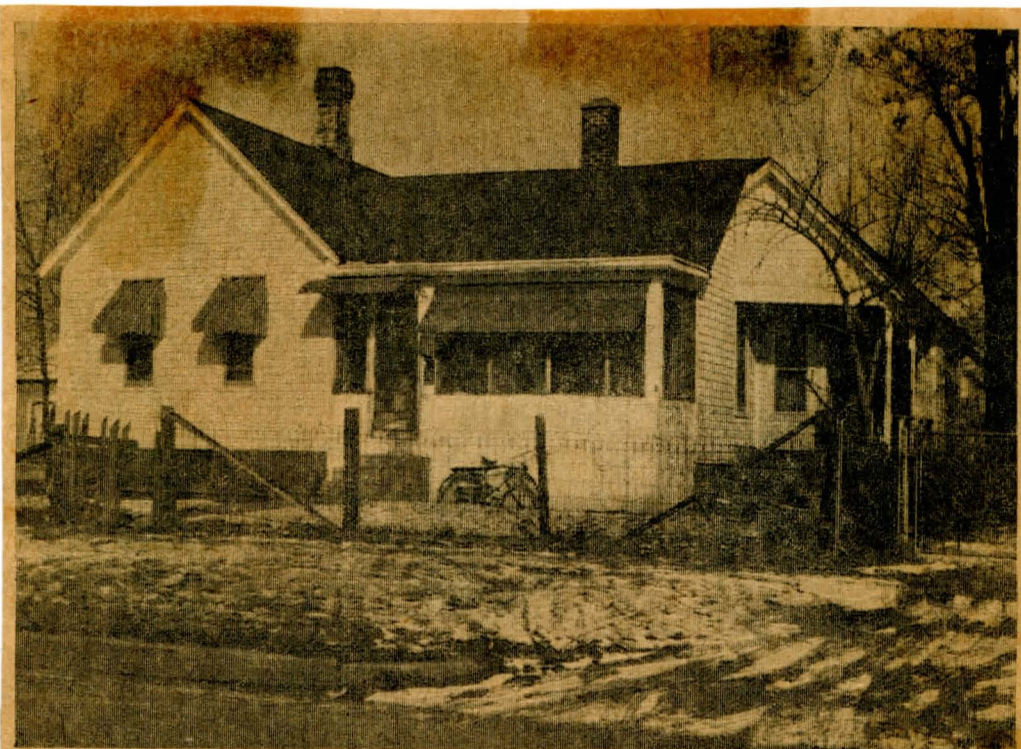
Rules and regulations for, relocating them and financial assistance available will be considered, he said.

How to prepare and review business claims will be considered as will questions and answers relating to Small Business Administration aspects of small business relocations, Gensemer said.

On Friday Gensemer and Williams will meet with the regional officer on relocation to see how the urban renewal program fits in with the Economic Opportunity Act, Gensemer said. It is planned to go over Champaign's renewal program at these sessions.

He said they would talk to urban renewal technicians in the regional office to learn how to implement Champaign's relocation program. It is expected, he said, that suggestions will be given, based on urban renewal programs elsewhere and what of these apply to Champaign and particularly the Project 1 area.





Family of Nine Displaced When Fire Damaged Basement Apartment Here

Basement Condemned:

# Fire Forces Family of 9 From Apartment-Coal Bin

By Paula Peters

What usually would have been considered a minor incident—a mattress fire last week in a Champaign residence — has left nine people temporarily homeless.

The fire also has led to condemnation proceedings for a portion of the building at 202 E. Church St. and a search by local social agencies, civic groups and church organizations for suitable, currently available housing for a Negro couple and their seven children.

Thomas Colbert, a social work-

er for the Department of Children and Family Services, reported the fire began when the children, home alone in a portion of the basement the family rented, apparently dropped burning newspapers on the mattress.

The reason the children were burning newspapers is unclear. Building Inspector Martin Harris said one of the youngsters reported they were standing on the bed, trying to put a light bulb in an empty socket. They apparently lit the newspapers so they could see the socket.

ford better housing, but very little for the ones who can't."

Though damage at the apartment was minimal, the fire itself may have acted as a catalyst for bringing the situation to the public's attention, Colbert explained.

What was brought to the attention of officials who visited the home after the fire — reportedly the second one in the building within a year — was what Harris termed a partial list of the building's deficiencies under the city's housing code.

Among other things, he said, there was not sufficient window area, the ceiling was too low, the heating units were located in the living area and there was a gas leak.

**Declared Unsafe**

Colbert credited Fire Inspector James Baker with bringing the incident out in the open.

After Baker and other officials saw the apartment, which Colbert described as "an unfinished basement — a hovel," it was decided the place was unfit for human occupancy. That portion of the building was declared unsafe, Harris explained Friday, but a second section of the same basement was not included in condemnation proceedings, and two elderly men apparently still are living there.

The kitchen of the apartment in which the family lived, according to Colbert, "was just a coal bin. There was a bed in the place, and a broken down couch. The toilet facilities — and a neighbor told me there are about 20 people living in the building — are upstairs.

"The apartment where the fire took place rents for \$60 a month."

**With Relatives**

The family was moved out of the apartment Jan. 23, according to Colbert, and is now staying with relatives in another part of the city. He said the father is employed and "probably could pay more for rent than he had to there," but an extensive search for housing has turned up nothing.

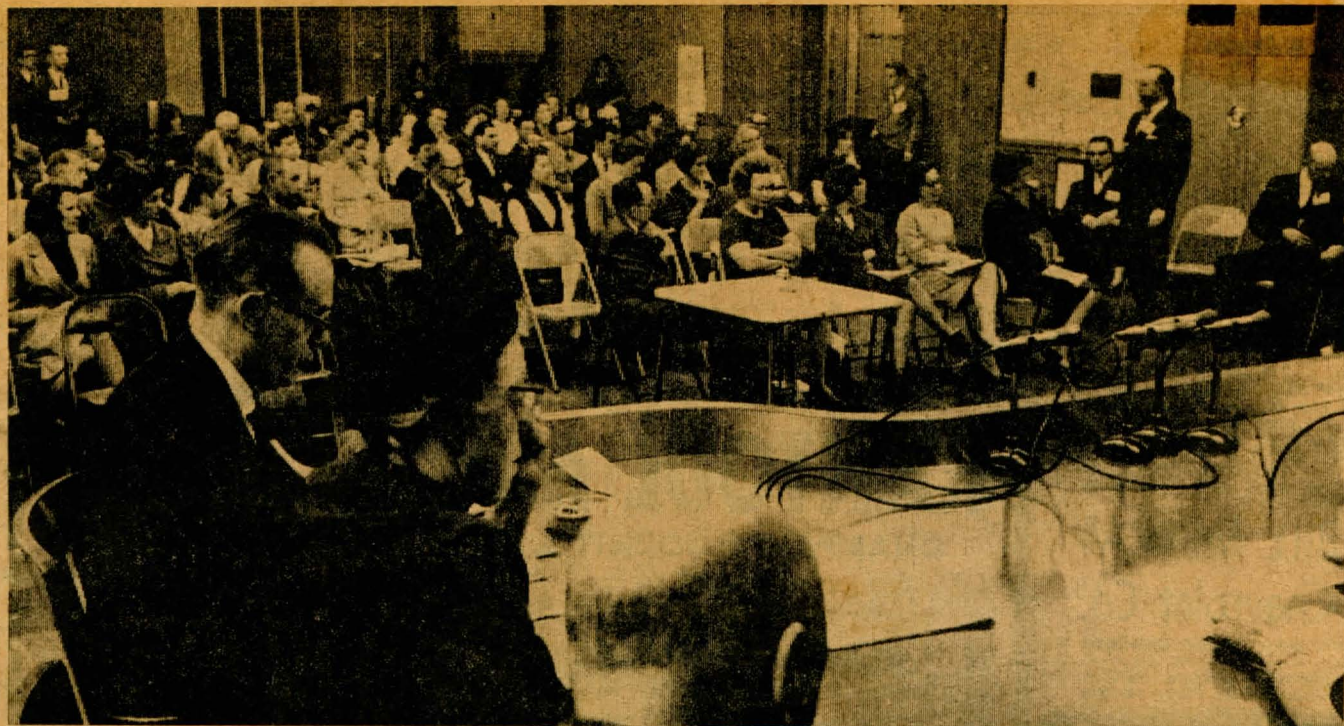
When Colbert called on the Champaign County Public Housing Authority, he said, he was told that the family would have to wait from six months to a year for a place to live.

**Went Through Listings**

They all seemed to have gone through their listings of available houses and apartments," Colbert said, "and we thought we had a place several times. Somehow, the possibilities fell through at the last minute.

"The problem, is, there's a tremendous amount of work being done for those who can af-





**CANDIDATES TELL VIEWS**

Written questions went from the audience to the three question screeners in the left foreground to the candidates for the Champaign City Council,

at upper right, in a meeting Thursday night at the Champaign City Building. Speaking at this moment, at upper right, was candidate

Paul Somers. Screening the questions, from left, were Robert W. Sink, editor of The Courier; Ella Leppert, of the League of Women Voters,

which sponsored the meeting, and George Cominos of the News-Gazette.

(Photo by Gene Suggs)

volving a lease of poles and other equipment from the Illinois Power Co. In reply to another question regarding the hiring of Negroes in the Police and Fire Departments, Schooley said this is handled through the Police and Fire Commission and that anyone can take the tests.

**William G. Skelton**

Skelton again deplored the small number of candidates who have entered the City Council race. "We should have here tonight not 11 men who have petitioned to run, but many times that. This I think is sorrowful. All I can say is that if the people of Champaign desire to have me continue serving, I will be happy to continue in this position."

Skelton, during the question period, said police protection should be increased, and added that the number of police officers on the force is now inadequate. "Again, it comes down to the question of economics. How much can we pay?"

Regarding urban renewal, Skelton said he continues to remain uncertain about the city's

financial burden in this program. He said only history will tell whether the city would remain better off retaining the slums or entering into the urban renewal process.

**Paul M. Somers**

Somers said that if elected he would propose the construction of a Fire Department substation in the Mattis-Springfield Avenue area for the protection of two schools, Jefferson Junior High School and Kenwood School, and the various high rise apartment buildings being developed in that area.

He also called for the development of a "trained, professional police force of adequate size to protect our lives and property." He urged the development of more off-street parking in the University of Illinois campus area.

Regarding downtown redevelopment, Somers called for a "new approach" through which the city might use its "clout" to encourage various land owners to unite and develop programs with the assistance of the City Council. One of the

problems, he said, is that downtown Champaign is composed of small parcels of land, and the large number of tenants and property owners makes it difficult "to unite one side of a street."

Somers also said he has never advocated abandonment of the utility tax and noted this is about the only major source of income the city has, to replace property funds lost through a 1961 court decision.

**Henry R. Spies**

Spies feels the main problem confronting the city during the next four years will be the implementation of the urban renewal program. Urban renewal, said Spies, an editor for the University of Illinois Small Homes Council, is essentially a housing program. "My business is housing," he noted.

Spies also described his experience as an installations officer in the Air Force where he was involved in such problems as utilities, roads and streets and fire protection. He was critical of the city's recent snow removal efforts in the outlying

areas. "For the second time in three years, we had a subdivision isolated for 36 hours."

During the question period, Spies recommended the use of provisions in the Economic Opportunity Act wherever possible "to increase economic opportunities for all residents."



# Eight Candidates Talk to Voters

By Richard Icen

A crowd estimated at between 75 and 100 persons Thursday night braved zero temperatures to hear eight candidates tell their reasons for wishing to serve a four-year term as a member of the Champaign City Council.

Three other candidates, Morris Brown, Maurice H. Klebolt and J. H. (Curly) Heisser, failed to appear at the meeting. It was sponsored by the Champaign County League of Women Voters in the same City Council Chambers with which the three eventual winners will become quite familiar with during the next four years.

Issues touched on during the 1½-hour session included a wide range of topics, with special emphasis placed on urban renewal, police and fire protection, the utility tax, improvements in the subdivision ordinance, downtown redevelopment, street and street lighting improvements and city fiscal policies.

One thing all the candidates showed was an ability to be heard through the entire Council Chambers without the aid of a microphone. This instru-

program regarding city problems. He feels his background as an engineer has prepared him to serve on the Council.

During the question period, Horney was asked what he considered to be the main issues involving safety for children. He pointed to a need for sidewalks, saying that "one of the biggest safety hazards in the subdivisions are children walking in the streets."

## Seely Johnston

Johnston said he would attempt to serve the interests of all of the city's business districts if elected to the Council. "I feel there are four corners in the square. I'm going to try to do my best for all five areas," he said. Johnston again announced his opposition to the utility tax, calling it a hindrance to the city's economic development.

In stating a possible ulterior motive for not answering the League of Women Voters questionnaire, Johnston quipped, "There's a place in the form for your age."

As to his qualifications for serving on the City Council, Johnston cited some 40 years' experience running a sporting goods store in the city along with service on various civic committees.

"I still sort of feel it's my town. I always felt the customer is right. If I was on the City Council, I would feel the same," he said.

In reply to a question, Johnston said the Park Board and the Recreation Department, which he has served as a member of the board since 1936, should definitely not be combined because two entirely different specialties are involved.

## Charles F. Keeling

Keeling promised to do his best to see that the city operated "in the black" if he is elected to the City Council. "I sincerely promise you that I will do all in my power to stay within the budget," he said. Keeling said he had no pat answers for the solutions of the



Kenneth R. Peterson  
... Answers Question



ent proved to be faulty throughout the entire proceedings and finally was discarded by Paul M. Somers.

All the candidates currently are looking toward the Feb. 9 city primary where voters will eliminate all but six candidates, who then will compete for the three Council posts at stake in the April 6 city election.

Following are resumes of some of the issues raised by the candidates during their three-minute opening talks and from questions submitted later in the meeting by the audience:

### **Robert W. Horney**

Horney suggested a monthly publication which would be mailed to all residents of the city. It would explain problems faced by the city and also show people where and how their tax monies are spent.

Horney feels this would eliminate to a great extent misunderstandings among the City Council, city officials and the public and also assist the development of a public education



### **MAKES A POINT**

Candidate Seely Johnston, owner of Johnston's Sport Shop, 105 W. Green St., Champaign, makes a point at the "Meet the Candidates" meeting in the Champaign City Building Thursday night. Seated to the left of Johnston is candidate Charles F. Keeling, and partially hidden behind Johnston is candidate Robert Horney.

many problems which face the city.

"I promise only one thing—I will work hard. I promise to be honest. I promise to learn," he said. Keeling said he currently is not familiar with all the background on a number of issues, but said that if elected he would "get the background and try to find a solution."

About the utility tax, Keeling, in reply to a question on when he thinks it could be repealed, said, "I don't think I could answer that. The utility tax is something we have to take a long, hard look at."

### **Kenneth Peterson**

Peterson called it "desirable" for council-manager government to continue in Champaign. He said it provides a type of leadership usually found lacking in the ward system of municipal government. About the only disadvantage he could see involved the possibility of cliques developing among council members elected at the same time.

Among the advantages he cited for urban renewal included the development of a higher standard of living along with a reduction in the city's crime rate. "Federal funds can be used to replace eyesores," he said.

He also feels the University of Illinois can be used strategically to bring new types of industry into the area and cited the attraction the California Institute of Technology has for the aerospace industry.

Regarding the utility tax, Peterson said, "Every effort should be made to find a substitute" and that part of this could involve attracting new industry to town.

### **Frank E. Schooley**

Schooley said he has never offered "a panacea for all the problems Champaign faces." To do this would be "dishonest to me and you," he added.

"Six years ago when I first ran for the City Council, I said if elected I would serve."

Among the problems facing the city cited by Schooley were storm drainage, streets and street lights, urban renewal, downtown redevelopment, relocation of the main fire station and zoning. "I believe in council-manager government for Champaign. . . I believe in good efficient government."

During the question period both Schooley and William G. Skelton came out in opposition to street lighting programs in-



# Candidates For City Council Tell Champaign's Needs

**Editor's Note:** This is the fifth and last 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.

The last in a series of five questions asked of candidates for the Champaign City Council concerned what they felt was Champaign's "most urgent need" in the coming year.

one or a few without having all the facts related to them may not be justified. However, if our growth is to be successful, we must make a concentrated effort to develop our economic growth at the same rate as the growth of our city. Before our downtown area can benefit economically or other business districts, we should improve traffic conditions. From here our city planners, in cooperation with business, can develop changes to attract business into

population can overcome any problem facing society. By educational facilities I mean just that, with adequate recreational facilities not only to the extent that the first purpose for the expenditure of public funds be more concerned with the educational program.

"C. Public Transportation — I feel that the city should investigate the possibility of providing frequent, extensive public transportation facilities at reasonable cost. This proposal

is made essentially for those who must depend on public transportation, but I also believe that an adequate system would help reduce some of the need for ever-increasing parking areas, street improvement and so forth.

"I believe that I have presented a fair outline of my feelings and do not wish to take up each separate issue. It is quite clear I think that I feel the city officials have an obligation to the community to provide the best possible public facilities at reasonable cost. More than the preceding though I believe it is the duty of the City Council to keep the public informed of all programs and proposals to motivate the individual to take an active inter-

est in his city and its problems.

"As one last thought I would like to add my interpretation of the desirable qualifications for a city or any other official. These are essentially as follows:

"1. Technical training to be able to make prudent and knowledgeable decisions concerning technical changes such as street improvements, street lighting, public transportation systems, etc.

"2. A knowledge of fiscal procedures and an understanding of the safeguards to assure proper disbursement and control of public funds.

"3. A desire to be of benefit to the service of his fellow

man."

**J. H. Heisser:** "1. Parking. 2. Rezoning of area adjacent to downtown area. 3. Clean up and modernize downtown shopping area."

The questionnaire was not answered by candidates **Morris Brown** and **Seely Johnston**, but Johnston replied he felt his views had been sufficiently expressed in his platform as printed in the newspapers.



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The League, in addition to preparing a pamphlet on the questions and answers of the questionnaire, sponsored a public meeting last week to give all candidates the opportunity to express their opinions on the city's problems as part of its voters service program.

**Question No. 5:**

What do you consider the most urgent need of Champaign in the coming year?

**Henry R. Spies:** "The effective planning and implementation of renewal programs, including those areas now covered by the federal urban renewal program, other substandard areas, and the downtown business area, many of which should be privately developed, financed, and executed with the city's cooperation."

**Paul M. Somers:** "Immediate: Shortening of the three-mile run our Fire Department must make to two of the Unit 4 schools by erecting a substation in the Mattis-Springfield area while vacant land is still available."

**Long term:** Giving more strength to our Building, Fire, Plumbing, Electrical and Housing inspectors so that new Urban Renewal areas are not created for future Councils and future generations."

**William G. Skelton:** "1. A very careful survey by the City Council as to the costs over the long run of Urban Renewal.

"2. A definite planning ahead on capital improvements which are so necessary, such as the relocation of the main fire department, the need of another outlying fire station, the urgently needed remodeling of the present city building to utilize all the space available.

"3. Proper education of the people of the City of Champaign as to the needs of bond issues to cover the cost of these Capital improvements."

**Frank E. Schooley:** "When did you last beat your wife? There are always, and I assume always will be, urgent needs of the city. For example, in the present era, urban renewal, downtown business improvement, a new central fire station, better street lighting, street repair, just to mention a few."

**Henry R. Peterson:** "A city such as ours that is currently experiencing rapid growth is faced with many urgent needs, and to place a priority on any

one or a few without having all the facts related to them may not be justified. However, if our growth is to be successful, we must make a concentrated effort to develop our economic growth at the same rate as the growth of our city. Before our downtown area can benefit economically or other business districts, we should improve traffic conditions. From here our city planners, in cooperation with business, can develop changes to attract business into these areas. If we are to expand our tax base we had better look seriously into the matter of attracting more industry into the area, otherwise, property owners will have to stand the increased costs. The utility tax should be reviewed and possibly replaced with some substitute. At present, it does little to attract more industry. Major streets should be made permanent, especially where industrial development is likely and heavy traffic warrants it."

**Maurice H. Klebolt** (left question blank.)

**Charles F. Keeling:** "A concentrated effort to find ways to either eliminate the Utility Tax or at least assure there will be no further increase, keeping in mind that the people demand more and more service from their tax dollar. If no way can be found to accomplish this, it means ways must be found to overcome the two major objections 'new business' will find with Champaign, the Utility Tax and the exceptionally high property cost. We must start with satisfied, existing business and industry and proceed from there."

**Robert W. Horney:** "To answer a question of this type one would require a 'crystal ball.' So let me answer by giving a few opinions concerning some of the areas where I feel that Champaign as well as our entire nation and the world for that matter must concentrate their interests.

"A. Individual Motivation — By this I mean we must make every effort to stimulate the individual to take an active interest in himself and the world around him. To make some effort to acquaint himself with the problems facing his city, his country and his world. To assist in this stimulation as I have said before I recommend that a monthly publication be assembled and mailed to the population concerning the problems, programs and so forth in Champaign in an effort to stimulate the public to attend council meetings and present their own proposals.

"B. Educational Facilities — Every effort should be made to provide educational facilities to assure the adequate training of our young people. There is no question in my mind but that in general an educated



TUESDAY, MARCH 2, 1965.

Tuesday, March 2, 1965-5

## CHAMPAIGN-URBANA COURIER

Douglass Park:

May Annex  
Softball Field

The Champaign City Council will meet at 7:30 p.m. Tuesday in the Council Chambers of the City Building for what probably will be a short meeting.

Among items to be considered is a proposal to annex to the city a softball field which borders Douglass Park on the northeast.

Annexation of the ball diamond has been requested by the Champaign Park District in order to make city boundaries and park district boundaries coincide.

Also on the council's agenda is final action on a number of street improvement projects tacitly approved at the Feb. 16 meeting.

These street improvements will begin this summer if the state should delay the Mattis Avenue paving project which has first priority.

Total cost of the paving and widening projects is estimated at \$270,000. Twelve and a half blocks of paving are involved.

\$86,238 For  
Champaign In  
Utility Tax

The quarterly utility tax payment to Champaign amounted to \$86,238.18, bringing the total for the fiscal year to \$247,083.89.

The latest payment, according to City Manager Warren Browning, represents utility taxes paid in November, December and January.

This latest quarterly payment represents a collection based on 2.75 per cent of utility bills while the three previous quarterly payments were based on a 2 per cent collection.

Browning To  
'Downtown  
Seminar'

Warren B. Browning, Champaign city manager, is among civic leaders from six Illinois communities who will attend an invitational Seminar on Downtowns in middle-sized American Cities during March and April.

Cities represented will be Champaign, Bloomington, Decatur, Peoria, Rockford and Springfield.

Sessions are planned for this Friday and Saturday, for March 26-27, April 9-10 and April 23-24.

The seminar is being conducted by the UI Office of Community Development and Division of University Extension. James G. Coke, director of the development office, is chairman, and Daniel Hoppe, extension specialist, is coordinator.

The seminar is designed to explore what downtowns could mean in a community sense, Coke said in announcing the series. "Three assumptions are made—first, trends are variable and may be reversed; second, a variety of functions represent downtown's major attractions; and third, creative adaptation to change demands both public and private involvement."

Speakers will include Richard Nelson, Real Estate Research Corp., Chicago; Wilhelm von Moltke, director of urban design, Harvard-Massachusetts Institute of Technology Joint Center for Urban Studies; George Kostriksy, architectural and planning firm of Rigers, Taliaferro, Kostriksy and Land, Baltimore, Md.; and Lawrence Cox, executive director, Norfolk (Va.) Redevelopment and Housing Authority.

University of Illinois faculty will lead discussions of downtown in terms of contributing economic, political, and social conditions; opportunities and constraints for new designs and new ideas; desirable models and goals; and strategies that can help in achieving these goals.

LWV Plans  
To Discuss  
UR Plan

Urban renewal will be under discussion at League of Women Voters unit meeting this week. It is hoped by league members that current urban renewal projects will place primary emphasis on human values, and that needs of the persons concerned must be accepted and understood. Background of the subject will be reviewed and recent photographs will demonstrate specific problems to be faced, and possible cures.

All League members and others interested are welcome to attend meetings as follows: 9 a.m. Tuesday, at the home of Mrs. Francis Kruidenier, 506 W. Main, U.; 9 a.m. Wednesday, at the home of Mrs. Lindsay Black, 211 W. Vermont, U.; also 8 p.m. Wednesday, at the home of Mrs. Hans J. Brems, 203 W. Iowa, U.; and 9 a.m. Thursday, at the home of Mrs. Robert C. White, 1007 Devonshire, C.

... "good buys at a low purchase price,"

... are maintained by the Housing Committee, it was said. Information can be obtained from Mrs. Thelma Chalmers or Mrs. Lila Lieberthal.

... also was pointed out that a new real estate brokers "are willing to provide honestly equal services to Negroes as well as whites." Identification of the brokers can be obtained through the CCI, it was noted.

The letter expressed hope all of these possibilities will be made known to residents of the Project Area 1. It went on to say that the Civil Rights groups have been insisting to the County Housing Authority, to the City Council, and to the community that our sins of segregation will be as saddled on the next generation also unless the new public housing which is needed is located outside of the ghetto.

The discussion between David Gessemer, director of urban renewal, and Williams with those groups has developed two additional points, the letter said.

These were listed as:

- 1.) Until the families of Project Area 1 know what alternatives are available to them, they cannot give reliable answers to your (Williams') question of "Where do you want to move?"
- 2.) An adequate answer to the

LBJ Asking  
Housing For  
One Million

WASHINGTON (UPI)—President Johnson asked Congress Tuesday to provide housing for one million needy families over the next four years.

In a "message of the cities" Johnson proposed a new program of rent supplements for slum dwellers, the elderly and families displaced by urban renewal or highway construction.

The President also asked Congress for money to acquire and fix up existing houses for needy families and to help low-income home owners repair their dwellings.

He again urged federal assistance for planned communities or "new towns," as they are called, and called for establishment of a department of housing and urban development.

Johnson expressed his housing philosophy this way: "It is not enough simply to build more and more units of housing. We must build neighborhoods and communities."

"This means combining construction with social services and community facilities. It means to build so that people can live in attractive surroundings, sharing a strong sense of community."

The President called rent supplements "the most crucial new instrument" in the administration's housing program. Up to now, the federal government has provided housing for needy families either by financing construction itself or by lending money to private builders at below-market interest rates.

Rent supplements are designed to replace low interest loans.

Johnson cited the "immense potential advantages" of rent supplements. The rent payment can be keyed to the income of the family. Families with lower incomes would receive a greater supplement.

Under Johnson's recommendation homes would be built by private builders, with Federal Housing Administration insurance and — where necessary — mortgage purchases by the Federal National Mortgage Assn.

The major federal assistance will be the rent supplement for each eligible family.

In seeking a new cabinet department of housing, the Chief Executive said "our problems are of a scope and magnitude that demand representation at the highest level of government."

"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."



# Fair Housing Council

## Function Is to Promote Understanding.

To the Editor, Sir: The letter to the Editor from Mr. John B. Gilpin a few days ago may have created some misunderstanding as to the role of the Inter-Fair Council for Fair Housing. At the organizational meeting last May, the following statement of purpose was adopted: "The Inter-Fair Council shall promote understanding in the area of fair housing and shall form neighborhood groups to carry out this purpose."

The Council was not organized to promote legislation but to encourage individual recognition of the principle of fair housing opportunity. Open occupancy covenants which were distributed by the Council commit the signer to support the principle through voluntary community and neighborhood effort. The Council does not know, nor has it made an effort to ascertain the position of covenant signers concerning legislation, simply because it was not formed for that purpose.

We ask the support of everyone in the community in the attempt to eliminate discrimination in housing. There are, of course, other areas of discrimination, but our function as an organization is limited to voluntary effort in this particular area. We are pleased to add that Mr. Gilpin is serving as co-chairman of one of the neighborhood groups.

Inter-Fair Council  
For Fair Housing

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CHARLES CHURCHWELL

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DR. JOHN MADDEN

MRS. ALLEN V. SAPORA

RICHARD SUBLETTI

J. NELSON YOUNG

Urbana

concerning legislation, simply

# Editorials

## A Challenge to U. S. Cities

"THE MODERN city can be the most ruthless enemy of the good life or it can be its servant," President Lyndon Johnson said this week in his housing message.

"The choice is up to this generation of Americans. For this is truly the time of decision for the American city."

The President's analysis is correct. He has recommended some broad new programs to help cities serve man. Alone, however, they cannot achieve that end.

As President Johnson pointed out, the challenge is great. In the next 40 years, urban population will double. About 80 per cent of all Americans will live in metropolitan areas.

The implications of those facts are enormous. "We will have to build in our cities as much as all that we have built since the first colonist arrived on these shores," the President said.

The problem is not just the need for new building. It is that most cities are in sorry need of wholesale repair of what they now have — from schools to sewers, from the water they drink to the air they breathe.

The older urban development programs of public housing and urban renewal have made but the tiniest of dents in such problems.

President Johnson wants them expanded along with some other older programs. He also calls for some new departures in federal programs for cities.

poses a new program of rent subsidies for low-income families. The intent is to encourage private building of low-income housing and to end the monopoly of public housing and urban renewal programs in federal planning.

Third, he suggests that state development agencies acquire land, build public facilities on it and then sell it to private builders. The builders, however, would not be free to continue their too frequent misuse of land. Instead they would be required to build homes and other structures according to a firm, well - thought out plan.

These and his other proposals, the President admits, are a mere "groping toward solution."

They probably will not be able to alter the urban face very substantially.

The programs will need to be supplemented by transportation, educational and revenue reforms of an unprecedented nature.

Attitudes toward the Negro must change. New values that refuse to tolerate blight and ugliness will have to emerge.

Citizens must demand, and work for, state and local government strong enough and perceptive enough to untangle the mess that cities have become.

This is a big order, one that no federal program, or any series of programs, can fill.

The imperative need is for American citizens and their leaders to take a hard look at the many faulty values that have made cities junk heaps

### CHAMPAIGN-URBANA COURIER

#### Boston Survey:

# Relocated Families Depressed At Loss of Old Neighborhood

By RAY CROMLEY  
Newspaper Enterprise Assn.  
Washington

A LITTLE - advertised study financed by the National Institute of Mental Health concludes:

"When a working class community is wiped out by a redevelopment project, many of the people who lived there grieve as deeply as they would over the death of a husband or wife.

"The general sense of loss persists in some cases for at least two years, threatens the emotional health and social functioning of those afflicted and brings an increase in mental illness."

These findings result from interviews in depth with 500 families who used to live in Boston's West End, a "slum area" whose apartments and small

room for redevelopment.

Close to half the women interviewed and more than a third of the men reported periods of sadness or depression continuing for at least six months.

A fourth of the women said they were still sad or depressed two years after the move:

"I felt like my heart was taken out of me."

"I had a nervous breakdown."

"I lost all the friends I knew."

"I always felt I had to go home to the West End, and even now I feel like crying when I pass by."

The research men found:

"Proponents of urban renewal projects sometimes reason the uprooted people would benefit from slum clearance and forced relocation — in that it would give them an opportunity

to enter the urban middle-class way of life).

"For the majority of the families investigated, this assumption has not been borne out by the present study or by similar studies elsewhere.

"Unlike most residents of middle-class communities, most West Enders... enjoyed group life.

"A family's living included not only the family's apartment, but also the apartment house hallways and the street. Relatives often lived nearby, frequently in the same building. Friends were all around and people were forever dropping in."

West End residents, said the study, "placed the highest value not on success as measured by income or occupation but on sociability and friendliness."

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These investigators conclude that slum clearance men must learn that:

—The general standard of housing in an area may not be as important as the human neighborliness in determining whether a community is a desirable place to live.

—When they destroy "slum" buildings they may be destroying a very important, helpful and warm social system as well.

The research men suggest that instead of tearing down slums, it might be better (in some cases anyway) to rehabilitate them in such a way that



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# Main Relocation Problem: Low Cost Family Housing

By Paula Peters

A shortage of low - cost housing both inside and outside the Urban Renewal project area has been termed the greatest single problem currently facing both a worker on the project and families facing relocation.

James L. Williams, named early in January as relocation officer for the city's Urban Renewal project, recently commented on progress made at block meetings in the Project 1 area, and cited the "tight market" in housing as a potential difficulty when the time comes for relocation to begin.

"The biggest problem now," he asserted, "is getting some public housing, because the market here is so tight.

"There are a lot of homes available," Williams went on, "but how many people can buy them — and how many Negroes could buy them in those particular areas?" Unless more public housing is available soon, he added, it may be difficult to find homes for families to be relocated when actual work on the project begins.

The 43 - year - old Williams expressed satisfaction at block meetings held so far. Attendance at the meetings has varied,

The meetings give residents a chance to ask questions about Urban Renewal and to make suggestions, as well, Williams pointed out.

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Aside from the amount earmarked for urban renewal, \$223,564.12 was received from the utility tax in this fiscal year compared to \$209,120.15, in the last fiscal year, according to Browning. This latter collection was based on a per cent tax.

The urban renewal program will be financed by the government paying three-fourths and the city one-fourth of the net cost.



# Main Relocation Problem: Low Cost Family Housing

By Paula Peters

A shortage of low - cost housing both inside and outside the Urban Renewal project area has been termed the greatest single problem currently facing both a worker on the project and families facing relocation.

James L. Williams, named early in January as relocation officer for the city's Urban Renewal project, recently commented on progress made at block meetings in the Project 1 area, and cited the "tight market" in housing as a potential difficulty when the time comes for relocation to begin.

"The biggest problem now," he asserted, "is getting some public housing, because the market here is so tight.

"There are a lot of homes available," Williams went on, "but how many people can buy them — and how many Negroes could buy them in those particular areas?" Unless more public housing is available soon, he added, it may be difficult to find homes for families to be relocated when actual work on the project begins.

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# Seeking Budget

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"Many of the new programs in the budget, such as the 'war on poverty,' show low beginning costs," Coleman said, "but the long-run effect of such proposals will be to greatly increase budgetary costs in the future."

Here are some of the chamber's major recommendations:

— Elimination of the entire \$1.2 billion requested for new federal aid for elementary and secondary education, on the grounds that this proposal "is loosely written; gives more per pupil to wealthier states than to poorer states; is of doubtful constitutionality and would lead to federal standardization of the public school system."

— A reduction of \$705 million in the \$1.46 billion requested for the economic opportunity poverty program; the chamber said \$760 million was authorized late in 1964 and "there is not yet sufficient experience to enable a proper evaluation" of the program.

— A reduction of \$500 million in the \$47.4-billion military budget. The report said that the saving could be achieved through Secretary of Defense Robert S. McNamara's cost reduction program, through further efficiencies, and by holding the military family housing and the research, development, test and evaluation programs to the level of this fiscal year.

— Elimination of the entire \$675 million requested for the urban renewal program, with the comment: "The documented failures and inequities are evidence that the program should be terminated."

— Elimination of the full \$400 million requested for an extension of the area redevelopment program; this program is due to terminate this year and the report said it should be allowed to die because it has been a failure and has served in many cases "to transplant unemployment from one area to another."





**JACK LEMMON**

## 40 Pct. Of C-U Negroes, 11 Pct. Whites 'Impoverished'

By **TERRY CATRAMBONE**  
News-Gazette Staff Writer

Over 40 per cent of the Negroes in the Champaign-Urbana community are classed as poverty stricken according to government criteria, as compared to 11 per cent of the whites, Prof. James G. Coke, director of the University of Illinois Office of Community Development, told members of the Inter-Faith Fair Housing Council Thursday night.

The central federal government standard lists a family of four, with an annual income of less than \$3,000, as impoverished.

A study of the local Negro community prepared by the Office of Community Development, based on the 1960 U.S. Census and a Champaign County Urban League survey, reports that about 56 per cent of the Negroes earn under \$4,000 a year, while approximately 20 per cent of the white population are in the same class.

In contrast, 45.2 per cent of the whites earn an annual wage of over \$7,000 compared to 12.2 per cent of Negroes.

In general, Coke said, Cham-

paign-Urbana is one of the oldest areas of Negro population in downstate Illinois. In 1960, its Negro population was 5,773, or 7½ per cent of the total population. Seventy-eight per cent of the Negroes live in Champaign, where the Negro population is about nine per cent of the total.

The greatest population increases in the local Negro community occurred from 1900 to 1920 and from 1940 to 1950, Coke said. In the last decade the rate of increase has declined in comparison to other downstate urban areas, but the number of Negroes has remained as high, he said.

The growth of the local Negro community has been primarily through migration, the UI study reports, principally from the deep South. Only 12 per cent of Champaign-Urbana Negroes were born here and slightly more than 60 per cent migrated from southern states. This group averages 14 years of local residence.

Champaign-Urbana has one of the most concentrated Negro ghettos in downstate Illinois, the report indicates, located mainly in northeast Cham-

paign and northwest Urbana. The area, one of the community's oldest, is generally deteriorated.

Throughout the community, 11 per cent of dwellings occupied by whites are substandard, while 39 per cent of those occupied by Negroes are either dilapidated or deteriorating, the report states.

Champaign-Urbana does not compare favorably with other cities of its size in terms of the condition of owner-occupied dwellings alone. Of 68 American cities studied by the National Urban League, Champaign is 12th from the bottom in percentage of substandard, homes owned and occupied by Negroes.

### School Difference

In Champaign-Urbana there is almost a four-year difference between the median years of school completed by whites and Negroes. The drop-out rate among Negroes is high; sixty-three per cent of Negro children in this community do not complete high school.

The lack of educational achievement is intensified, according to the UI report, by the fact that many Negroes received their education in the segregated schools of the deep South. The 60 per cent of local Negroes who migrated from the deep South have an average of 8¼ years of school.

The report indicates that lo-

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## Start Neighborhood Fair Housing Groups



The Champaign-Urbana Inter-Faith Fair Housing Council Thursday night took steps to organize neighborhood councils for those interested in promoting the principle of open occupancy.

About 60 persons attended the organizational meeting at Champaign's Emmanuel Memorial Episcopal Church. Twenty-one persons agreed to act as leaders in initiating the neighborhood units.

Guest speakers were Prof. James G. Coke, director of the University of Illinois Office of Community Development and Prof. Donald Hodgman of the UI economics department.

Coke presented the group with a data sheet summarizing a study of the Negro community in Champaign-Urbana, as a basis for "realistic discussion."

Up to the present, factual data concerning the Negro community as compared to the white community has not been readily available, he said.

#### 'Has Responsibility'

Hodgman suggested that church members have "a special opportunity and a special responsibility" to work actively for improved human relations in the community.

He said churches must develop understanding of and motivation toward values of human relations and moral commitment and suggested the development of informative discussion programs within the community churches.

Churches can also provide encouragement for their members to make overt and active efforts in neighborhood groups, he said.

"There is a bond of communication among church members that is an advantage in this kind of situation," Hodgman said. "There can be fruitful discussion, even if not

agreement on this particular question, because the people have an initial confidence in one another."

Four council members participated in a panel discussion of the mechanics of forming a neighborhood unit. Mrs. Allen Sapora, Dr. John Madden and Richard Sublette, members of the steering committee, and William Boon, 1020 W. Hill, C, all have had experience in forming a neighborhood council.

#### 'Immediate Problem'

According to Boon, the immediate problem is one of education. Those interested in promoting open occupancy must themselves become acquainted with the problem and must be brought up to date on what steps have been taken so far.

The councils can be instrumental in re-affirming convictions and commitment to the open occupancy principle, the panel said, at the same time providing a nucleus of sympathetic persons to form an essential working plant.

For the most part, the neighborhood councils will be loosely-structured units, according to Mrs. Sapora, acting fairly independently of the Inter-Faith council, but maintaining contact through the steering committee.

Basis of the councils are the 2,000 Champaign-Urbana residents whose names were published last November as supporters of the open occupancy covenant. Since then, the community has been divided along natural geographic boundaries into roughly 72 neighborhoods.

The council is directed by a steering committee composed of Prof. J. Nelson Young, chairman, Mrs. Sapora, Dr. Madden, Sublette, Charles Churchwell, Herbert Goodrich, Harold E. Kenney and Mrs. Albert Alexander.

cal Negroes, in addition to holding the lowest status jobs, suffer from both unemployment and underemployment.

The Champaign County Urban League survey showed that 10½ per cent of the Negroes in the sample had some college education. However, 11½ per cent of this group were unemployed at the time of the survey.

Champaign-Urbana Negroes tend to be better educated and trained than the jobs they hold, Coke said. About 24 per cent of Negro males have been trained for craft skills but only about 13 per cent actually hold jobs in this category.

Other statistical data shows that 49 per cent of local non-white males are service workers and laborers, compared to 14 per cent of white males holding similar jobs.

#### Job Differences

According to the Urban League survey, 36 per cent of the white males in the community have professional, technical, or managerial positions, while only eight per cent of the Negro males hold jobs in these categories.

One of the great problems facing the community today, Coke said, is the expansion of the stock of low cost housing so it doesn't contribute to the expansion of the present ghetto.

The area of the community inhabited by the Negro population remained fairly constant until recently, he said, when two trends became apparent.

First was the expansion of the ghetto east to Urbana and south across University Avenue. Second was the movement of 18 Negro families in the past decade into previously all-white neighborhoods, with no furor—"the direction in which we wish to go," Coke said.

The facts indicate that Champaign-Urbana Negroes are disadvantaged with respect to whites and to other Negro com-

munities in Illinois, Coke said. But he warned against the danger of building stereotypes from strictly factual data, pointing out that a Negro middle class, as well as a white middle class, does exist.

In addition, there are white families in the community whose condition is every bit as impoverished as that of the Negro, he said.

"What I have described is a condition of life characteristic of both Negroes and whites, although it impacts a larger proportion of Negroes," Coke said.

"The poor, the unskilled, the uneducated—white or Negro—these are problems concerning the entire community," he said.



# John Hannetts Are First Family Visited in Urban Renewal Survey

By David Witke

Mr. and Mrs. John C. Hannett and their home at 407 E. Beardsley Ave. were the subjects Friday of the first Urban Renewal surveys in Champaign's Project 1 area.

The surveys will resume Monday and continue until each of the 229 families in the area has been interviewed and each of the 197 buildings has been inspected.

The purpose of the family interviews, conducted by Relocation Officer James Williams, is to learn what problems each family will face because of urban renewal and what assistance they will need if relocation is necessary.

The purpose of the structural surveys, conducted by Housing Inspector Martin Harris, is to determine which buildings are structurally deficient and must be replaced.

Hannett, 65, is a self-employed decorator, a skilled painter and wallpaper hanger. He and his wife, who have no children, live comfortably in a small five-room house that is attractive and well kept both inside and out.

## Lived There 35 Years

The Hannetts own their home and have lived in it for 35 years.

A portion of Friday's interview between Relocation Officer Williams and the Hannetts went like this:

**WILLIAMS:** "If it becomes necessary for you to be relocated, would you like to buy another home?"

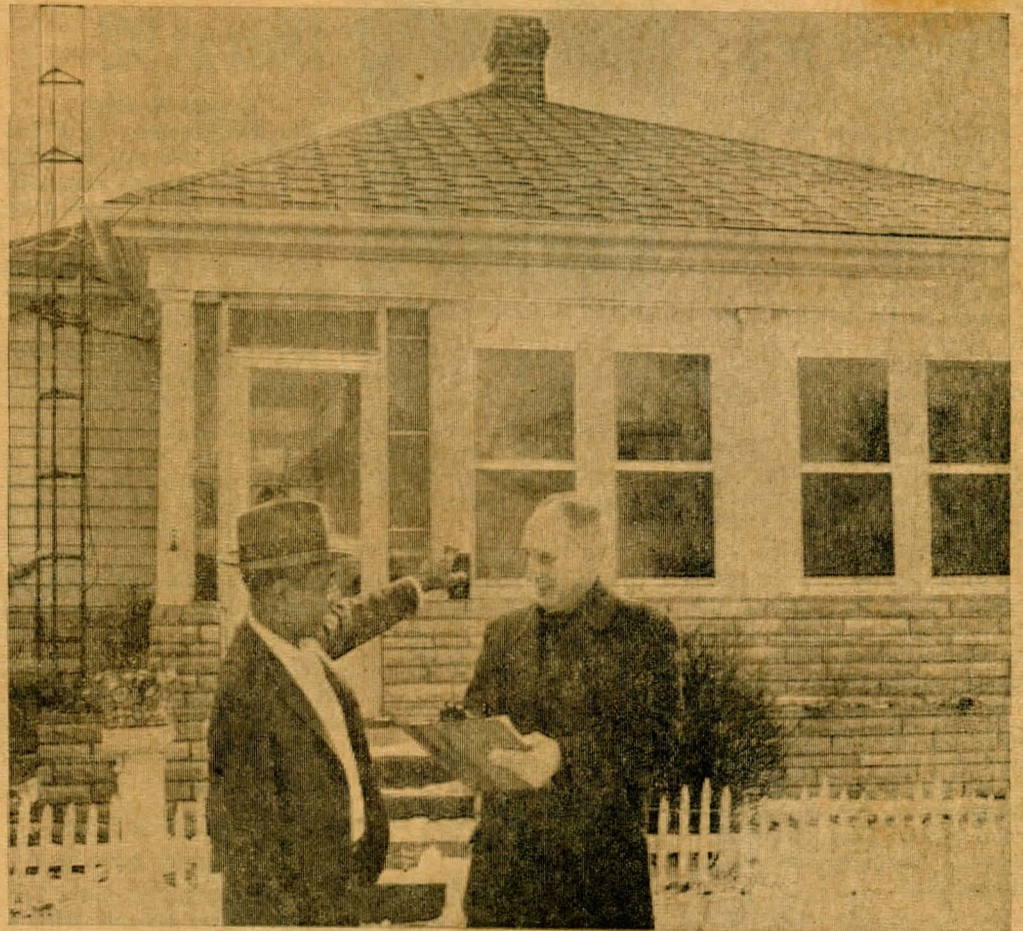
**HANNETT:** "Yes, we would prefer to buy."

**WILLIAMS:** "Where would you like to purchase this home—What section of the city?"

**MRS. HANNETT:** "Well, let me ask you a question. Where would we be eligible to purchase a home?"

**WILLIAMS:** "That's a good question. This will be a problem. But there are agencies working on it and we will work on it. The Urban League, for one, maintains listings of houses available on an open occupancy basis. We will find places."

**MRS. HANNETT:** "Well, I would like a nice neighborhood. No particular section of town.



STRUCTURAL CHECK

John C. Hannett, left, of 407 E. Beardsley Ave., discusses his home with Housing Inspector Martin Harris during

the first structural inspection of the 197 buildings in the Urban Renewal Project 1 area. Hannett, a decorator, has liv-

ed in this home for 35 years. Inspectors hope to have all surveys completed by May 1. (Photos by Donald Bierman)

spector Harris as "my beautiful potato plant."

Seated in the living room, looking fondly at his home of 35 years, Hannett said:

"I wouldn't mind moving if I could better myself, but I wouldn't want to move to a less desirable neighborhood. We like our neighbors. We've got good neighbors who keep their places up.

"Neither would I want to move somewhere where the streets would still have to be paved and the utilities put in. I've been through all that once."

Hannett's personal opinion of urban renewal is that it has advantages and disadvantages.

"I'll grant that something should be done for the improve-

ment of the city. But for those who have nice property, it is too bad.

## 'Hard on Older People'

"I think urban renewal may prove particularly hard on older people, as in a few years they will be too old to work and make payments on a new home.

"I now have a nice home that I can afford. Sure, I'd like still a nicer home, but the question is can I afford it. I'd hate to die and leave my wife with payments.

"When a man reaches 65 the Bible gives him only five more years. Some live longer, of course, but you might as well get ready for it, because it's coming."

Williams and Urban Renewal

Director David Gensemer explained to Hannett, as they will to each family in the Project 1 area, that structurally sound homes will be demolished only if the land they stand on is assigned another use.

In such cases, the homeowner may move his home to another lot if he chooses, either within or outside the urban renewal area, Gensemer said.

Gensemer also pledged that everything possible will be done to ease the special problems of the elderly and others who must be relocated.

## Problems Are Real

In some cases, he said, the most satisfactory solution may prove to be assistance by friends and relatives. In other cases it



and relatives. In other cases it may be public housing. In still others, temporary relocation may be required before a permanent solution is found.

"What I'm saying," Gensemer said, "is that the problems Mr. Hannett has mentioned are very real, and we will do everything we can to ease them."

He explained that each relocated family will be given its choice of a number of alternative housing facilities. Urban renewal officials will locate and offer at least three relocation alternatives, and perhaps as many as 10, to each family that must be relocated.

Under the urban renewal law, the alternatives offered must be equal to the old home in regard to desirability of location, proximity to work and price range, Gensemer explained.

Williams and Harris hope to complete their surveys by May 1. Sometime after Jan. 2, 1966, the city will begin acquisition of the designated properties and relocation of the families.



**EXPLAINS FAMILY SURVEY**

Urban Renewal Director David Gensemer, center, explains the urban renewal family survey to Mr. and Mrs. John C.

Hannett, left, of 407 E. Beardsley Ave., the first family to be interviewed in the Project 1 area. Looking on are Mayor

Emmerson V. Dexter, second from right, and City Manager Warren Browning.



we have here."

WILLIAMS: "A two - bedroom house? Perhaps in the \$15,000 price range?"

**'Sounds Good'**

HANNETT: "That sounds good. I'm 65 now and might not have time to pay off much more than that."

MRS. HANNETT: "We think we have a nice home now. But if we must buy another we would like to have a better one."

The Hannetts' home is wood frame with an attractive stone siding on the glass - enclosed front porch which serves as a haven for many of Mrs. Hannett's potted plants.

The living room is handsomely furnished and Mrs. Hannett has made the room appear larger by a skillful use of mirrors. The mantle above the fireplace serves as a gallery for photographs of relatives, including a laughing baby and a nephew in his military uniform.

A grillwork divider between living and dining rooms serves as a trellis for a growing vine. In the dining room are two yellow canaries. (In the back yard, Mrs. Hannett confided, is a devoted pigeon which follows her to and from the grocery store.)

**Another Plant**

In the cheery, wood paneled kitchen is another green plant in a hanger, which Mrs. Hannett pointed out to Housing In-



# North End Zone Changes Draw Most Heat

By David Witke

About 75 persons attended Monday night's public hearing on Champaign's proposed zoning ordinance and 26 of them rose to question proposed changes in the zoning map.

Several of the speakers regis-

## No Further Hearings On New Zoning Map

No further public hearings on the proposed zoning ordinance and map are planned by the Champaign Plan Commission, chairman Roger Haughey said after Wednesday night's hearing.

Haughey said the commission would study all points raised at Wednesday night's meeting and then forward its recommendations to the city council.

"Anyone who still feels aggrieved over our final recommendations will still have another crack at getting changes made by the council," he said.

Even after council action okays the map and ordinance, displeased property owners will still have recourse, he said. Any property owner may petition the Plan Commission for a change of zoning for his property after the new ordinance is adopted, just as he is permitted to do at present.

tered strong protests concerning changes affecting them. Most merely asked questions or requested reconsideration. The Plan Commission took all requests under study.

No objections or questions were raised concerning the text of the new ordinance. All speakers were worried only by the new zoning map.

Sharpest controversy of the evening centered on changes in the North End, on S. Neil Street and in the campus business area.

Two major protests concern-



City Planner David Gay  
...Explains Changes

ed North End areas:

—Three businessmen protested the proposed rezoning of 1st Street from Park Avenue north to Washington Street from its present general business classification to multiple family residence.

They are Charles Silverman, owner of a liquor store in the area; Roscoe Tinsley, owner of a cleaning shop; and Tommy Drish, who owns a barber shop and record shop in the area.

Drish told the commission that "Negro business zones are hard to come by as it is. If this Negro business zone is changed to residential, there will be little Negro business left."

Silverman said the area appears inappropriate for multiple family residences because it is a poor location for children. "There's nowhere to play but on the railroad tracks," he said.

### Fears Heavy Traffic

He added that the heavy traffic on 1st Street would be dangerous for children if the area is rezoned.

—Sal Gagliano, owner of Gag-

liano's IGA market at 804 N. 5th St., and Magistrate Joe W. Somers, whose office is at 808 N. 5th St., protested the proposed rezoning of their properties.

The area on N. 5th Street between Grove and Tremont streets, presently zoned for neighborhood business, is shown as a single family residence zone on the new map.

Gagliano drew the only applause of the evening when he said "I've had my market there 36 years now and I only wish you to leave it the way it is."

Somers said he understood Gagliano's feelings, saying it is intolerable "for a man to operate a business under these uncertain conditions."

He said that if the area is rezoned, the grocery and his office would become non-conforming uses and thus could not be rebuilt for operation in case they were closed by fire or disaster.

City Planner David Gay said the changes in the North End were made to conform with the General Neighborhood Renewal Plan made in 1962 as an outline for urban renewal and adopted by the city council in 1963.

Somers said he did not consider this sufficient reason and asked again. Gay gave the same reply.

"Thank you. That doesn't quite answer my question, but I'll have to accept it," Somers said.

Major protests on S. Neil Street included:

—A charge of "spot zoning in reverse" was made by Attorney Durward Judy, appearing for property owners on the west side of Neil just north of St. Mary's Road extended.

This 10-acre tract, which includes the Twin City Auto Wrecking Co., property owned by Dr. Arthur Sullivan and four small houses, is scheduled for



Joe Somers  
...Objects to Change

rezoning from general business to multiple family residence.

Judy pointed out that the west side of Neil both north and south of this tract is zoned for general business.

### Asks Reason for Change

Attorney James L. Capel Jr., speaking to the same point, called Neil Street the only natural business area in the south of the city. Attorney Thomas Harrington asked why the commission had recommended this change.

Gay replied that the tract's development over a period of time indicates it would "seem best to make it residential."

He also indicated that further study of the area south of the tract is planned to determine if it should also be rezoned eventually.

—Bash & Lambert protested, through attorney Charles W. Hendrix, the proposed rezoning of its property on the southwest corner of the Neil Street-Windsor Road intersection.

Hendrix said the firm had intended to construct an office

building or business on this corner. The new zoning map would change the corner to a multiple family residence zone.

The commission made no comment on the matter.

### Campus Proposal Hit

The campus business district was discussed at some length:

—Paul Bresee of H. R. Bresee & Co., 602 E. Green St., said he spoke for 18 other campus businessmen in protesting the rezoning of the south side of Healey Street from 4th Street east almost to 6th Street from business to multiple family residence.

He said he felt it more logical to expand the present business zone on across Healey to the north, rather than take a bite out of the existing business zone.

He said the University of Illinois eventually will acquire all the land south of John Street and east of 4th Street. This means that the growing campus business district will have no direction to spread but to the north, he said, and he asked the commission to maintain the area's present business zoning.

### McGinty Agrees

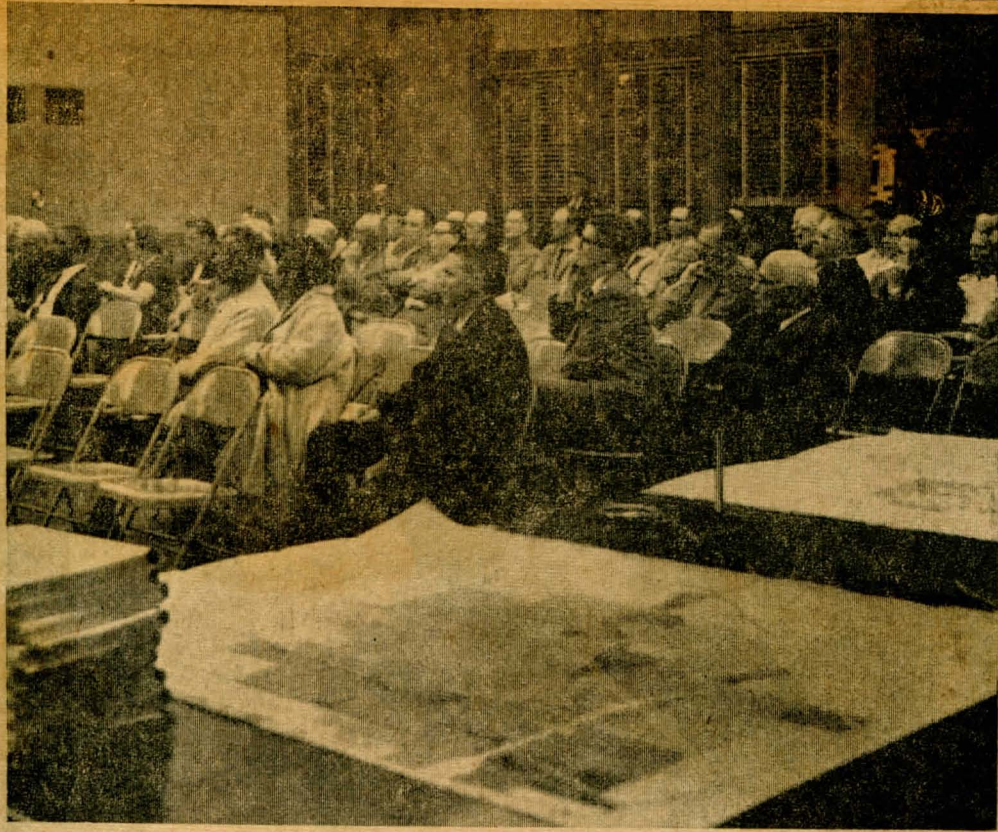
—James McGinty, a former city councilman, seconded Bresee in this view.

McGinty said that a large portion of the campus area zoned for business has been "encroached on" by the university and university-related activities, such as fraternities, sororities and churches.

This means that the property is not available for business purposes despite its zoning. He said the campus business community is growing and therefore requires more room, not less room.

It required only 1 hour and 40 minutes for Gay to explain the ordinance and map and for the commission to hear all those wishing to speak.





Part of Crowd of 75 at Hearing on Proposed Champaign Zoning Map

## Skelton's UR Questions Irk Mayor

By GEORGE COMINOS

News-Gazette Staff Writer

Champaign Mayor Emerson V. Dexter, during a discussion of a change in the boundary for the urban renewal Project 1 Area at Tuesday night's City Council meeting, accused Councilman William G. Skelton of being against the urban renewal program.

Mayor Dexter, after Skelton had been raising questions about problems with federal agencies relative to the program, turned to Skelton and said, with some heat, "You're not for urban renewal, period."

And a few seconds later Mayor Dexter told Skelton: "You're always bringing something up. I think you ought to vote one way or the other."

Mayor Dexter's ire was aroused as Skelton sought to determine the need for adopting a new resolution changing the boundary of the Project 1 Area.

# Move Toward Decision Whether To Proceed Or Drop Urban Renewal

By GEORGE COMINOS  
News-Gazette Staff Writer

With the family and structural surveys for the urban renewal project 1 area expected to be completed by May 1, an analysis of the data obtained from these surveys will be made by the Champaign Department of Urban Renewal.

The structural survey data will be used, with other information, by the Champaign Plan Department as a basis for determining land uses for the Project 1 area.

The family surveys and the structural surveys will be used in determining which families and individuals living in the project area will have to be relocated.

David D. Gensmer, director of urban renewal, said that so far the number of structural surveys made numbers 139 of 234 to be carried out. Of 216 family surveys to be made, 145 have been completed.

The family surveys are being made by James Williams, relocation officer, and the structural surveys by Martin Harris, housing inspector.

The structural survey data, Gensmer said, will be used in conjunction with studies to be made by the Roy Wenzlick Co. of St. Louis. This firm was hired by the Champaign City Council to make land use and marketability studies of the Project 1 Area.

The Wenzlick study, Gensmer said, will be put in bound form and will set forth the conclusions reached by the firm as to the "highest and best" uses for land within the project area.

Gensmer added that the firm also make recommendations as to the size and shape of parcels to be sold for redevelopment. The firm will, in addition, Gensmer said, furnish information on whether properties acquired by the city can be sold and set estimated prices to be asked for

parcels that can be. Some of the houses that will be acquired will have to be sold and moved from the sites, Gensmer said.

The contract with the Wenzlick firm, approved by the City Council at its last meeting, provides for the study to be completed within 60 days. The study will cost \$4,000.

The land use plan to be developed by the Plan Department will determine land uses for the area, including making a determination as to how properties should be used—for sites of single family residences, duplexes, multiple-family housing, or for other uses.

One of the plans involved in the Project 1 Area calls for enlarging Douglass Park for 160 feet to the west and for 300 feet to the north from Sixth St. east.

Enlargement of the park was provided for in the General Neighborhood Renewal Plan prepared for Champaign several

years ago.

All of the data will then be put into narrative form, Gensmer said, for submission to the regional office in Chicago of the Housing and Home Finance Agency for review to see if the Champaign urban renewal plan conforms with the Federal Housing Act.

If the federal agency finds that the city has complied with the Act, then the Champaign City Council will call a public hearing. It will be concerned, Gensmer said, with the land use plan of the urban renewal program for the Project 1 Area and with the relocation program developed for relocating families and individuals in the area to other housing, when required.

Following the public hearing the City Council will make the decision as to whether to enter into an agreement with the FHA to carry out an urban renewal program in the Project 1 Area, or to drop the urban renewal program.



But there again we have no choice in the matter. If the State Legislature gives us the authority then it will be up to the City Council to decide.

**"I'm opposed to the utility tax from the standpoint that it's a deterrent to new industry coming into the community. It is also objectionable to some of our local industries."**

He said of the utility tax: "I don't know of anything now that could replace the revenue if it were repealed."

Seely Johnston said it was his opinion when the City Council first voted on the urban renewal program five years ago that there "should have been more of a voice of the people involved rather than the six councilmen and a mayor."

"Those in the proposed renewal area should have had a chance at the time with petitions, for or against, to give the City Council better guidance in its decision," he added.

He said that after five years "of nothing much more than planning and survey stage, I feel it is impossible for any one person to come up with an exact answer to the problem."

"As it stands now I feel that the first stages of urban renewal have been started by two previous administrations and that it is up to the new City Council to further the urban renewal development as it was voted in by the City Councilmen."

Then he said: "I would like to qualify the picture somewhat by stating I would like to see spotted area renewal within the given area, replacing only those buildings and residences that are undesirable with urban renewal."

He said houses in the area that are modern and livable should be left with some say-so permitted to the owners as to whether these houses should be included in "clean-sweep" of an area.

"This is an expensive program and it is part of your money that is making this possible," he continued. "I can very easily sympathize with families that have worked and lived together all their lives and have finally paid for their small or large home, as it may be, just in time to find that soon it may or may not be moved or replaced."

All of the councilmen and Dexter joined later in voting approval of a contract in the sum of \$4,000 with the Roy Wenzlick Co. of St. Louis to make a land use and marketability study of the Project 1 area and an appraisal of the first parcels to be acquired under the urban renewal program.

The information will be used by the Planning Department in determining land use for the urban renewal area and the city will be able to determine which houses would be acquired and get an appraisal as to their value, Gensemer said.

**'Slight Increase'**

David Gensemer, director of urban renewal said a previous resolution adopted in January provided for a slight increase in the first loan to be received from the federal government and for a change in the southern boundary of the Project 1 Area, and that last week the federal agency involved, the FHA, had requested a change in the new proposed boundary.

Gensemer added the FHA wanted a row of houses on the north side of Tremont Street for 1½ blocks eliminated from the Project 1 Area. Gensemer explained that it is FHA policy not to have houses across the street from an urban renewal area as these would not be within the "control" of the urban renewal area. He said the FHA prefers alleys as boundary lines and the boundary line would be moved to the alley north of Tremont under the new resolution.

Skelton asked if the amount of the loan would be the same and was given an affirmative answer by Gensemer.

Skelton then said the point he wanted to bring out was that what concerns him in the urban renewal program was federal control, explaining that the City Council had passed a resolution and then comes up against federal agencies demanding changes.

**Affirmative Vote**

It was then that Mayor Dexter made his remarks. All of the Councilmen votes yes on rescinding the first resolution.

The vote on adoption of the new resolution was five for two against. Skelton was joined in voting "no" by Councilman Virgil C. Wikoff, who said "I originally voted against it because of an 18 per cent increase in the budget, and I still vote no."

**Builders Are Invited to Aid In Renewal**

By Richard Icen

Champaign - Urbana home-builders Wednesday were invited to "join in partnership" with the City of Champaign to assist the development of low and middle income housing as part of the local urban renewal program.

David Gensemer, head of the city's urban renewal department, noted that middle and low income housing will also have to be found to relocate families displaced by the program.

This is one of the areas in which urban renewal becomes a social problem in that most of the people in the area are Negroes.

"We get into open occupancy, fair housing, integration—whatever you have," Gensemer remarked.

**Referral Agency**

Regarding the allocation of housing to families displaced by urban renewal, Gensemer said his office will act as a referral agency for families who then will contact agencies with housing which might fit their needs.

Also speaking at the meeting of the Champaign-Urbana Homebuilders Association were Leonard H. Henderson, president of the Illinois Homebuilders Association and a member of the Decatur City Council, and Jerome Dasso, University of Illinois assistant professor of finance.

Henderson outlined some aspects of Decatur's urban renewal program, now nearing completion about six years after the city's "workable" program was approved by the federal government.

It was signed by Rev. Blaine Ramsey Jr., president of the Champaign County branch of the NAACP; Rev. J. E. Graves, president of the Champaign-Urbana Improvement Assn.; Rev. A. W. Bishop, of the Homeowners Assn.; and Robert Zackery and Paul Weichsel, co-chairmen of the Council for Community Integration.

Copies of the letter were also sent to officials connected with the Housing Authority, Champaign urban renewal department, county board of supervisors, and to Urbana Mayor Stanley B. Weaver.

**Race Housing Bills Differ In Approach**

By Lindsay-Schaub Newspapers  
Legislative Correspondent  
Springfield, April 15

Sharply differing approaches to the problem of racial discrimination in housing were taken Wednesday by Republican legislators.

Bills introduced in the House by a Chicago Negro representative, Dr. Paul Prince Boswell, would expand the jurisdiction of the present Illinois Human Relations Commission to housing discrimination cases and require real estate brokers to show properties to any financially qualified buyer, regardless of race, creed or national ancestry.

Across the statehouse rotunda, Sen. Arthur Swanson, R-Chicago, himself a realtor, introduced a bill to specifically prohibit interference with the rights of a property owner to choose his own tenants or purchasers of his own property.

Swanson's measure would conflict directly with a Democratic measure now awaiting action in the House prohibiting any racial discrimination in the sale or rental of homes.

Under the terms of Boswell's bill, the decision to sell or lease would remain with the property owner in his own discretion.

The Boswell bills also would prohibit any discrimination solely on racial grounds by other middle men such as mortgage lenders in financing the purchase, construction, remodeling or repair of residential property.

Boswell said, "We think this bill gives the minority opportunity to acquire residential housing of his choice if he is qualified without being discriminated against unfairly, and also protects innocent homeowners from the harassment by a tax-supported commission with punitive powers to force house sales where they are not indicated by the natural buy and sell process."



# UR Contract Wording Is Revised

The Champaign City Council approved a planning contract Tuesday night with the federal Housing and Home Finance Agency making a change in the urban renewal Project 1 Area in keeping with the Civil Rights Act of 1964.

The added section provides that no person shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of an urban renewal project here. The new stipulation is a new requirement and it was not known here it should be a part of the wording of the first resolution.

During the discussion on this, Councilman Kenneth Stratton declared that real estate agents and brokers of Champaign were not willing to show properties to Negroes outside of specific areas.

He declared the city should do something about permitting Negroes to buy properties in other parts of the city — "I think the city fathers have the responsibility to get the job done."

Approved was the final plat of the Stratford Park 1 Subdivision and amending the zoning ordinance to change zoning at 201-03 W. White to an R-4 District (multiple family residence) to permit construction of a five-story, 60-unit apartment house for the elderly with low incomes by the Champaign County Housing Authority.

## St. Louis Firm Will Do Land Use Study

A \$4,000 Land Use and Marketability Study (LUM) of the Project 1 Urban Renewal area will be conducted for the city of Champaign by the Roy Wenglick Co. of St. Louis.

Approval of the contract was placed on passage by the city council Wednesday, for formal approval at the April 20 meeting.

The LUM is designed to provide the city with background information concerning the highest and best use for properties within the project area, Urban Renewal Director David Gensemer explained.

The study also will provide marketability information to assist the city in obtaining the best price for the properties when resold, he said.

The Urban Renewal planning budget, already approved, includes funds for the study.

Gensemer said the study will begin immediately after the contract is signed. The contract specifies completion within 90 days, but Gensemer said he

He said Decatur's program was "assured of a successful redevelopment" following the purchase of 7½ acres of land for \$611,000 for the development of a retail store.

## Valuation Soars

Henderson said the total assessed value of the area, which covers about 50 acres, was only \$892,000 before urban renewal, compared with an estimated valuation upon completion of about \$3,500,000.

The total taxes collected from the area are expected to rise from about \$39,000 to an estimated \$141,000, despite the fact that some parts of the area which are owned by other governmental bodies and a church are not on the tax rolls.

Dasso, using information on urban renewal projects which he studied for his doctoral thesis, listed several factors developers should consider before entering an urban renewal project.

He advised them to make sure the project area is large enough; to look at their own financing to determine whether they have sufficient "staying power" to see the project through to completion; conduct their own independent market feasibility study; and to make sure contracts are awarded through objective competition.

## Housing Plan Is Advanced

The Champaign Plan Commission Tuesday recommended approval of a rezoning petition that may bring a proposed housing project for the elderly one step closer to reality.

The petition, presented by W. Kenneth Porter representing the Public Housing Authority, asks rezoning of land at 201, 203 and 205 E. White St. from R-3 to R-4. Present plans call for construction of a five-story, 60-unit apartment house for the elderly. Porter said the authority now contemplates construction of the building on the two westernmost of the three lots, and on parts of the two lots behind them, which face Stoughton Street.

The third White Street lot would be used for a parking lot.

In a memorandum to the commission, the planning department favored the rezoning for three reasons. The department felt the change would not be detrimental to other properties in the area, and that a decrease, rather than increase, in traffic would result if present plans for the land are carried out.

Saturday, April 10, 1965

## Says Expert Here:

# No One Plan To Develop Downtowns

By John E. Erickson  
Of Lindsay-Schaub Newspapers

A noted architect and urban planner said in Champaign Friday night that there is no general approach to downtown redevelopment applicable to all cities.

George E. Kostritsky of Baltimore, Md., said that the decision whether to bring downtown redevelopment through specified isolated projects or a comprehensive master plan depends on what the particular city is ready for.

Kostritsky made the remarks at a downtown planning seminar sponsored by the University of Illinois.

In describing his work in downtown Baltimore, Kostritsky said that the city wanted something to show for its efforts immediately. The result was a plan for Charles Center, a 23-acre redevelopment in the heart of Baltimore.

Begun in 1957, the Charles Center plan featured a number of hotels, office buildings, apartments and retail establishments tied together by pedestrian ways and open space. It connected the established financial and retail centers of the city.

## First Step

Kostritsky said that in time Charles Center became the first step in a larger Baltimore downtown redevelopment plan.

He contrasted the Baltimore experience with that of Cincinnati, Ohio in which each element of an over-all plan was painstakingly arrived at by a group of business and political leaders in cooperation with city planning personnel.

Kostritsky said that the Cincinnati approach was "evolutionary rather than revolutionary."

He said that no one could state categorically which approach was better. It is no problem for an outside consultant to come in and draw up a master plan. The difficult part comes in the implementation, he said.

Kostritsky said a city can only attempt what it is ready for and then wait until it is ready for the next step.

"A good idea a little ahead of its time is worthless," he said.

# Planning Is Difficult in Small City

By John E. Erickson  
Of Lindsay-Schaub Newspapers  
Champaign, April 12

A group of Illinois urban planning and business leaders was told here Saturday that downtown planning is far more difficult in the small and middle-sized city than in the large metropolitan center.

George E. Kostritsky, architect and urban planner told the group that there was no single reason why planning activities encountered difficulty in smaller cities.

He said that downtown planning must involve cooperation and coordination by both the private and public sectors.

In the middle-sized city of Ithaca, New York, he said, opposition to planning brought about a change in local government and the end to downtown redevelopment.

He added that planning must be modest in approach and projects kept small if there was resistance from the community.

Kostritsky recommended that a city develop a set of policies regarding what it was trying to achieve downtown before putting any plans on paper.

Whether a city should begin its downtown redevelopment with individual projects or an over-all plan depends on the local situation, he said. But in either case it should first determine what its policies on such matters as traffic flow, intensity and type of land use and provision for pedestrians are to be.

Kostritsky made the remarks at a downtown planning seminar sponsored by the University of Illinois.



# Time for Fair Housing

THIS SESSION of the Illinois General Assembly is considering a "fair housing" bill that has opponents running scared.

A less rigorous bill failed to get through the last legislative session, but the more liberal character of the House now, plus the pressures and trends nationally in race relations, suggests that the measure will clear the House, perhaps with amendments, and will serve as leverage to get a less ambitious compromise bill through the Senate.

House Bill 257, whose chief sponsor is Rep. Cecil Partee, D-Chicago, author of open occupancy bills in previous sessions, defines as unfair housing practice discrimination in selling, renting or leasing real property "solely because of race, creed, color, national origin or ancestry."

The bill exempts religious organizations and "any bona fide private or fraternal organization." This would seem to leave cooperative apartments and possibly even neighborhood corporations free to discriminate on any chosen basis.

HB 257 also exempts owner of lessee-occupied residences in which there are not more than four boarders or lodgers (excluding domestic servants). Rep. Partee's bill last session exempted the sale of owner-occupied residences. This seems a likely area of compromise in the current debate, although it would remove from "fair housing" enforcement a major portion of desirable residences on the market.

HB 257 would establish a Fair Housing Practices Commission with the important power of subpoena and the authority to initiate a case. The commission would be empowered to make rules and to take alleged violators to court.

If an open occupancy bill is passed, it probably will not

be nearly as effective as the one Rep. Partee has offered, but it still will be subjected to attacks which raise false fears and irrelevant issues.

Does "fair housing" violate a constitutional property right? Of course not. It is, in fact, less restrictive of property rights than long-established, widely accepted municipal zoning laws.

Does "fair housing" represent tyranny by a minority? Opponents have urged that an advisory referendum be held. This is nonsense. A referendum has its place, but not in the political implementation of an overriding moral principle. To call for a referendum on open occupancy is to invite legislators to abdicate their responsibility.

It has been said that violation of a "fair housing" law would be difficult or impossible to define, and that the "accused" would have to prove his innocence. It is certainly true that motives would in many instances be difficult to uncover, but this would work to the advantage of the person charged with a violation. The commission should, however, be guided by a sense of fair play and should not be carried away in a zealous effort to serve the hard-pressed minorities. Presumably the commission would be particularly interested in obvious patterns of illegal discrimination.

An open occupancy law should be written this session of the General Assembly. It will be a matter of political power and strategy, as to how effective a law it is.

"Fair housing" is not the problem of real estate dealers—it is the proper and unavoidable concern of the community as a whole. It will be up to community leaders around the state to support actively the spirit of an open occupancy law.

weather held the snows past the normal season for slow thaws. Instead the summerish air of April has swamped rivers and driven thousands from their homes along the Minnesota River.

It is not always possible to forestall a flood, but when a river like the Minnesota, which is as large as several troublesome Illinois streams, gets obstreperous it underscores the widespread need for water-

shed management.

There is every reason to believe that a chain of flood control lakes, built to withstand that once-in-80-years flood would be of tremendous value right now to Mankato and several smaller Minnesota towns.

It goes without saying that such installations are costly, but so are rivers when they rise 10 or 11 feet above flood stage and dislodge residents, drown livestock and flood industries.

# Family Relocation 'Unfair'

## Urban Renewal Exacts High Human Cost.

By Ben A. Franklin  
(c) 1965 New York Times  
Washington, April 28

A government report Tuesday described as unfair and inadequate the federal, state and city programs designed to aid in the relocation of families and businesses displaced by urban renewal and highway construction.

A report published by the Advisory Commission on Intergovernmental Relations predicted that the political controversy over the relocation issue would continue to grow and might lead to the defeat of needed urban rehabilitation unless extensive reforms were made.

Civil rights groups in many cities have characterized federally aided slum clearance and demolition programs as "Negro clearance" schemes that only compound the problems of the numerically dominant urban poor.

In some cities, businessmen and merchants have opposed renewal plans for deteriorating commercial neighborhoods, and in a few they have brought about the defeat of the program.

The commission's report said

that much of the resistance had grown out of the failure of law-making bodies to take adequate account of "the human costs" in vast and expensive construction programs that involve the taking of property.

The report singled out the urban renewal and federal aid highway programs. In the next eight years, the report said, these programs would cause the displacement of 825,000 families or individuals and 136,000 businesses.

Under federal law, the federally aided state and local agencies that administer these programs are required to provide relocation advice and cash assistance. But the report found "inequities" in the various federal standards for cash grants.

The report said that in the urban renewal program the persons most disadvantaged by relocation were those whom the program was designed to aid. It identified them as large, low-income urban families, mostly non-white and mostly rental tenants, as well as the owners of marginal small businesses of the "mom and pop" type whose operators were apt to be elderly persons "who have little energy or spirit to start again."



# Survey Work In Renewal Area Ending

By David Witke

Family and structural surveys being made in the Project 1 urban renewal area will be completed Monday or Tuesday, Champaign Urban Renewal Director David Gensemer said Friday.

Only about 10 surveys remained incomplete as of Friday. "We're right on schedule so far," Gensemer noted.

He said the Jan. 1 goal for ending the project's planning phase and entering the execution phase still looks practical.

The family and structural surveys will be tabulated next week to learn such pertinent facts as how many people may have to be relocated, how many buildings the city must acquire, how many families there are in the area at each income level, and how many buildings are substandard.

# Objections To Housing Unit Site Written

Objection to building of housing units in the Northeast Neighborhood by the Public Housing Authority of Champaign County was contained in a letter sent to Mayor Emmerson V. Dexter and members of the Champaign City Council.

The letter, written over the names of officers of civil rights groups, said: "Many residents of Champaign-Urbana have been disturbed in recent weeks over the treatment of Alabama citizens when they asked for equal rights. We should be disturbed, but perhaps we should also look closer home."

## Renewal Area Change:

# Skelton Motion Angers Dexter

By David Witke

Mayor Emmerson V. Dexter and Councilman William G. Skelton clashed over Urban Renewal during Wednesday night's meeting of the Champaign City Council.

Dexter, angered by Skelton's attempt to postpone action on a minor boundary change for the Project 1 area, charged in heated tones that Skelton is "against Urban Renewal, period."

Of Skelton's effort to postpone action on the matter, Dexter said angrily "Why do we have to go through this every time? You always do something like this. Why don't you just vote one way or the other?" Skelton eventually withdrew

his motion to postpone a but voted against the bou change. The change was ap ed by a 5-2 vote, with C man Virgil Wikoff addin no vote to Skelton's.

Dexter and councilmen Danner, Frank Schooley, neth Stratton and Ralph S voted for the change.

**Appeared Routine**  
The flare of temper oc during what had given appearance of being a r matter. The sequence of leading to the incident we this:

In January, the coun proved a resolution exp the boundaries of the Pr area. Later, federal of recommended that a port this expanded area be re from the project area.

So Wednesday the coun before it two resolutions d ed to meet this recomm tion. The first was a res rescinding the January The second was a resolut most identical with the adopted in January, but e ing the small area objec by federal officials.

The first of these passed out opposition. Then S moved that the second be poned pending further stud **Danner, Stratton Object**  
Councilmen Ellis Danner Kenneth Stratton immed objected, saying they fear legal standing of the who ban Renewal project if th was left without a resolut fining the project boundari

City Manager Warren I ing interjected that the o proposed was only a mir vision of the action tak January.

# Gifts to Champaign Parks Exceed \$112,000 in 1964

By Richard Icen

Champaign Park District officials are not at all inclined to look a gift horse in the eye.

During 1964, in fact, the total value of gifts and bequests to the district exceeded receipts collected through tax assessments during the fiscal year. And no one is complaining at all.

"We're certainly very happy to have received more gifts than taxes levied. It's much easier to use gifts for the development of parks than tax assessments," Donald Bresnan, president of the Park Board remarked.

During the year, according to General Manager Arnold Gesterfield, gifts and bequests valued at \$112,690 were received.

This is about \$6,000 more than the \$106,290.09 taken in through the more normal means of tax assessments.

### No Campaign

What is most remarkable is that the district is really not conducting an active campaign for gifts and bequests. Current and former residents of the community and the Champaign area, for the most part, have approached district officials both with ideas for projects and cash or equipment to assist in the developmental work.

The idea for the Prairie Farm in Centennial Park, for instance, was developed in conjunction with Champaign attorney John Franklin, who provided \$15,000 to help get the project moving.

Like many others, the Franklin bequest is a memorial, in this case to his wife who died about a year ago.

Another memorial is a \$60,000 bequest from Mrs. Donald Moyer Sr., which will be used for the creation of a bronze memorial play sculpture in West Side Park.





more public housing is desperately needed to relieve the crowded, unhealthy living conditions of many low-income families," the letter continued, and then said "it had heard that the local Public Housing Authority has finally decided to build more units—right back in the present Negro ghetto."

Oscar Steer, chairman of the Champaign Public Housing Authority, advised of the letter Thursday morning, said a tentative agreement had been reached some time ago with the city of Champaign and preliminary plans made for providing public housing units in Northeast Champaign, but nothing has been done recently about the matter.

#### Copy To Paper

The letter, a copy of which was sent to The News-Gazette, said the civil rights groups were opposed to putting additional public housing in Northeast Champaign.

It gave reasons for objection to this type of housing, which was referred to as "forced housing" as follows:

1. Putting public housing in a segregated area guarantees the segregation of that housing, too.
2. Two public housing units in the North end are presently available to people who wish to live there. A choice should be provided for those who wish to live outside the ghetto.
3. Segregated housing brings about many other problems including segregated schools, churches, and playgrounds. Of even greater concern is the injury inflicted on any man, woman or child, who is consistently treated as inferior, as well as upon the people who treat others in this way.

#### Decide Now

"If Selma has really touched our conscience, now is the time to decide that racial discrimination in our own community must not be continued or expanded," the letter continued.

"We urge you, once again, not to make land available within the urban renewal area for the purpose of building public housing. We further request that this matter be presented for discussion and decision at the next meeting of the Champaign City Council," the letter added.

Gensemer said these statistics will be released when tabulated. Specific names and locations will not be available until the execution phase begins, he said.

The family surveys in the renewal area have been conducted by Relocation Officer James Williams. The structural surveys have been conducted by City Housing Inspector Martin Harris.

Monday, representatives of the Roy Wenzlick Co. will resume work on the Land Use and Marketability Study (LUM) which the firm is conducting for the city.

Gensemer said he expects to have a report of this study in about 45 days. The study will suggest the best use for each lot within the project area.

### Builders Interested In Renewal Housing

Several local contractors have expressed "very deep interest" in constructing housing in the urban renewal area, Champaign Urban Renewal Director David Gensemer said Friday.

He said these contractors are interested primarily in building individual houses at costs below normal.

The interest shown by local contractors is "very encouraging," he said.

"To accomplish this project we must have housing resources both inside and outside the project area," Gensemer added. "We need housing whether public or private, apartments as well as single family residences, rental as well as sales."

Concerning the location of public housing units, Gensemer said the Urban Renewal Department has no real preference as to whether they be inside or outside the renewal area.

"We will provide an R-5 (multiple family housing) area in the project area. This will be available for either private housing or public housing, whoever wants to use it," Gensemer said.

He said he agrees with Champaign County Public Housing Authority Director Harold Sloan that the proposed public housing units should be located where the city council decides they would be most useful.

Skelton said "I'd like to point out that this is an example of a practice with which I am very concerned. Repeatedly, the council takes a step, thinking it is acting rightly, and then they go up against these federal agencies and find they have to change. I'm against this."

Dexter snapped "Well you're against Urban Renewal, period." When tempers quieted, Urban Renewal Director David Gensemer explained the proposal and its reason in detail.

**FHA's Reason Explained**

The area objected to by FHA officials is a row of houses on the north side of Tremont Street, extending 1½ blocks east from 4th Street.

The FHA prefers boundaries to be drawn along alleys, Gensemer said, and had proposed that the boundary be moved 1½ blocks north in this stretch, to the alley just north of the houses. This is because FHA has found it undesirable to have a line of improved houses on one side of the street facing onto a line of unimproved houses.

## CHAMPAIGN-URBANA COUNTY

Monday, April 19, 1965

For Elderly:

# Applicants Await New Housing Units

A number of applications for public housing, as well as several requests for housing for the elderly, are expected to be taken care of on completion of a 60-unit project on E. White Street.

Harold Sloan, director of the Champaign County Housing Authority, said Monday there is a backlog of requests from elderly persons, "for housing, any place we can put them."

He added that he didn't know if the project planned specifically for the elderly had stimulated applications, but that "we have had some people tell us they'd like to live there, when it's completed."

Sloan said the new project "will be open to any families eligible to live there, regardless of color."

When asked about the implications of President Kennedy's executive order of 1962, which specified that all new public housing projects be available on an open basis, Sloan said that because of this order, along with the Civil Rights Act of 1964, "all public housing must be run on an open basis, whether it is to be built or has been built."

He added: "When we take applications we have a place on the form that indicates the choice of the applicant, as to where he prefers to live." The authority has honored all such choices, he stated, and "the fact that present projects are segregated is not due to any restrictions we put on tenant assignment."



Friday, April 23, 1965

CHAMPAIGN-URBANA COURIER

*In Renewal Area:*

## U.S. Request Deferred for Housing Units

The Champaign County Housing Authority has agreed to cooperate with Champaign's urban renewal program but has no control over the site of the proposed 90 units of public housing, Authority director Harold Sloan said Friday.

"Basically our position is that we have agreed to cooperate with Champaign in that we will furnish 90 units of housing," Sloan said.

"Where the city wants these units is up to them."

The comment came in reply to a letter signed by civil rights leaders protesting the location of the units "right back in the present Negro ghetto (in northeast Champaign)."

Sloan said the application for the 90 units was made as part of "a package" at the time of the request for 60 units of housing for the elderly. This latter part of the proposal was approved.

Because of the protest of civil rights leaders over the proposed site of the new housing project, the application for the 90 units "was deferred," the director said.

### Objections Still There

Once the objections are withdrawn, Sloan said, "I suppose the application will be taken off the deferred list and be up for consideration."

"I guess, though, the objections are still there and until they're out of the way the application won't be considered."

Concluded the director, "The city asked us to build the housing, and our position is that we should cooperate with the city."

"As I understand it, it was proposed that the 90 units go into the Project One urban renewal area, in the vicinity of Bradley Avenue by the Illinois Central tracks and west of 4th Street, around in there."

Copies of the letter were sent to Sloan, Champaign Mayor Emmerson V. Dexter and members of the Champaign City Council.

THE NEWS-GAZETTE

SUNDAY, APRIL 23, 1965.

## Questions On Houses? Just Ask Builders

The Home Builders Assn. of Champaign-Urbana is sponsoring a service for owners and builders through a question-and-answer column to appear in The News-Gazette.

It is, they point out, intended as a benefit to those needing professional advice.

Questions should be addressed to Mr. Builder, Box 174, Station A, Champaign.

**Question:** What floor coverings can be used in our basement recreation room? We have heard that only asphalt tile can be used, but we do not like the colors.

**Answer:** A few years ago the only floor covering for basement use would have been asphalt tile. However, today there are an unlimited number of types, designs and colors that may be used on concrete subfloors either on or below grade.

The lowest cost material with an excellent color line and many designs would be vinyl asbestos tile. The pure vinyl tiles with a very beautiful color line and an excellent resistance to indentation would make any one proud of their family or recreation room. However, a special adhesive is required for the installation of pure vinyl tile on or below grade and extreme care should be used in the application procedure.

## Cox Urges End of Blight In Downtown

By John E. Erickson  
For The Courier

An expert in urban redevelopment said here Friday that the revitalization of downtown lies in being able to take advantage of the greatest single test of public administration.

Lawrence M. Cox, executive director of the Norfolk, Va., redevelopment and housing authority said that the greatest potential of downtown lies in being able to take advantage of the particular position in which it finds itself. Shopping centers can never replace the variety of functions found downtown, he said.

Cox made the remarks at a downtown planning seminar sponsored by the University of Illinois.

In describing the downtown redevelopment of Norfolk he said that a major aim was the rejuvenation of the central business area. Before redevelopment began nearly half the downtown businesses were wholesale or distribution, activities that do not belong in the central area.



The sheet vinyl or corlon materials which have an asbestos or hydracoid back may also be used in these areas. Again a special adhesive must be used and the manufacturers specifications carefully followed.

When thinking of covering an existing concrete floor, remember that any oil base paint must be removed before the floor covering can be installed.

**Question:** We are thinking of building an addition and part of the area would include a shower. We have heard that special precautions should be taken with the walls and floor in this area, but have heard so many stories that we are completely confused. Help!

**Answer:** We do not blame you for being confused. There are as many answers given on your problem as there are people to ask and a good many are wrong.

First be sure that the area is structurally sound and of ample size, not less than 36 inches x 36 inches. Secondly, have your plumber install a lead pan in the area, lapped 4 to 6 inches up the walls. This pan should be installed over the subfloor which is tapered to the drain. Thirdly, be sure that a "Josam" drain with proper weep holes is installed and the pan clamped into the drain. This can then be covered with a 15 lb. felt paper and ceramic tile installed by the mortar method. Never allow concrete to be in direct contact with lead as this will destroy the lead.

There are also preformed terrazzo and fiberglass shower bases available. The walls should be cement plaster and covered with ceramic tile.

THE NEWS-GAZETTE

Cox said the first step was the clearing of about 300 acres of blighted land on the edge of the downtown area. This created large sites for relocating the establishments not suited for downtown.

#### Resist Pressure

Once space was available in the core area and no immediate effort was made to dispose of it, he said.

He emphasized the need to "resist all pressure to dump land for the sake of simply getting something on it."

"If you sell land for what you can get at the moment you will likely end with not much more than what you started with," he said.

As a case in point Cox told of one tract of land in Norfolk that after standing idle for three years was sold for the construction of a \$7 million convention hotel. The site would probably have been used for gas stations if sold earlier, he said. "It's not what you get for land but what you get on land."

In regard to the role of traffic in the downtown area Cox said that the city should not "live for the automobile but must live with it."

Automobiles must be accommodated, he said, but "parking is not a business for private enterprise. Parking is as essential an asset to downtown as streets, sewers or police protection."

"If there is a profit to be made in parking it must be in short supply. If there is adequate parking then there is no profit," Cox said.