


U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Workable Program
for Community Improvement

This certifies that

CHAMPAIGN, ILLINOIS



has presented an acceptable workable program for the prevention and elimination of slums and blight under terms of the Housing Act and is hereby qualified during the effective period of this certification to apply for special Federal assistance and support in achieving its community improvement objectives

Recertification Workable Program for Community Improvement

The Workable Program of

CHAMPAIGN, ILLINOIS

is hereby recertified. This approval extends the period during which it is qualified to apply for Special Federal assistance and support in achieving its urban renewal objectives.



FAMILY IN TENT TYPICAL OF CITY HOUSING WOES

Editor's note: The aim of this group of articles is to bring to public attention instances of sorry housing conditions in Champaign-Urbana and environs, conditions which in themselves suggest the need for low-cost rental housing projects. Both short-range steps and long-range planning appear essential correctives.)

By WILLARD HANSEN
News-Gazette Civic Editor

People live like this. Right here in Champaign-Urbana.

Look at the pictures. The camera doesn't lie. My eyes are good. Like you, I would not have believed it, if I had merely heard that such conditions existed here . . . not once, twice or in a few isolated cases—but by the scores, in many sections of our community.

This isn't written from hearsay, second hand information, or surveys that have been made.

Personal tours, interviews, picture-taking make the facts irrefutable.

Take what I shall call "Situation A," probably one of the worst, though many fall in the "same old" category. Here it is:

Mrs. A., colored, with five children and three grandchildren, are in a tent (see pictures) pitched on a vacant lot in the north part of Champaign.

Protected By Tent

It is getting cold. Freezing last night, you may recall. Forecast for Thursday night, 30 degrees. Winter on the way, with nothing more than a canvas cover between the chill night air and the nine occupants of one tent.

Mrs. A. is plainly disturbed, distracted. Who wouldn't be?

Forced from a former dwelling last summer, Mrs. A. and her brood have been living in the tent at its present site since last July 1.

Living with her are five children. They range in age from about 10 years upward—all less than 20. One of the daughters has a five-months-old baby; another daughter has two small tots. Eight besides Mrs. A.

The place where the A's formerly resided was worse from some standpoints—two rooms over a building where a group of men lived below, with environment anything but decent for youngsters.

In the tent, things didn't go so bad during the warm weather. The woman, who is divorced from her husband, has been paying \$10 a month for use of one end of the lot where the tent is pitched. She is charged \$5 a month for use of a nearby toilet, and \$3.75 for water. There is no piped-in water—and of course, no electric lights.

Built Flooring

Mrs. A. got some boards and built a flooring for the tent. Not too bad.

Inside there is some furniture, a small heating stove in the center with stovepipe to carry the smoke outside; a cooking stove, bed, couple of old sofas, chairs, a cabinet or two.

It is a large tent, but not for nine!

I was there the other day when it was raining pretty hard. The canvas held water fairly well.

"Cold? Yes, it really gets cold in here nights," said Mrs. A.

"I don't know what I am going to do, with winter coming. Please, mister, can you help?"

Like countless other cases, right in our town, the trouble is an acute deficiency of housing for low income groups, both white and colored.

Mrs. A's monthly income—the bulk from public assistance, some contributed by her ex-husband for support of the children, a little from one daughter's wages—amounts to about \$140.

Not much for nine. But a public assistance agency would add some for rent, up to a reasonable figure, if a place could be found for the A's.

The trouble is simply this: where to go? Even if a house were available, few landlords would accept nine occupants. If they did, the rental probably would be beyond the budgetary limits of Mrs. A's resources.

At least one road, I learned, is trying to help.



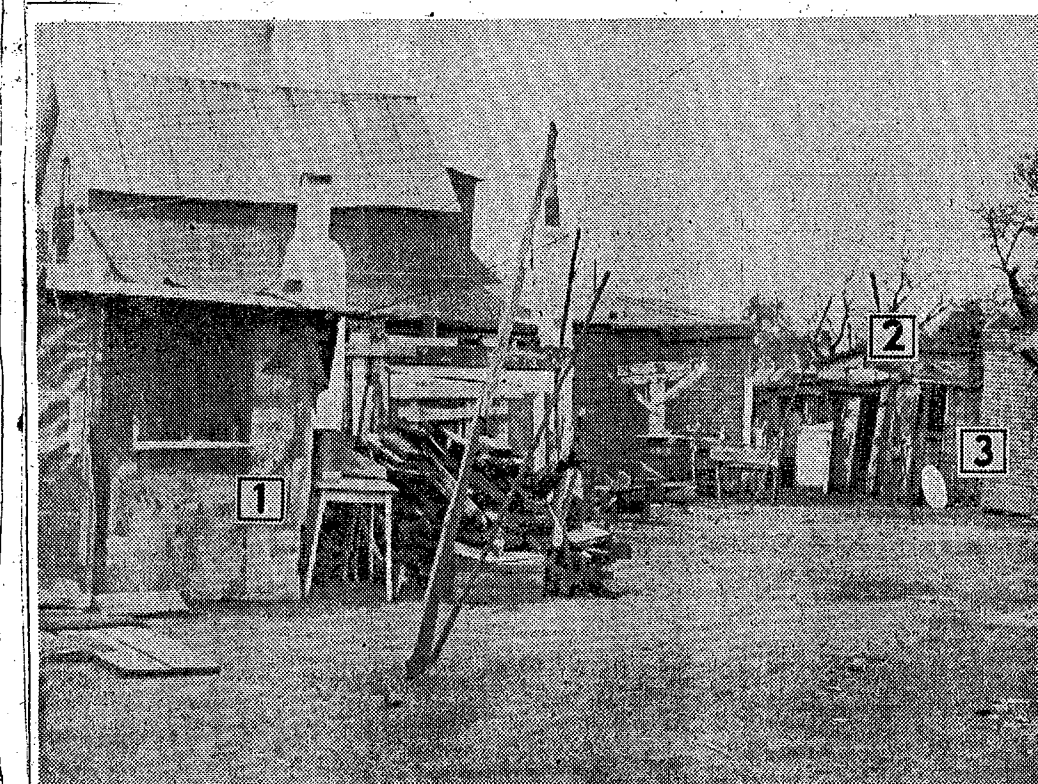
HOME, CHILLY HOME. Unless something can be done for them—Mrs. A. and her family of eight juveniles face a bleak winter with only a canvas tent over their heads. This is a scene in north Champaign, where

the tent is pitched on a vacant lot. Outside is a small pile of coal, and some crating, for the heating stove inside. Can nine survive the winter this way?



NINE LIVE IN THIS SPACE. Mrs. A. and one of the kids are shown huddled at one end of the tent, which serves as kitchen, living and sleeping quarters. "It wasn't so bad in warm weather," Mrs. A. says. With

winter setting in, she doesn't know what to do. Hundreds of other local families, not much better off, are caught in the vice of insufficient and unsanitary housing conditions.



IF YOU LIKE PLENTY OF NEIGHBORS . . . Here is a chummy little rear-lot apartment layout in one of the sections of north Urbana where residential space is at a premium. Four individual dwelling units occupy the back portion of this one lot, with a small circle of ground in the cen-

ter. The four entrances are above. Families live in three by a single tenant. It is typical of the community's housing, especially acute since the en-

5 FAMILIES ON LOT! 13 LIVE IN SHACK

(Second in a series bringing to public attention some of the housing problems and conditions in Champaign-Urbana and environs, suggesting the need for low-cost rental housing.)

By WILLARD HANSEN
News-Gazette Civic Editor

Address . . . an alley in north Urbana.

Picture #this—

Five families living on one lot. Two families are housed in a fairly decent house on the front end of the lot.

At the rear, in a series of shacks, three families are quartered. A fourth shack is occupied by one person.

I interviewed one of the families, looked over their "home," and surveyed the rest of the premises.

Let's take a look, together, at "Situation B."

This is a colored family of 11 individuals — father, mother and 11 children.

For sometime prior to a year ago, they lived in two rooms up on North Market street in Champaign. They paid \$35 a month rent for that privilege.

Then they were evicted.

"We were really on the street and glad to get what we could," said Mrs. B, a neat, cheerful middle-aged woman.

They found this dwelling — that's a complimentary description — in Urbana, and moved in. They pay \$25 a month for the place; three small rooms, plus a sort of living room to cook in.

Better Than Some

This hut is better than some I've seen. It has plastered walls, after a fashion, and is covered with a heavy composition-type siding.

It has the modern innovation of electric lights.

For that, and for water that must be toted from a tap at the rear of the house on the front of the lot, the B's pay an extra \$2.50 a month.

Mrs. B appears to be making the best of the situation.

I chatted with her in the "living room," not much bigger than a trailer parlor.

"How does this place heat in winter?"

She pointed to a coal stove. Questions brought out that in really cold weather, "it takes about a ton of coal a week." The coal costs \$12.40 a ton. Cash before delivery.

Last winter, she recalled, there was near-tragedy. One of the adjacent shacks was burned out. The B's place was damaged some.

"What really bothers me . . . is about the children," said Mrs. B. "They have no place to play except in the alley or—out there," pointing to a little grass-less, flowerless, shrub-less hunk of ground that forms the "courtyard" for these alley apartments.

Not Complaining

With a little sigh, Mrs. B added: "I do wish we had a better place for the kids to play in. But understand, I'm not complaining. This is the best we have been able to do."

Mr. B has asthma and heart trouble and can't work much. The children—seven boys and four girls—range from infancy to 14 years.

The family is on public assistance. The income is sufficient for survival, though it's touch-and-go in winter when the fuel bill shoots up.

Prospect of a better place to live?

"With 11 children, you see what we're up against," Mrs. B explained. There was no bitterness in her voice. Her little shack was about as clean as possible to make it.

I started to leave; "Oh yes, you have no plumbing; what do you do about toilet facilities?"

"That's a bad condition," she replied, pointing to a small outdoor toilet near the shacks.

Five families use it, including the 13 B's.

I jotted down on my note pad: "Bad," and underlined the word.

One question I forgot. Later it came to me: "Where do 13 people sleep in that place?"

Too busy to go back; more work ahead.

As for an answer to the last

HOME HOMECOMING
Harold Hinge
Miss Mary Haskins of Danville,
Mr. Milton Vaughn of St. Louis
Mr. and Mrs. Albert Rivers and
family had as their houseguest
Mr. Edward Anderson from De-
catur, Ills. at home
AMONG THE MANY VISITORS
Mr. Lucian Nesbitt, formerly of
East T.
BUSINESS VISITORS
WITH MOTHER
Mrs. S. McCoy and family of
Chicago was at the home of her
mother, Mrs. Alice Moreland for

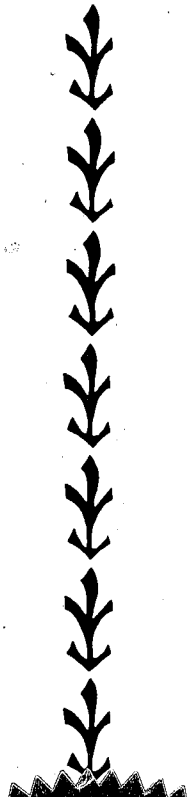
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

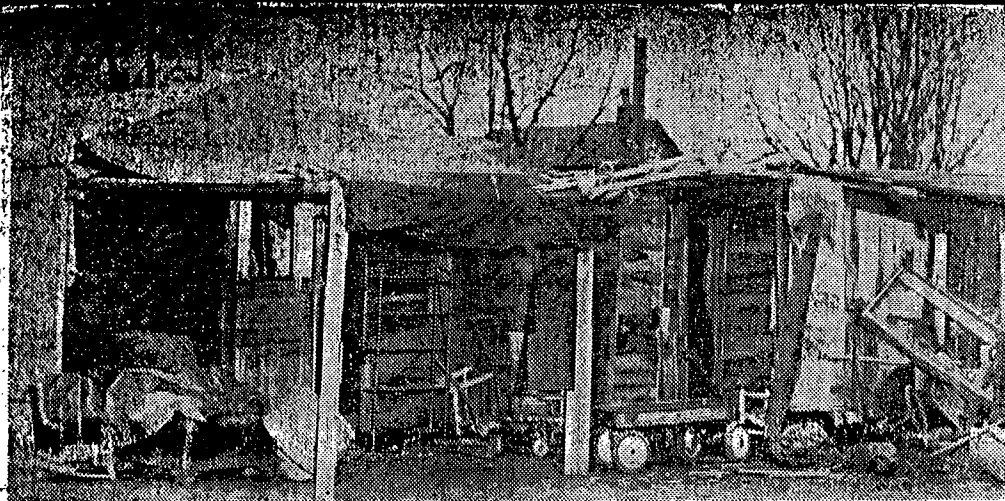
Workable Program
for Community Improvement

This certifies that

CHAMPAIGN, ILLINOIS

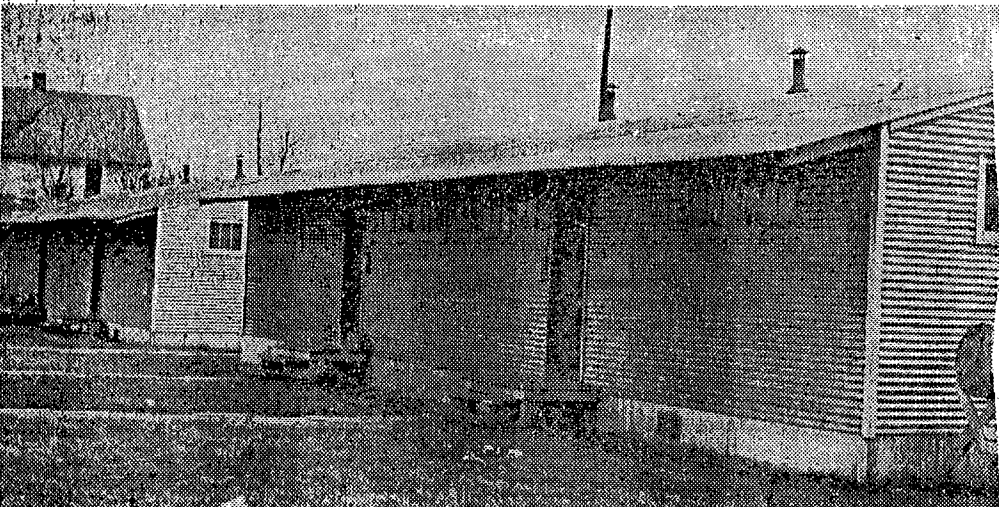
has presented an acceptable workable program for the prevention and elimination of slums and blight under terms of the Housing Act and is hereby qualified during the effective period of this certification to apply for special Federal assistance and support in achieving its community improvement objectives





WILL ABODES LIKE THIS CONTINUE? Here is another alley frontage residential quarters on the north side of town. Rental is low — only \$17.50 a month — but as in scores of other cases, it is strictly sub-stand-

ard and makeshift. The environmental factor, as far as children are concerned, is obvious. A tour of alleys in northeast Champaign and northwest Urbana reveals many similar situations.



OR WILL MORE HOUSING LIKE THIS BE PROVIDED? Here, and in a twin set of units nearby, is the community's sole public housing project. The units shown above (more at the rear and at each end) provide clean, comfortable living quarters — three

rooms, bath and kitchenette. Colored war veterans and their families occupy these 20 units located on East Columbia just east of Fifth street. Rental is \$28 a month, plus utilities. This project was carried out two years ago.

CHICKEN COOP, OLD BUS--SOME CALL IT HOME

(Fifth in a series describing local housing problems and conditions, suggesting the need for low-cost rental housing).

By WILLARD HANSEN
News-Gazette Staff Writer

Almost everything the mind can devise as a place to live is being used for housing in various sections of Champaign-Urbana—

Sheds, transformed chicken coops; shacks made from crating wood, covered with tar-paper; dilapidated structures abandoned as store or shop sites; old bus and freight car bodies, nooks in attics, and barns.

Families in the low-income brackets are the hardest hit. Many above the marginal or sub-marginal categories, however, are living in quarters far below decent standards. Rental charges, even in this inflationary period, often are way out of line.

Colored Sections Worse

From my observations, the most miserable conditions are in the areas most heavily populated by colored residents. Housing available to many white families is in some cases just as bad, though numerically a little less severe.

Checking my own observations, generally and specifically, against a report by the League of Women Voters earlier this year on housing conditions in the colored residential areas, I find almost parallel facts.

The league's report covered the period October 1946 to May 1948. In addition to interviews with colored zone, tenants, and social workers that survey incorporated other information obtained from surveys by the Champaign County Health Authority, local health officials, local municipal officials, and other sources.

From one section of the league's report on housing in the colored areas, here were a few of the findings and conclusions:

"It is a sorry picture. Many of the streets are not paved, becoming mud holes or dust bins with varying weather conditions. Some streets have no sidewalks . . .

Coal Bins As Houses

"Now the housing shortage is so severe that sheds formerly used as coal bins or other storage places are now used as dwellings, and flimsy tar paper shacks have been built out of odds and ends. From one to five of these makeshift dwellings can be found in the rear of one small lot.

"At a Beech street address, 18 individuals (12 of them children) occupied four shacks. On Beardsley street, 21 people occupied five shacks, served by one outside privy. The lot was so small that the shacks were almost touching. At a Dublin street address, four families (seven children) occupied the main house and shack in the rear, with one outdoor privy. There are blocks on Beech, Hill and Oak streets where clusters of shacks are found in the rear of every lot."

"That's true. In the alleys between quite a few other streets, too. In some cases, you don't see these places by a drive along the streets. One must ply the alleys to get the full, distasteful picture.

The league committee cited this example:

"We talked with a mother living in one of the shacks. She, her husband, and six children occupied a three-room shack, the rent of which was \$17.50 a month. The rooms were so tiny that double beds nearly filled them, so low the hat of a person five-feet, two, touched the ceiling.

Fire Hazard

"Where the stovepipe passed through the old splintery boards there was only a small circle of tin to serve as fire protection. There were no closets or cupboards. Water had to be carried from an adjoining house; there was no provision for disposal of waste water other than to dump it out of doors.

"In spite of these handicaps, the mother and two youngest children, the only ones at home, were shining clean as to clothes and person.

PRIVATE SAMUEL TABORN SERVING IN JAPAN

Private Samuel Taborn, son of Mr. and Mrs. F. Taborn, 106 North Fourth street. Is serving with the occupation forces in Kobe, Japan.

Private Taborn, a member of the 546th fire fighter company, attended Douglas high school before entering the army at East St. Louis. He arrived in Japan in August, 1947.

AT HOME FOR HOLIDAYS

Mr. Albert Thomas of Racine, Wis. visited with his father during the holidays. Mrs. Della Thomas formerly of Urbana who has spent two months with her son and brother at Racine, Wis. has gone to the home of her sister in St. Louis Mo.

The mother said her husband was making \$40 a week, so that they could afford a better place to live if one could only be found. Life was very difficult there; the children were restless and quarrelsome because they had no place to play and couldn't sleep at night with so many packed in one bed. The children stayed away from home as much as they could. Formerly, they had had a house "with a real bathroom" so they found it very hard to get used to living like this. It was almost impossible to keep the place free of vermin and rats, which gnawed their way through the boards of the shack.

Hard to believe? No, it's a situation multiplied many times over. I know, from personal inspections. The conclusion, "life was very difficult there . . ." is putting it mildly. Stronger words would be more fitting.

(To be continued)

BOY SCOUT INSTALLATION

Ordeal Honor Members of Illini Lodge Order of the Arrow, Boy Scout of America, Installation (Ordeal Honor) ceremony held at Camp Drake Sat. October 30. 25 Scouts and Scouters taken in full membership. Scouters-Adults honorary members: John Schrader Urbana, Fred Clay Champaign, Camp Chef, Dr. George Hunt, Harold Nogle, A. L. Thompson Council President of Champaign, Bela Stoddard Monticella, Dr. Glenn Fisher Tolono, Ray William Scoutmaster, T. R. 43 Tuscola, Dr. H. A. Hindman, Urbana, A. R. Knight, Charter member of O. of A. 1938, participated in the ceremony. Ritual team conducting the ceremony composed of: Robert Clemmons, U. Walter Sprocklen, U. Bill Boyer, Chr. Jack Jones For Ordeal honor.

WILLARD - LAWHEAD

Child study groups of Willard-Lawhead P.T.A. will meet in the home of Mr. and Mrs. Thomas McDaniel, 503 East Columbia avenue, at 8 p. m. Monday.

FRENCH COMPOSERS LEGATO CLUB THEME

"French Composers of the 19th Century" was the theme of Legato Music club at its meeting Tuesday in the home of Mrs. Sarah Moore, 403 East Church street, Champaign.

Miss Ruth Calimese was in charge of the program, which included a history of French composers given by Miss Pearl Mae Roberts, music news reported by Miss Willa Mae Williams, and Debussy selections played by Mrs. J. W. Valentine, pianist.

Reports of Committees in a report of the national music convention held last August were given during the business session conducted by Mrs. Hattie Winfield, president. New members taken in during the meeting were John Hicks, Mrs. Stella Lomax, Mrs. Phoebe Kilgore and Mrs. Hester Suggs.

The club will hold a coffee hour at 4 p. m. Sunday in the home of Mrs. Winfield 605 North Poplar street, Champaign, with the proceeds to go toward the group's scholarship fund.

NELSON PAINTS LIBERIAN MURAL



Historical Society Commission to U. I. Man

An eight-foot decorative mural showing the resources and cultural development of Liberia has been completed by Cecil Dewey Nelson Jr., 1012 North Fifth street, Champaign.

The panel commissioned by the Illinois State Historical Library for the republic of Liberia as part of a freedom exhibition, will be shipped to Springfield this week, then on to Liberia.

ITS A FORMAL composition, vigorous in pattern and predominantly grey-blue-green and red, symbolizing Liberia's past and present culture, its predominately Christian religion, agricultural experimentation and peaceful philosophy.

Exhibited with the mural in the main hall of the Liberian Administration building in Monrovia, capital city of Liberia, will be copies of the original Emancipation Proclamation documents and a bronze bust of Abraham Lincoln.

Nelson, while still a student at the University of Illinois, was recommended for the work to Jay Monaghan, state historian, by Dean Rexford Newcomb and Prof. Warren Doolittle.

HIS PAINTING, "Self-Portrait, Confronted," was one of the two paintings by students accepted for the U. of I. national exhibition of contemporary American art last March.

While in the army Air Force during the war Nelson won first prize in the Atlanta university all-Negro art annual in the 1943 and the top prize in the Third Army corps all-G. I. art competition in 1944.

He also was art director of an all-G. I. show that toured Army posts and gave a command performance for President Truman in Washington. Nelson was graduated from the U. of I. last February and is now employed as an artist for G. R. Grubb and Co. of Champaign.

NEIGHBORHOOD NEW DEVELOPMENT STUDY

ELEMENTS

1. THE NEED FOR MORE HOUSING FOR THE ELDERLY

2. ELDERLY BEING FORCED TO LEAVE THEIR NEIGHBORHOOD

3. NO DEVELOPMENT IN NEIGHBORHOOD FOR THE ELDERLY

7 of 12 Urban Renewal Plans

Architect Hired By Businessmen

The atmosphere of Chicago's Town or St. Louis' Gaslight are might well become a part of the climate of Champaign Urbana within the next years.

by tenants and landowners of the E. University Avenue business district area. At the meeting were about eight persons who own or lease the bulk of the property in the area under discussion along University, from about Water Street east to 2nd Street.

Their first move was to request architect Ove W. Uggerby to prepare an estimate for the development of a general plan. Uggerby is to have this prepared in time for presentation at a second meeting planned tentatively for the first week in February.

According to Thomas G. Hagan Jr., president of the Commercial Bank of Champaign, moderator for the meeting, the initial response to the development of some kind of organized plan was quite enthusiastic.

2-3 Year Period
"Anything we do probably will carry over a period of two or three years," he said.

What they are attempting to do is follow a lead suggested last month by J. Michael O'Byrne, president of the Chamber of Commerce, in a speech before the Downtown Champaign Council.

O'Byrne noted the possibility of developing neighborhood business district plans to be carried out in unison. He named the E. University business district as one of several possible areas which might develop unified plans covering such relatively inexpensive developments as painting, landscaping and interior store lighting.

Gensemer Named to Committee

Champaign Urban Renewal Director David Gensemer has been appointed a member of the Committee on Agency Relations of the North Central Region of the National Association of Housing and Redevelopment Officers (NAHRO).

The appointment was made during the annual regional meeting in Cincinnati Sunday through Tuesday.

The committee, which works in the field of urban renewal, is designed to discuss common problems of local urban renewal agencies and present these to the regional office.

Chairman of the committee is Jan Chong, vice president of the North Central Region and urban renewal director at South Bend. Gensemer will represent central Illinois on the committee.

Both Gensemer and Relocation Officer James Williams attended the workshop and annual meeting. Gensemer said they gained ideas to use in planning the Champaign project.

"Especially useful," he said, "was a session on relocation which emphasized how to use relocation payments to the greatest benefit of both the relocated family and the taxpayer."

To Name Barr Chairman Of UR Group

John Barr, Champaign real estate agent and banker, will be appointed chairman of the Citizens' Advisory Committee on Urban Renewal at Tuesday night's city council meeting, it was announced Friday by City Manager Warren Browning.



BARR V. Dexter with consent of the council.

Barr will fill the unexpired term of John Seyerns who resigned in February because of the press of personal business affairs and time available.

The term will expire on June 30, 1967. The Citizens' Advisory Council has the duty of working with the city's Department of Urban Renewal and advises the city council on decisions to be made concerning the program. Browning said. It is representative of the entire city.

The committee itself has nine members and there are a number of sub-committees. There are two vacancies on the committee which are to be filled by June 30, Browning said.

How Chicago's Marynook Fought Ghetto, Succeeded

By MARGARET SCHERF
CHICAGO (AP) — A pleasant middle-class white community afraid of the expanding Negro ghetto on Chicago's South Side, decided three years ago to fight the ghetto instead of the Negro.

And today the 420 families of Marynook — one-third of them Negro — find it "terribly exciting to have bucked the trend of Negroes moving in and whites moving out," says Naomi Brodkey, a leader of the Marynook Home Owners' Association.

Fifty-four white families have moved in since the integration of Marynook began.

Residents say the integration of their community was spurred by the homeowners association, formed when the housing development was started about 10 years ago.

"It was quite obvious when the association was first established that the question of Negroes moving in would come up soon," said Mrs. Brodkey, 33, mother of three, who is a member of the association's board of

directors. "We saw the handwriting on the wall and did what we could to prepare the community ahead of time," she said in an interview.

In the spring of 1962, when the first two Negro families moved in, "people were a little upset. There was a certain amount of tension and anxiety," Mrs. Brodkey said.

"We knew the real secret of success was to keep white buyers coming," said Mrs. Brodkey, "but first we had to quiet the fears of those who dreaded the thought of integration."

This was done by inviting women of Kenwood, a successfully integrated community near Marynook, to speak to civic groups about interracial living.

"They told us, 'of course you can make it work; you'll still have all the advantages you have now, and you'll find it terribly exciting,'" said Mrs. Brodkey.

So the association began recruiting white families to move into the neighborhood.

Ads were placed in neighborhood newspapers and magazines and on radio and television. Letters were sent to nearby institutions, such as the University of Chicago and the Illinois Institute of Technology, telling the advantages of living in Marynook.

Many of those who moved in are members of the academic community surrounding the University of Chicago.

"Some of those who made the most noise about not wanting to live next door to Negroes are still here, living next door to Negroes and enjoying it thoroughly," said Mrs. Brodkey.

Members of both races, she said, give wholehearted support to community events.

But the residents of Marynook shun the designation of crusaders.

"We're not trying to sell anything to anyone," said Edward H. Boylan, president of the homeowners' association. "All we want is community stability and progress."

Editorials These Are Our Opinions:

Urban Concern for People

CHICAGO'S MAYOR Richard J. Daley, on the eve of the anniversary of his tenth year in office, has sounded a very optimistic note regarding the city's future.

Daley stated that the years ahead would produce a mass return of residents to the cen-

tral development program of many metropolitan centers.

There are many benefits that accrue from residence near downtown. The recreational, cultural, and retail establishments of the central area have attracted many senior citizens as well single men and women, and young

Renewal Meeting Is Saturday
The Neighborhood Committee of the Citizens' Advisory Com-



Director Asks Campus Area Urban Renewal Project

By Darlene Napady

Champaign Urban Renewal Director David Gensemer recommended Friday that the city undertake its next urban renewal work in a 20 - square block area south of University Avenue and west of Wright Street.

It was the first official suggestion that the city undertake renewal work outside the predominantly black Northeast Neighborhood.

A renewal project within a quarter-mile of the University of Illinois would enable the city to qualify for several million dollars worth of "non-cash credits" that could be applied to the city's share of other renewal projects.

Gensemer told the Citizens Advisory Council on Urban Renewal that the city will not be able to afford to complete renewal in the Northeast Neighborhood without the non-cash credits from a University area project.

One of Six

The city's current renewal project is the first of six tentatively planned for the area bounded by University Avenue, Wright Street, Bradley Avenue and the Illinois Central mainline.

The City Council designated that section of the city for renewal several years ago in a General Neighborhood Renewal Plan (GNRP).

Gensemer asked the CAC to recommend that the council designate the proposed new area south of the GNRP area for renewal.

Under the GNRP, development of the city's urban areas is planned on a year-to-year basis.

Under the older GNRP, approach, detailed planning for all the work in a given neighborhood had to be planned before any work could begin. Under that system, planning alone sometimes took several years.

Work in a new area would not mean the city would ignore the Northeast Neighborhood, Gensemer emphasized.

He estimated that during the second year of a NDP project south of University Avenue, the city also could begin planning for more work in the Northeast Neighborhood.

Northeast First?

At past meetings some CAC members had expressed concern that conditions north of University were so bad that the area should have priority over other projects, even if these projects allowed the city to acquire non-cash credits.

At Friday's meeting CAC chairman John Barr questioned whether the city should designate so large an area south of University for renewal.

Barr agreed with Gensemer that the eastern part of the area south of Springfield should be so designated since the U. of I. was interested in acquiring land there and could do so more economically if the land

were made available through urban renewal.

But private enterprise already is redeveloping a large part of the rest of the area with new apartment and office buildings, he said.

"I think private enterprise should be given a chance to do it even if it does take several years," Barr said.

Gensemer replied that designating the area for an NDP would not preclude private development, but would allow the city to direct development to serve its best interests.

Acquire Land

Under urban renewal, the city would acquire and clear land and resell it.

John Lee Johnson, chairman of the Concerned Citizens Committee, has called for the designation of more urban renewal area so his group can acquire land for a federally aided housing project.

At the CAC meeting, Gensemer pointed out that new federal regulations require that

at least half of any new housing in a renewal area be in the low - to moderate - income range, similar to that provided through the federal programs in which the CCC is interested.

But private development of the area south of University generally has been in the form of large apartment buildings with rents above this range.

At the meeting, Gensemer said that conditions south of University Avenue qualify the area for renewal, Gensemer said.

"Federal regulations require that 20 per cent of the structures on each block have at least two code violations," he told the CAC.

118 Substandard

"The survey, done strictly by looking over the buildings from the outside, showed that 97 of the 317 structures in the area probably could be rehabilitated, but 118 probably would be rated substandard on closer inspection.

"We did not go into the houses

and won't bother people in any way until we are authorized to make such inspections," he added.

"But if the city does go into any kind of NDP, the urban renewal department will need a larger staff since we will not be completely done with the current project for a year," Gensemer added.

At the meeting, Gensemer said that several other areas in the city would be eligible for renewal.

He pointed to the area between the Collegiate Cap and Co. and the University of Illinois, between Bloomington Road, Bradley Avenue and Harris Street; the area just south of the Illinois Central tracks from Walnut to Lynn Streets; and an area on South Neil Street, between Hessel Boulevard and William Street.

Stop Decay

CAC should consider recommending that the city undertake preventive measures such as code enforcement to stop fur-

ther decay in these areas, he said.

But code enforcement, he stressed, would differ from urban renewal, although certain provisions of federal law would be similar.

The area recommended for an NDP already has deteriorated past the point where code enforcement could be effective, he said.

Under a code enforcement project, the city could require that property owners improve their buildings. It also cannot demolish buildings unless they present a danger to the area.

Gensemer also pointed out that financing the city's share of future urban renewal work with non-cash credits instead of with income from the city utility tax would free about \$100,000 a year to spend on a code enforcement program if the council desired.

Under federal credit regula-

tion, a city can claim credit for money spent to acquire land by the institutions such as universities and hospitals.

Claim \$2 Million

Champaign can claim more than \$2 million in such credit, Gensemer estimated, because the U. of I. has acquired \$2.7 million worth of land within one mile of the proposed renewal area in the past seven years.

The city itself has spent \$300,000 on improving South 6th Street and about \$128,000 for improvements at Stoughton and 4th Streets. Clinical facilities for Burnham Hospital.

Under the matching formula this now would entitle the city to three times this amount, or almost \$1 million, in federal funds to spend on renewal work.

But after the 1970 census, when Champaign moves into the category of cities with more than 50,000 population, it will be able to receive only twice the amount of its non-cash credits, or about \$6.4 million in federal money.

Urban Renewal Discussion Becomes Relocation Quiz

A meeting Tuesday night to explain an urban renewal survey by Harland Bartholomew & Associates turned into a discussion on the problem of relocation of those involved in any program of urban renewal in the Northeast Neighborhood of Champaign.

Thomas A. Campbell, project manager for the St. Louis firm and Edward Schippmann, city plan director, were on hand to explain the urban renewal survey and explain a series of land-use maps which had been drawn up in connection with it.

But individuals in the area seemed more interested in where they would go if an urban renewal program were carried out in the area—a question to which neither man had an answer.

The study by Harland Bartholomew was completed the last day of August. Campbell and Lee Tate interviewed some 750 families representing about 80 per cent of the families in the area bounded by

Washington and Harris Streets, but which did not interest those present nearly as much as the relocation problem included one showing the percentage of substandard structures in the area.

This map disclosed, about eight blocks in which 80 per cent of the structures were substandard as compared with five blocks — including Washington School site — in which less than 20 per cent of the structures were substandard. These were the upper and lower levels of percentage of substandard buildings, including dwelling places.

In addition to relocation, those present seemed most concerned with putting a park and recreation area in the neighborhood, particularly south of Washington in the area of Fourth or Fifth Street.

There was also some public reaction against any industry at all being allowed in the area. Re-use maps — of which

one was in this area. It was pointed out by Schippmann that this light industrial zoning would exclude junk yards which presently exist in this general area of northeast Champaign.

In addition to the plans for industrial re-use and clearance in this area, the maps showed a commercial area on University on Bradley and on Fourth at Tremont and Grove.

The plans also showed the widening of Washington to 80 feet and a park-like "buffer strip" on the south side of Washington for residences backing up to Washington.

In this plan there would be no houses facing Washington. The strip would be behind those single-family residences facing on Hill.

Another of the maps displayed showed factors affecting re-use of land in the northeast neighborhood, including

First Urban Renewal Project To Affect 600 Homes

Survey Started For Area No. 1

By DICK ICEN
News-Gazette Staff Writer

First project area for Champaign's urban renewal program was announced Thursday by Norval Hodges, chairman of the Citizens Committee for an urban renewal project.

The major portion of the area will be bounded by Washington on the south, Bradley on the north, Oak to the west, and Wright to the east.

In addition, Maple, from Prairie to Elm, Park, from Fourth to First, and Church and Hill streets, from First to Sixth, will be included in what Hodges designated as Project Area No. 1.

The area was designated following a tour taken through this section of northeast Champaign Wednesday by Hodges, Mayor Emmerson Dexter and Rev. Eugene Williams, chairman of a subcommittee studying neighborhood analysis.

Hodges said it was unlikely that all the houses in the area, encompassing about 60 city blocks, would be cleared off to make way for the urban renewal program.

Many 'Excellent'

Many of the houses in the project area are still in excellent condition, Hodges said.

He estimated the first project area would affect about 600 homes.

To find out exactly which houses would have to be rehabilitated, Hodges said a questionnaire, which is the same as the questionnaire used by Decatur when it worked out a workable program, would be passed around in the neighborhood.

The questionnaire will be taken to every home in the area in an attempt to find out exactly which houses have to be torn down and which houses would merely need to be rehabilitated.

This phase of the survey will be conducted by Ray Smith of Smith and Manley, a Champaign real estate firm.

Hodges said that Smith had promised he would have enough realtors helping him to get the job done as quickly as possible.

Committee To Meet

OK Urban Renewal Plan

NEXT PHASE IS STUDY OF AREA FOR STARTING

Champaign's workable program for urban renewal was approved Tuesday by the House and Home Finance Agency in Washington.

Simultaneous announcements from the office of Cong. William Springer and Norval Hodges, chairman of the Citizens Advisory Committee which worked on the program, were received late Tuesday morning by Mayor Emmerson Dexter.

The next phase of the program will involve a more detailed study of the proposed urban renewal area, including the city's ability to finance the program, which will be undertaken with the aid of federal funds. When this phase of the program will be started is not known at the present time.

The initial urban renewal project area, outlined in the city's workable program, will be centered in the area around Bradley, Fourth and the Big 4 Railroad tracks.

Rapid Development

Hodges, in a statement from Washington, said, "This means we will be in a position to bring to a successful conclusion our efforts to make available for Champaign residents the best housing they can afford. It is extremely gratifying to me to see this program developed so realistically and rapidly."

Dexter praised the work of Hodges and all the other members of the committee who worked "so diligently to complete this program successfully."

Dexter said that Hodges reported that HHFA officials were amazed that the program had been done so well without the aid of an outside consulting agency.

Delivered on R.F.D. Routes April 27, 1

Renewal Plan Authorized by City Council

By John Finley

The Champaign City Council Tuesday night officially authorized a General Neighborhood Renewal Plan for northeast Champaign and approved an application for federal funds with which to prepare the plan.

The council action was considered to be a matter of form, for it has backed the urban renewal movements since its beginnings, almost a year ago. The resolution authorizing the plan and approving the application was a required part of the application to the U.S. Housing and Home Finance Agency.

The application asks for \$27,371 with which to prepare the GNRP.

According to City Manager Robert H. Oldland, it is hoped that the city can first receive informal approval of the application; that is, an HHFA official will visit Champaign, tour the GNRP area and give an informal opinion on the application.

The planning funds application then will be submitted for formal approval with a far better chance of being accepted.

Otherwise, said Oldland, the application will be taken directly to the Chicago office of the HHFA and presumably, Plan Director Edward Schippmann will go to

CHAMPAIGN-URBAN

New Urban Renewal Plan Is Under Way

By John Finley

Fastest possible speed in getting an urban renewal plan was urged by Norval Hodges, chairman of the Citizens Advisory Committee, at a meeting of the committee Monday afternoon.

"It took Bloomington three years to get their plan, but we can take advantage of Bloomington's experience," he said.

"It's my responsibility to see that we don't run into the same pitfalls that they did."

Hodges said he had been assured of the full cooperation of the federal agencies involved in obtaining aid for low-cost housing and emphasized that urban renewal was not limited to one

Two Renewal Planners Will Be Employed

The hiring of an associate planner and an engineering draftsman was authorized by the Champaign City Council Tuesday night for help in developing Champaign's urban renewal program.

The council also authorized the city staff, in cooperation with the Citizen's Advisory Committee, to proceed with the preparation of a General Neighborhood Renewal Plan (GNRP) application for the area bounded by University Avenue, Bradley Avenue, the Illinois Central Railroad tracks and the east city limits.

Other recommendations from City Manager Robert H. Oldland that were approved by the council:

1. That, upon approval of the GNRP application, the city use funds allocated by the federal government to "expedite the program in a manner to be determined by the City Council."

4. That as soon as the GNRP progress will allow, a survey and planning application be completed, reviewed by the City Council and filed with the U.S. Housing and Home Finance Agency for approval.

3. That advance planning funds, as allowed by the HHFA on the application, be used to proceed

Council Chambers.
Hodges said he expects the report to be completed within two weeks.
Another phase of the neighbor-

Delivered on R.F.D. Routes June 25, 1960

Contains 600 Families:

Urban Renewal Area Is Chosen

First project area for urban renewal was named by Citizens Advisory Committee Chairman Norval Hodges Thursday.

It is the area bounded by Washington Street, Bradley Avenue, Wright Street and Oak Street extended. Comprising about 60 city blocks, the area contains between 600 and 700 families, Hodges estimated.

Renewal and - or rehabilitation of housing in the area will await allocation of federal funds for the project, available only after the U. S. Home and Housing Finance Agency approves the committee's "workable program."

"I think we'll have all that's needed for our workable program within 60 days," Hodges said. "The Agency is as anxious to cooperate with us as any can be, and I can assure you of one thing, we will press for action."

The renewal program will be geared to take care of the displaced persons, Hodges emphasized. It would go ahead as fast as housing for the displaced families could be found, he said.

He also emphasized that there would be no wholesale clearing of the area.

"Some of the homes in the area are new and others well-kept," he said.

Selection of the area was done Wednesday by Hodges, Champaign Mayor Emmerson V. Dexter and the Rev. Eugene Williams.

The three also chose a second project area, which includes Maple Street, from Prairie to Elm streets; Park Avenue, from 4th to 1st streets; Church Street, 1st to 6th streets, and Hill, 1st to 5th streets. No work will be done in the second project area until renewal is completed in the first area.

Hodges said Ray Smith, of Smith and Manley realtors, has been appointed to the Rev. Mr. Williams' subcommittee on neighborhood analysis.

Smith has agreed to lead volunteer realtors in making a survey of housing in the first project area.

program, determines the use, repairs needed, compatibility with surroundings, condition, per cent of deterioration, number of families and overcrowded conditions in each of the homes in the project area.

A similar survey will be made of the entire city by a group led by Jack Marco, also newly appointed to the Rev. Mr. Williams' committee. Smith's survey should be done 10 days from Monday, Hodges said, but Marco's need not be done so quickly.

"We've got a tremendous group of people working on this project," said Mayor Dexter, "and it's going to go fast — faster than any other urban renewal project."

Hodges pointed to a copy of Decatur's workable program for urban renewal and said, "You can't argue with success, so we're using this as a pattern to follow."

Still a major problem in the project is financing the urban renewal. The federal government pays two-thirds of the total cost of the project, and the city pays the other third.

Any money the city has spent for improvements in the project area can be counted toward its share of the cost, but Champaign's share could still be high.

"We must find a means to get the first project done without having a bond issue," Hodges said. "It's my understanding that Peoria tried a bond issue and lost its urban renewal project."

"Decatur made its first area one where the city had spent pretty much money so it could be counted toward the city's share."

"Conceivably, we could get a bond issue passed for the second project area if the community sees we did a good job in the first area."

Hodges said he was convinced that the "vast majority of people in the first project area can find better housing in our program than what they're now getting for what they're paying."

Subcommittee chairmen are to give progress reports at a meeting of the full advisory committee at

study to one area," he pointed out. "It has to be a city-wide plan."

The Citizens Advisory Committee will be only an advisory group and will take assignments from the mayor and the city manager, Hodges told the group.

"Our specific assignment is to work out the 'Workable Program'," he went on. "It's the key to the whole success of the project, and we're not eligible for aid until the plan is worked out."

The Workable Program for Community Improvement includes a survey of present conditions in the community and recommendations for meeting requirements for federal aid in supporting urban renewal.

Hodges also appointed sub-committee chairmen who will work on the various sections of the program.

1. City ordinances and codes — participating members of the League of Women Voters. Hodges said City Manager Robert H. Oldland had reported that only a housing code for existing structures was needed to comply with federal standards.

2. A comprehensive community plan — Jim Clark, Chairman. This section includes the formulation and official recognition of a general comprehensive plan for the community as a whole.

3. Neighborhood analysis — The Rev. Eugene Williams. This section includes identifying the extent and intensity of blight.

4. Administrative organization — The executive committee tentatively will do the administrative work.

5. Financing sub-committees — Herbert O. Farber, vice president and comptroller of the University of Illinois.

6. Housing for displaced families — Harold Sloan, director of the Housing Authority of Champaign County.

7. Citizen participation — All Jaycee members participating.

The publicity committee consists of Ed Wick and Ed Borman. Hodges also appointed three officers for the advisory committee. Robert Castelo is vice president, John Neils, executive secretary, and Charles Palmer, head of the legal subcommittee.

The executive committee will consist of Hodges, Castelo, Neils and all the chairmen of the sub-committees.

On May 23, the executive committee is to meet for the first time.

age of any capital improvements possible in computing the one-third of total project cost properly assignable to the City of Champaign."

O'Neill Bid Seems Low On Compensation Insurance

Champaign insurance agent James W. O'Neill was apparent low bidder in bids opened Tuesday night by the Champaign City Council on the city's workmen's compensation insurance program.

For Hartford Accident and Indemnity Co., O'Neill bid \$10,079 on the annual premium. The only other bidder, H. R. Bresee and Co., bid \$13,894 and listed an alternative bid of \$12,791 for no commission.

The council agreed to meet at 4 p.m. Friday to award the contract for the workmen's compensation insurance program. The existing policies expire May 1.

City Council to Consider Gas Franchise Ordinance

An ordinance proposing the approval of a new gas franchise with Illinois Power Co. will be on the Tuesday agenda of the Champaign City Council.

The council Tuesday night received a copy of the franchise agreement, took it under study and ordered that the ordinance be prepared for the May 2 meeting.

The franchise, in effect, merely brings the city's agreement with Illinois Power up to date, taking into consideration increased gas needs, a number of new buildings and new additions to city buildings since the signing of the existing franchise in July of 1957.

The new franchise would give the city an allowance of 21,800 therms more than the 106,200 therms presently allotted.

The additional gas allowance would cost the city about \$1,500 more a year.

FOUR INSURANCE AGENTS LISTED ON ROUND TABLE

Four life insurance representatives of the Champaign - Urbana area are listed in the 1961 roster of the Million Dollar Round Table of the National Association of Life Underwriters.

They are Robert E. Castelo, CLU, and Eldon L. Steffen, both of Northwestern Mutual Life; Claud Kellerhals, American United Life, all of Champaign; and Everett P. Puffenbarger, Equitable Life of New York, Paxton.

Each member of the 1961 Round Table sold at least \$1 million of life insurance in 1960 or attained life membership by having sold \$1 million yearly for three years in succession.

of study response

said.
First Of Several
Officials of the committee have expressed hope in the past that this will be the first of several urban renewal projects which will eventually revitalize most of the city's decaying neighborhoods.

Dexter said he will go "full speed ahead" with the formation of the steering committee which will study a housing code for possible adoption by the city.

This is the one major code required by the HHFA for a federal-assisted urban renewal pro-

They would be employed "at the earliest possible date," at City Manager Oldland's recommendation, using funds from the current urban renewal account in the planning department budget or from the contingency account in general services for the remainder of this fiscal year. The staff additions would be included in the 1961-62 budget recommendations to the City Council, Oldland said.

Commercial Zoning Okayed For Mattis - Sangamon Area
A Plan Commission recommendation for commercial zoning of two lots on the west side of Mattis Avenue at Sangamon Drive was approved by the Champaign City Council Tuesday night.

The lots are on the northwest and the southwest corners of the intersection of Mattis and Sangamon. The southern half of the lot on the northwest corner is vacant and owned by McBride's Drugs Inc. The northern half of the same Short's IGA. The lot at the southwest corner is owned by Paul lot is owned and occupied by Tangora's Sinclair Service Station.

Although the Plan Commission deliberated long and hard over the requested B-1a zoning, the council's approval came quickly and with no discussion.

The Plan Commission opposed the zoning on the grounds that it might tend to foster "strip" commercial development on Mattis Avenue but allowed the zoning on the grounds that the development already existed when annexed to the city.

Symphony Tickets Sold Out
All tickets to the performance of the Detroit Symphony Orchestra at 8 p.m. Saturday in University of Illinois Auditorium have been sold, Star Course announced Tuesday.

City Officials Visit Renewal Housing Units

By Darlene Napady
 Visits to two builders who have submitted proposals to construct federally aided housing in Champaign's urban renewal area recently has left city officials with a more conventional view of housing than "inspired" by the National Homes Corporation.

The group, led by Mayor Virgil Wilkoff, Councilman William Kuhne, City Manager Warren Brown, Urban Renewal Director David Gensemer, and members of the Citizens Advisory Committee on Urban Renewal, visited the National Homes plant in Lafayette, Ind., and a project by A. Lippman Associates in Indianapolis.

National Homes had proposed a total of 45 townhouses for the 4.5-acre Champaign site, including 4 two-bedroom units renting for \$100 a month, 38 three-bedroom units at \$125 a month, and six four-bedroom units at \$145 a month.

These would be built by combining a number of pre-built modular units constructed at the company's plant in Lafayette and brought to the site on trucks.

Modules Complete
 Each module would be complete inside and out, including kitchen appliances, siding and other exterior finishes.

The Lippman proposal consisted of 30 one-bedroom and 30 two-bedroom garden apartments combined with 10 two-bedroom townhouses and 36 three-bedroom townhouses, built largely on the site with some pre-built panels. Rents would range from \$82 to \$130 a month.

Until the trip, the advisory committee seemed to favor the National Homes design because it eventually would permit ownership by individual occupants.

After viewing the townhouse project being constructed by Lippman, however, those on the trip seemed to feel that this approach resulted in more attractive and more substantial structures.

Include Townhouses

Lippman officials said they were willing to redraw their proposal to include a larger percentage of individual townhouses. They could have taken this approach in their original pro-

Black Hiring Considered Not Key Factor in UR Planner Choice

The Champaign Citizens Advisory Committee on Urban Renewal (CAC) decided Tuesday not to make black employment a decisive factor in choosing a firm to develop housing in the city's urban renewal area.

Creative Buildings Inc. of Urbana, one of the firms seeking to develop a 4.5-acre site in the area has proposed to help organize a black construction union to help handle the on-site assembly of pre-constructed housing modules.

But several CAC members expressed doubts about the feasibility of the proposal.

CAC Vice Chairman Harry Spies said he was not sure banks would finance such a firm, even with backing from Creative Buildings.

Chairman John Barr added that since the housing modules would be pre-built, it can't see what work besides a little painting and site preparation remains to be contracted.

But the Rev. James Offutt

said he had no doubt Creative Buildings would be able to fill its proposal.

Rev. Offutt said the proposal would create jobs for blacks in the Creative Buildings factory, where the modules are built, as well as on the site.

James Williams, location officer for the urban renewal department, told the CAC a number of black skilled craftsmen in Champaign-Urbana have been unable to find work because of trade union discrimination.

A committee member said he doubted the unions would accept the housing project being constructed by Creative Buildings.

Rev. Offutt issued a statement that some unions had indicated a willingness to allow black craftsmen to work on projects in the urban renewal area and to admit them to the unions to help prove themselves.

"That's ironic," he said. "I have to ask the person with his foot on my neck for permission to work in my own area."

Officials Inspect Development Sites

By BOB GESKE
 News-Gazette Staff Writer

An all-day junket through housing developments in Indiana college towns may have brought members of the Champaign citizen's advisory council and city officials closer to the choice of a development company to build in the 4.5-acre urban renewal area.

City manager Warren Brown, Mayor Virgil Wilkoff and councilman William Kuhne accompanied the council members on a tour of the National Homes plant and development site in Lafayette Wednesday morning followed by a drive to Indianapolis to view a pair of development projects by A. Lippman and Associates. Lippman built the Hessel Manor complex in Champaign.

The inspection trip was proposed last Monday by citizen's advisory council chairman John Barr, "to get a look at the work of the two companies we are considering for the project." It is not easy to decide from looking at blueprints.

His trip was planned with unanimous agreement at the time but following the trip, there were a few members who did not feel that exposure to the actual developments was immensely helpful.

The nine-member group, including press and an architectural graduate student, spent four hours with the prefabricating National developers in Lafayette and seemed rather pleased with the townhouse developments and construction. The group remained pleased until they viewed the apartment and townhouse developments put up by Lippman in Indianapolis. The talk quickly turned to noticeably in favor of Lippman.

National Homes opened its tour with a movie explaining the 50th and Blackstone project in Chicago, stressing the speed of construction and pleasure of persons housed in the area. The National developments are completely fabricated and are carried from the plant as 11x30 foot boxes complete with plumbing, wiring and all appliances installed. The boxes are then joined at the site on a prepared foundation. The amount of bedrooms per unit are determin-

ing apartment development out of Champaign's price range, that amply displayed the variation and tastefulness of the Lippman projects. The complex blended trees, a lake and rustic wooden houses into an extremely desirable area, with patios for each unit and ample green acreage for the youngsters. The effect was striking when compared with the rather stark and plastic look of the National project.

When the Champaign group moved from the apartment site at Indianapolis to the townhouse development similar to the type proposed for local use, the Lippman bubble did not burst. The lower rent townhouses were again tastefully designed with brick and wooden frames and laid out on the site in a pleasing and inviting scheme again complete with individual patios.

The group toured four different units on the site ranging from a one-bedroom unit with a rent of \$89 per month to a three-bedroom unit priced at \$133 monthly. The units are unfurnished but provide refrigerator, range and gas, water and electric bills in the rents.

On Decision

The Lippman representative indicated that the company would be willing to engage in an all-townhouse project in the local area with a density of units and amount of bedroom units per unit to be decided by the city groups.

Management of the development would be done by the Lippman firm while National has guaranteed to find a non-profit management group to take over in Champaign following construction.

The citizens advisory committee will now have to make a recommendation to the council on a developer before any city commitments can be made. Chairman John Barr indicated his group will meet early next week.

There are many options open to the committee, ranging from asking Lippman to redesign an entire townhouse area land plan for Champaign, to resubmitting a call for revised plans for all four submitting developers. Commission member Roscoe

the Lippman project and indicated he felt any resubmission to other developers would "be only putting the matter off until later."

Urban renewal director David Gensemer told Lippman he would be in touch with them by telephone in the near future. It will now be up to the city to decide how many units it wants on the site, how much land will be put into planting of trees and shrubs, and to decide how many one, two, three or four bedrooms it will need in the local area. Lippman will design according to the local mix ratio.

Gensemer added that National Homes is not out of consideration for the development, especially if its proposed costs are significantly lower.

"We should then definitely consider them" he said, "and see if it will be possible to provide some truly low cost housing. We are now dealing in middle-income housing and could expand our goals." The group returned to Cham-

could be redesigned to include more townhouses, they warned that apartments should not be eliminated altogether.

By making even one-fourth of the units apartments, construction costs could be cut substantially, they said.

May Delay Choice
The problem at the moment seems to be whether to postpone choosing a developer until the two other firms who had submitted proposals have a chance to revise their designs to incorporate more townhouses.

Creative Buildings of Urbana already has indicated a willingness to include some townhouses in its proposal, which originally called for a total of 108 apartment units.

The fourth firm, **Consumer Construction Co.** of Chicago, had proposed a total of 113 units, five of which would be five-bedroom townhouses.

But when the proposals were accepted, **John Barr**, chairman

of the advisory committee, said he hoped the City Council would be able to choose a developer at its meeting this Tuesday.

Barr said Wednesday he probably would call a committee meeting early next week. But it is not certain whether the committee will recommend a developer to the city council or decide to explore the matter further.

While in Lafayette, the group toured National Homes facilities, including those for building conventional prefabricated units as well as those devoted to assembling the modulares.

Members also saw a film on the firm's first major townhouse project, consisting of eight structures at 50th and Blackstone streets in Chicago. This project was completed in a single day once the site had been prepared.

visory Committee on Urban Renewal (CAC) decided Tuesday not to make black employment a decisive factor in choosing a firm to develop housing in the city's urban renewal areas.

Creative Buildings is one of the banks one of the firms seeking to develop a 4 1/2-acre site in the area has promised to help organize a black construction firm to help handle the on-site assembly of pre-constructed housing modules.

But several CAC members expressed doubts about the feasibility of the proposal.

CAC Vice Chairman **Henry Spies** said he was not sure banks would finance such a firm, even with backing from **Creative Buildings**.

Chairman **John Barr** added that since the housing modulares would be pre-built, "I can't see what work besides a little painting and site preparation remains to be contracted."

But the Rev. **James Offutt** to work in my own area.

will his proposal.

Rev. Offutt said the proposal would create jobs for blacks in the **Creative Buildings** factory, where the modulares are built, as well as on the site.

James Offutt, pastor of the **Central Baptist Church** and chairman of the urban renewal department, told the CAC a number of black skilled craftsmen in Champaign and Urbana have been unable to find work because of trade union discrimination.

Another member said he doubted the firms would accept the housing project being constructed with union labor.

Rev. Offutt said a statement that some unions had indicated a willingness to allow black craftsmen to work on projects in the urban renewal area and to train them to the unions if they gave them work.

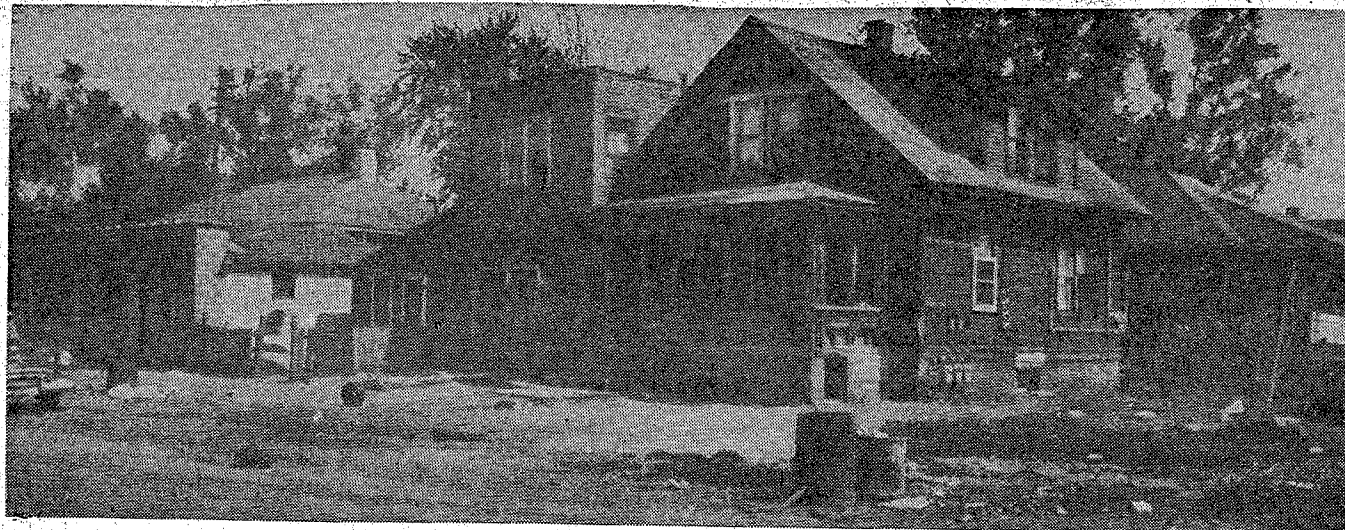
That's ironic, he said. "I have to ask the person with his foot on my neck for permission

and the group then moved to a corner site at Lafayette, where 12 units were set up for inspection. The group toured and examined a carpeted and air conditioned two bedroom unit that would sell for \$12,000, and another like the ones proposed in Champaign with a sale price to the inhabitant of \$11,500.

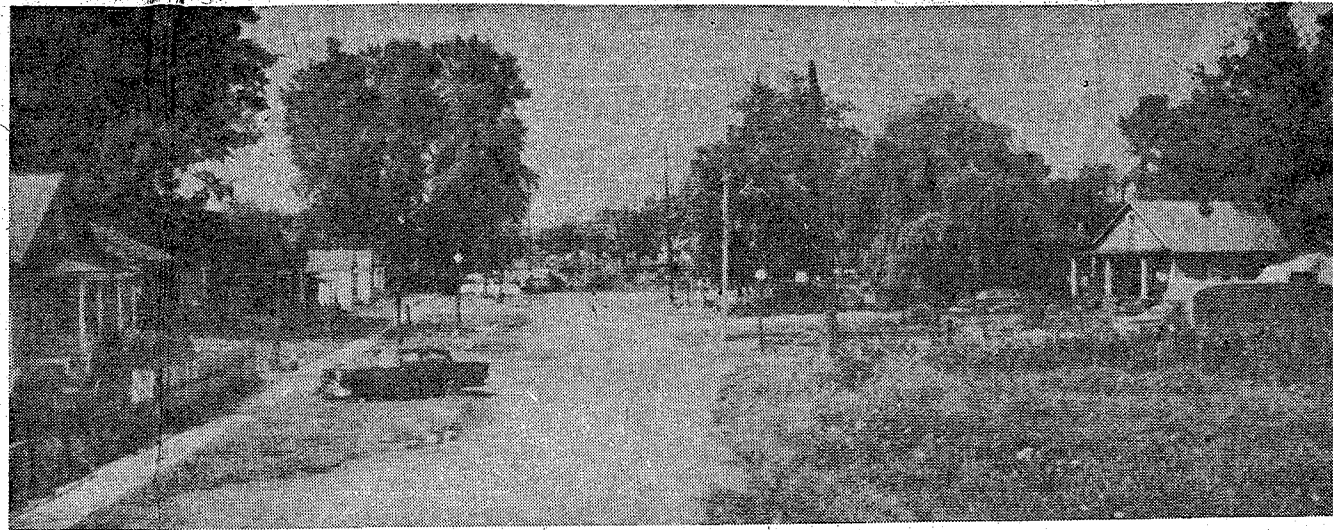
The National box units are similar to trailers with a set width of 11 feet 6 inches, and the rigidity of box construction left little opportunity for imagination design or placement. The construction features seemed quite sound, but the metal texture of the walls left a feeling of coolness in what is to be a home.

The rigidity of National's construction technique became more apparent when the group viewed the Lippman projects which are not pre-fabricated but built on the site.

The experienced salesman from Lippman first took the group to view a 40-acre



Multiple-Family Residence on Southeast Corner of Oak and Vine Streets



View, Looking North on Ash Street, of Part of the Urban Renewal Project Area

Project Area for Urban Renewal Reduced; Plan Ready in 10 Days

By John Finley

The Champaign Citizens Advisory Committee Monday stepped up plans to finish its workable program for urban renewal in 10 days and named a smaller project area for the clearance program.

After touring the previously designated project area in northeast Champaign with John Schaeffgen, senior planner of the Decatur planning department, and Lee Henderson, vice chairman of that city's advisory committee, Champaign urban renewal planners agreed the first project area should be bounded by Bradley Avenue, 4th Street, the Big 4 Railroad tracks and the Illinois Central Railroad tracks.

Schaeffgen and Henderson were key planners in Decatur's proposed urban renewal project, now near execution stage.

After conferring with the Decatur men, chairman Norval Hodges told the Champaign committee the information for Champaign's workable program should be compiled within 10 days.

In the tour of the project area, Schaeffgen said he thought multiple-family housing would best replace existing homes in the area.

"I'm sure you'll find that there is more than one family in most of these homes," he said. "You'll also probably want to get everyone back in the area who wants to come back after the project is completed."

Schaeffgen also indicated that a neighborhood park should be built in the project area.

"Don't forget that the cost of the



STUDY RENEWAL AREA

Along with two Decatur urban renewal planners, Champaign Citizens Advisory Committee members toured the proposed urban renewal project area in northeast Champaign

Monday. In the picture, comparing the area with a map of land use and housing conditions, are, from left; Ray Smith; John Schaeffgen, senior planner of the Decatur planning department;

the Rev. Eugene Williams; Lee Henderson, vice chairman of Decatur's advisory committee; Mrs. May Kammerer and Norval Hodges.

50-acre project area and the adjacent railroad tracks. The streets could be relocated within the project area, he pointed out.

He emphasized that the workable program stage of urban renewal was too early to work on

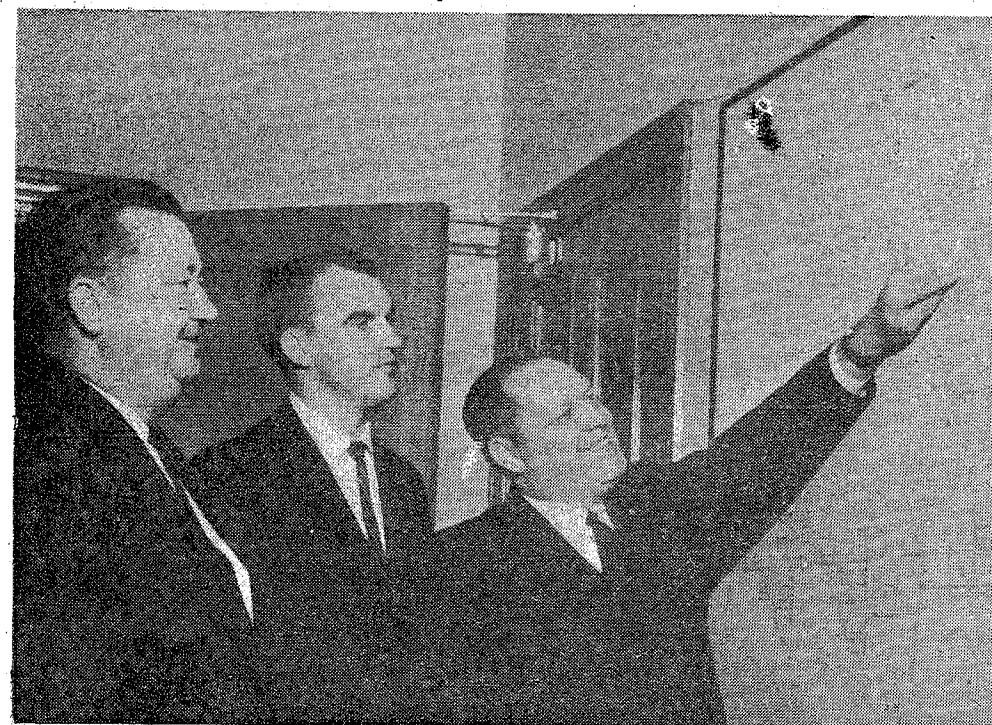
and shortcomings and realize that at a certain time in the future you will meet each of these needs and shortcomings," he said.

Following the tour, Schaeffgen and Henderson met with Cham-

U.S. Housing and Home Finance Agency approved the program, and Decatur made its planning and survey application. In May, the application was approved.

Decatur in Third Stage
Now Decatur is in the third

Delivered on R.F.D. Routes Jan. 25, 1961



HOUSING AIDE VISITS

Winston Folkers, Chicago, field representative for the U.S. Housing and Home Finance Agency, visited Champaign Tuesday, in connection with the pro-

posed urban renewal program.

map by Mayor Emmerson V. Dexter, right. At left is Norval Hodges, chairman of the Citizens Advisory Committee.

HHFA Official Tours City's Renewal Area

A representative of the U. S. Housing and Home Finance Agency Tuesday morning toured Cham-

Large Crowd Hears Dotson

of buffer between the completed "You recognize your city's needs program. In January of 1960, the

planners submitted their workable and a relocation plan. It all has to be done in 18 months.

"The work we did on the workable program saves time in this stage of the operation."

Decatur's project area, like Champaign's, is about 50 acres, he said. Total cost of the project is estimated at \$1,106,880, with the city's share at \$756,270. There are about 237 dwellings in the area, Henderson said.

"We have met with very little opposition to the project in Decatur," he said. "What opposition we did find was minor in character and was merely a result of lack of understanding in what the program was about."

Henderson said Decatur was aiming for a March, 1961, starting date for their urban renewal project. If Champaign's project went about the same as Decatur's, presumably it might be started in the spring of 1962.

Schaeffgen said Decatur had planned to spend more than the city's one-third share in its first project area.

"Any amount you spend over the city's share in the first project area counts toward your share in any other project area," he said.

Second Phase of Renewal Workable Program Finished

The second phase of the seven-part workable program for urban renewal was completed Monday when the League of Women Voters turned in the section on codes and ordinances.

Harold Sloan, chairman of the subcommittee on housing for displaced persons, previously turned in the report on his section.

According to the League's report, Champaign's codes and ordinances are well up to date in comparison with other cities.

The only code found lacking by the League was a housing code. It pointed out, however, that the Building Code Board of Appeals now has a housing code under study for presentation to the City

(Please Turn To Page 8)

he was noncommittal during the tour, possibly reserving comment for two meetings he was to have attended with city officials and urban renewal planners Tuesday afternoon.

Folkers would not compare Champaign's project area to other potential project areas he has seen, adding that most project areas contain different elements and are therefore not comparable.

Champaign's area includes an area bounded by Bradley Avenue, 1st Street, the Big Four Railroad tracks and the Illinois Central Railroad tracks.

There has been some speculation that this project area will be reduced in size before urban renewal begins. The reason for the possible reduction is that the city may not be able to pay its share of urban renewal in the larger area without raising taxes or floating a bond issue.

During the tour, Folkers said single-family residences would likely be the best thing to replace existing housing in the area if city plans showed no growth trend in the area.

To Mayor Dexter's comment that in most cases more than one family lives in the present homes in the project area, Folkers replied that apartments or multi-family housing then would probably be best for the area.

The HHFA representative was to have met with City Manager Robert H. Oldland, Director of Public Works John T. Kearns and Plan Director Edward Schippmann at 1 p.m.

The basis for their discussion was ways of financing the city's initial urban renewal project. At 2 p.m. Folkers was to meet with the city council and members of the advisory committee to discuss next steps in the urban renewal process.

extensive redevelopment in northeast Champaign.

N. P. Dotson Jr. of Chicago, intergroup relations adviser for the regional office of the Federal Housing Administration, offered this suggestion.

Members of the commission had noted that there is a lack of appreciation of the importance and purposes of zoning regulations in the area.

Prof. Robert O. Harvey, member of the Plan Commission, observed, "I may have the wrong impression but I do fear that many view the zoning code as a

not causing houseorders of the area on improvement programs and the value of restrictions such as zoning and building codes. Harvey said the presence of more than one residence on the same lot, encountered in numerous instances in the area, poses some problems.

Owners in many instances are willing to improve these houses but because the zoning ordinance bans such multi-house situations they cannot get building permits, he noted.

"This is quite serious," Harvey commented.

Dotson raised the question of "how great a concentration of one race are you going to get in one area?"

Chairman Donald E. Moyer of the Human Relations Commission said studies indicate that 8½ per cent of Champaign's population is Negro and that figure may have stabilized at that level.

The Negro population here, he added, seems to be "more concentrated" than in some communities.

Prof. Harvey said local lenders are willing to lend money for minority housing "but not on the same kind of standards and that doesn't help."

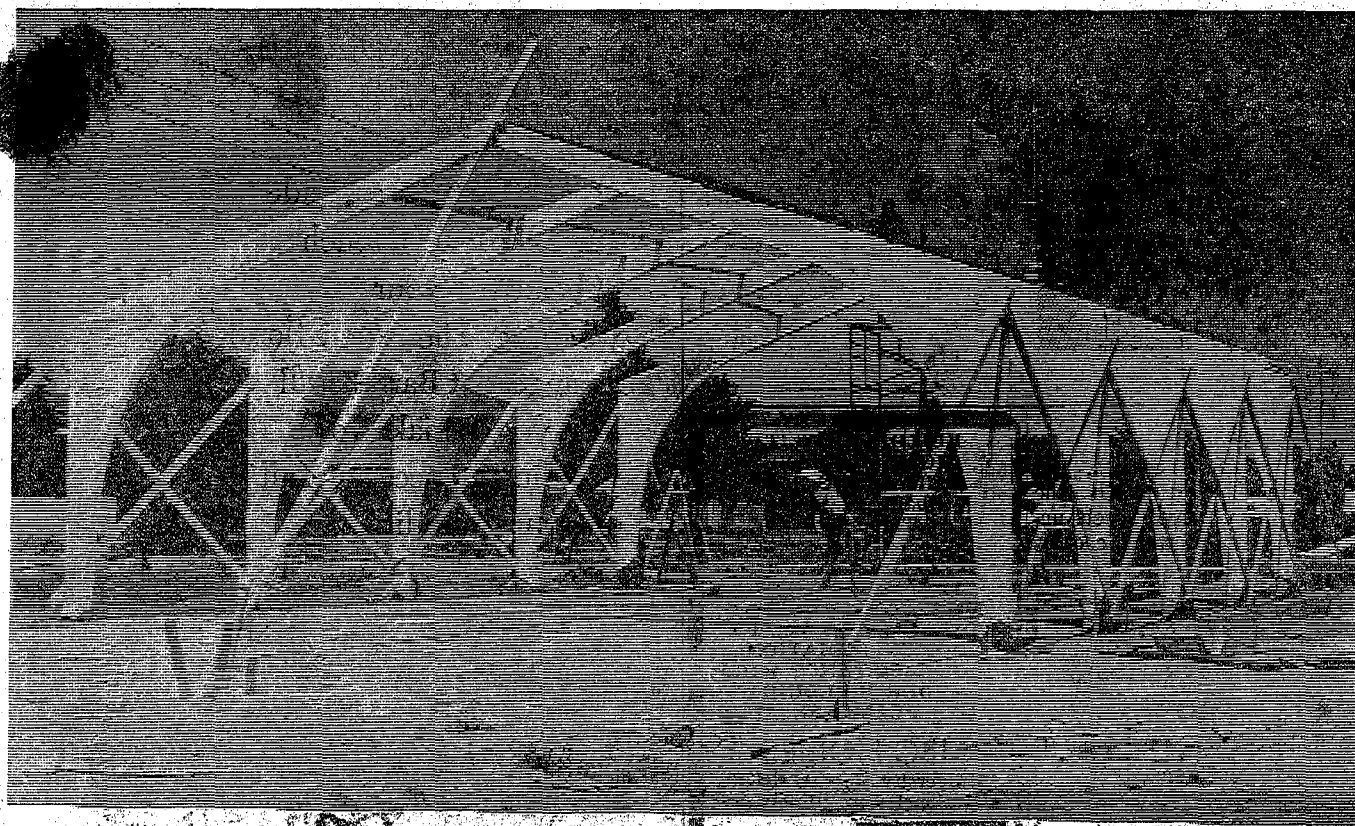
He added that the Plan Commission has done what it could to prevent "legalized encroachments" on residential properties in the northeast area.

The commission has been discouraged, however, he reported, by the feeling at public hearings that persons in the area had "not the slightest appreciation of what zoning and planning can do for them."

Dotson Tells of Strides Made in Racial Integration

While racial integration in public schools is a national issue, "there are many young people (of minority groups) who show no effects of inferiority feelings," a Chicago human relations expert said here Thursday.

N. P. Dotson Jr. spoke of the post-war strides racial integration has made in a question-answer session for representatives



NEW CHURCH
 The arches have been set for this new Church of the Living God under construction at 311 E. Bradley Ave., in Champaign. The site is in the urban renewal area of the city. Being built by Byrd Construction Co., the church will be an L-shaped brick structure. The congregation previously met at 801 N. Poplar St. in property sold under the urban renewal program.

\$20 million Champaign project

UR future up to federal officials

By Darlene Napady
 Of the Courier

A stack of blue loose-leaf notebooks were delivered to the Chicago regional office of the U.S. Department of Housing and Urban Development Friday.

Each contained a copy of a request for \$640,000 in federal funds to plan a second urban renewal project in Champaign.

The City Council approved the application Tuesday by a 5-2 vote, stressing that it did not necessarily mean the city would actually undertake more urban renewal work.

The fate of the application now lies with HUD officials, who are expected to give it

careful scrutiny, and, if they approve, offer the city a contract for a loan to pay for planning.

At this point the city council would have to give its consent once more by approving this planning contract, which then would go back to HUD for final approval.

If the planning contract is approved, the city could begin planning the project. The planning, it is estimated, would take 18 months.

At the end of this period HUD would draw up a contract for executing renewal work and offer it to the city.

If the council and, subsequently HUD, approved this

contract, renewal work could begin.

The application submitted Friday estimates that it will take five years and cost approximately \$20 million to carry out the project in the remaining 160 acres of Champaign's Northeast Neighborhood, labeled "Proposed Project Illini."

But according to a representative of Candeb - Fleisig, the planning firm that prepared the application, getting HUD approval for even the planning contract could take as long as two years.

Urban Renewal Director David Gensemer, however, remains optimistic that the application can be approved

by next fall, when results from the 1970 federal census will officially push Champaign's population past the 50,000 mark.

If it is not approved by then, it could present problems for Champaign because cities above 50,000 are required to pay one-third instead of one-fourth of total project costs.

This would add about \$1.4 million to the city's current estimated \$4.2 million share of the project, which would make the undertaking prohibitively expensive.

This would just about triple the city's cash contribution, currently estimated at \$700,000, with the remaining \$3.5 million in various non-cash credits.

Besides the threat of having to foot one-third instead of one-fourth of the bill, Champaign is faced with the task of convincing HUD that it should bend its guidelines so the proposed area would qualify as a university related project.

\$3.1 million
 At present, the city is counting on \$3.1 million from University of Illinois land purchases in recent years to make up the bulk of its non-cash contributions.

But to receive HUD credit for such university purchases, one-half of the project area must lie within a quarter-mile of the nearest principal building on campus.

Since this is not the case in the Northeast Champaign area, the city is hoping to convince HUD to increase this distance to nine - sixteenths of a mile.

Champaign may be in for one windfall, however. The compromise version of the 1969 Federal Housing Act contains a provision extending the period over which university purchases can be counted, from seven to eight years previous to HUD's approval of the execution contract.

This provision applies only
 (Please turn to Page 4)

Officials Inspect Development Sites

By BOB GESKE
 News-Gazette Staff Writer
 An all-day junket through housing developments in Indiana college towns may have brought members of the Champaign citizens advisory council and city officials closer to the choice of a development company to build the 4.5-acre urban renewal area.

City manager Warren Browning, Mayor Virgil Wikoff and councilman William Kuhne accompanied the council members on a tour of the National Homes plant and development site in Lafayette Wednesday morning.

They drove to Indianapolis to view a pair of development projects by A. Lippman and Associates. Lippman built the Hessel Manor complex in Champaign.

apartment development out of Champaign's price range, that amply displayed the variation and tastefulness of the Lippman projects. The complex blended trees, a lake and rustic wooden houses into an extremely desirable area with patios for each unit and ample green acreage for the youngsters. The effect was striking when compared with the rather stark and plastic look of the National project.

When the Champaign group moved from the apartment site at Indianapolis to the townhouse development similar to the type proposed for local use, the Lippman bubble did not burst. The lower rent townhouses were again tastefully designed with brick and wooden frames and laid out on the site in a pleasing and inviting scheme.

PAGE 22 Section 3

Seek Homes For Two UR Families

Champaign Urban Renewal Director David Gensemer has asked the Citizens Advisory Committee on Urban Renewal to assist his department in finding homes for two families now living in the Project I area of urban renewal.

Gensemer told the CAC that if housing for the two families was found soon, Champaign could be one of the few cities in the United States to close out the urban renewal project on its due date. He said in order to do this, however, the families must be

** PAGE 24 Section 3

Apply For Funds For UR Survey

By TOM SLOCUM
 News-Gazette Staff Writer
 After a short discussion Tuesday night, the Champaign City Council approved the application for \$640,000 in survey and planning funds for the proposed \$20 million Project II of urban renewal by a 5 to 2 vote.

Champaign Urban Renewal Director David Gensemer said he would deliver the application to the Chicago offices of the Department of Housing and Urban Development on Thursday to begin the long process of federal appraisal. Gensemer has estimated it could take as long as two to three years to get an answer to the city's application from HUD.

Mayor Virgil Wikoff, before voting in favor of the application, said the funds to survey and plan the proposed 156 acre

site would not commit the city to undertaking the actual program.

He said if the application is approved by HUD, the money will be used to finance an 18-month detailed study of the area. After the planning is completed, he said, the City Council will decide if it is feasible to execute the plan. The execution period for the proposed project has been estimated at three years.

Councilmen William Kuhne, Dwyer Murphy, M. G. Snyder and James Ransom joined Wikoff in approving the application. Kuhne said, "We have to keep in mind our present goal in an urban renewal program: To provide more and better housing for citizens of the City of Champaign."

Both Wikoff and Kuhne said, however, that their votes for the survey and planning funds did not mean they were totally in favor of the whole Project II.

★ ★ ★ ★
 CAC Opposes

Bar... to see a look at the work of the two companies we are considering for the project." It is not easy to decide from looking at blueprints.

His idea was not met with unanimous approval at the time but following the firm there were few members who did not feel that exposure to the actual developments was immensely helpful.

The nine-member group, including press and an architectural graduate student spent four hours with the prefabricating National developers. Mr. Lafayette and seemed fairly pleased with the townhouse developments and construction. They remained pleased until they viewed the apartment and townhouse developments put up by Lippman in Indianapolis. The talk quickly turned quite noticeably in favor of Lippman.

National Homes opened its tour with a movie explaining the 50th and Blackstone project in Chicago stressing the speed of construction and pleasure of persons housed in the area. The National developments are completely fabricated and are carried from the plant as 11x30-foot boxes complete with plumbing, wiring and all appliances installed. The boxes are then joined at the site on a prepared foundation. The amount of bedrooms per unit are determined by the amount of boxes joined in any unit.

'House Factory'

The group toured the National "house factory" and viewed entire dwelling units being constructed in the plant in shipment. Lunch followed the tour and the group then moved to a corner site at Lafayette where 12 units were set up for inspection. The group toured and examined a carpenter and air conditioned two bedroom unit that would sell for \$12,000, and another like the ones proposed in Champaign with a sale price to the inhabitant of \$10,500.

The National box units are similar to trailers with a set width of 11 feet 6 inches and the rigidity of box construction left little opportunity for imagination design or placement. The construction features seemed quite sound, but the metal texture of the walls left a feeling of coolness and what is to be a home.

The rigidity of National's construction technique became more apparent when the group viewed the Lippman projects which are not pre-fabricated but built on site.

The experienced salesman from Lippman first took the group to view a 40-acre

from a one-bedroom unit with a rent of \$55 per month to a two-bedroom unit priced at \$133 monthly. The units are finished with a carpet, a refrigerator, gas and electric, water and electric bills in the rent.

On Decision
The Lippman representative indicated that the company would be willing to engage in an all townhouse project in the area with a density of units and amount of bedroom units per unit to be decided by the city groups.

Management of the development would be done by the Lippman team while National has guaranteed to find a non-profit management group to take over in 100 months following construction.

The citizens advisory committee will now have to make a recommendation to the council on a developer before any city commitments can be made. Chairman John Barr indicated his group will meet early next week.

There are many options open to the committee, ranging from asking Lippman to redesign an entire townhouse area land plan for Champaign, to resubmitting a call for revised plans for all four submitting developers.

Commission member Roscoe Tinsley said he was pleased with

the Lippman project and indicated he felt any resubmission for other developers would "be only putting the matter off until later."

Urban renewal director David Gensemer told Lippman he would be in touch with them by telephone in the near future. It will now be up to the city to decide how many units it wants on the site. The amount of land will be put into planning for trees and shrubs and to decide how many one, two, three or four bedrooms will need in the local area. Lippman will design according to the local mix ratio.

Gensemer added that National Homes is not out of consideration for the development, especially if its proposed costs are significantly lower.

"We should then definitely consider them," he said, "and see if it will be possible to provide some truly low cost housing. We are now dealing in middle-income housing and could expand our goals."

The group returned to Champaign about 6 p.m.

the developer before way is. Gensemer said there are now four families left in the Project I area but said one of these families will be moving to public housing soon and a second should be relocated in the near future. Mr. and Mrs. Harold Edwards, a deaf and dumb couple, have indicated they will relocate without going to court to fight the move. The CAC has been trying for several months to find the Edwards' a home they could agree to live in.

Gensemer, however, said the two remaining families present a "serious problem." He said both are very large families with many children, and any new housing for them would have to be large enough to accommodate all the members.

The CAC said they would contact people in the community to see if anyone could help relocate

the families. The CAC has assisted in the past in finding houses for difficult cases and said they hope to have an answer to the problem in a few weeks.

UR Acreage

The Champaign Citizens Advisory Council on Urban Renewal said Tuesday it would not recommend adding 43 acres of land south of University Avenue to the area to be planned for the proposed Project II of urban renewal.

The CAC acted Tuesday afternoon. The Council passed the application for survey and planning funds for the original Project II area, bounded by the Illinois Central tracks, the south boundary of Project I, Wright Street and University Ave. at its meeting Tuesday night.

The request to extend Project II beyond the original 156 acres was made by the University of Illinois on an unofficial basis. The 43 acres in the request was bounded roughly by Wright and Fourth streets and Springfield and University avenues.

Not Justified
The CAC rejected the inclusion of the 43 acres because it said there was no adequate justification for the increase, the added cost would be too much for the city to afford, and the urban renewal staff could not handle the added work load under the present time schedule.

The CAC said the failure of the University indicate its plans for the area made it difficult to justify the inclusion of the land. Members said they did not want to hurt the original application's chances for approval by adding an area of questionable need.

The CAC said the situation may change if the University shows definite plans to expand in the area in the comprehensive 10-year plan expected to be released in January. It said a separate project could be started in the area if it was known the University plans to expand in that direction.

Increase Cost

Champaign Urban Renewal Director David Gensemer said the added area would increase the cost of Project II by \$2.2 million. The city, he said, would have to pay approximately \$250,000 of this added expense. He said the added area would increase costs while not increasing revenues to pay for the costs.

Gensemer said the added cost could not be covered under the present plans to finance urban renewal through receipts from the utility tax.

Gensemer also said the area would increase the work load on his nine-man staff by almost one-third. He said, "I can see no way of doing this at the present time."

He said if the execution period of Project II were lengthened from three to five years, the work could be done. The present schedule calls for a three year execution period.

voting against... Johnston said, "This is just the first step to be followed by many more. People are going to be very sorry." He said he knew of two private firms that have plans to possibly develop the area, and said he was in favor of solving the housing shortage through the private enterprise system.

Pope labeled the federal urban renewal system as a "national disgrace" marked by "tyranny, suffering and failure." He said the plans for another program in Champaign would bury the city "irrevocably" in the federal bureaucracy.

Pope also said he could see no reason why people in other states should have to pay federal taxes to pay for planning an urban renewal program in Champaign.

In other urban renewal business, the Council authorized the sale of 10 lots in the Project I area to Community Homes for redevelopment, approved an ordinance vacating a portion of N. Fifth Street at E. Bradley, and authorized the sale of a narrow strip of unusable land in the Project I area to the owner of land abutting the strip.

Suggests Relocation Nearer To Old Homes

By JOHN PIERSON
Special To The News-Gazette

WASHINGTON—Suppose you hadn't made one friend in five years. Then you'd know what it's like to a slum dweller who's been relocated far away from his broken-down old home.

That's the key conclusion of a study made of 98 poor families five years after they were kicked out of their homes in southwest Washington, D.C., to make way for urban renewal. The study was done by Daniel Thursz, a professor at the University of Maryland school of social work.

Says Thursz: When slums are torn down, the people who lived there should be given new homes on or near the site of their old homes. They should not be scattered to the four winds.

Otherwise, they will be very unhappy. Their world will be wrenched apart so hard as to leave them demoralized and easy prey for a host of social ills.

Probably 1 million Americans have been uprooted by the renewal bulldozer and relocated elsewhere, either with or without government assistance.

But powerful forces are opposed to the idea of letting poor families remain in their old neighborhoods once slums are cleared. Many supporters of urban renewal see it as a way of creating attractive neigh-

borhoods to lure middle and upper class people who otherwise would flee to the suburbs.

Rich people have fancier houses than poor people and pay more taxes. So the case for getting rid of the poor is hard to resist.

But if Thursz is right, maybe it should be resisted. His investigation revealed a poignant fact.

"No matter how dirty, inadequate, and unsanitary the old southwest was, it was also h-o-m-e for families that had been there for a long time." Most of them had resided in Washington at least 10 years.

"One should not romanticize the life of the slum dweller," Thursz says. The people he interviewed "wanted things changed."

But except for a few who moved into a nearby public housing project, most of the uprooted families were dispersed into neighborhoods far from the old southwest.

"For many, the loss was deep and continues to be felt," says Thursz.

"They have not readjusted, and one-fourth of the respondents have not made a single friend since leaving the old southwest."

The people resent this. Said one: "You should not ask people to leave the neighborhood in which they were born and

By Rev. Bishop:

Urban Renewal Plan Attacked

Objections to Champaign's urban renewal plan were voiced Monday by the Rev. A. W. Bishop, pastor of St. Luke's CME Church.

"I am not opposed to new homes, recreational centers, beautiful communities," Bishop said. "I am opposed to the present plans of urban renewal for the following reasons."

Among the major assertions listed by Bishop are:

—It is being implemented without adequate participation of the people directly involved.

—It is self containing and will produce a new ghetto.

—It has no regard for human rights or property rights, and brings unnecessary debt and worry to the citizens.

—Bishop is opposed to federal funds being used "to do a job that can be done locally."

—There should be a public referendum on the issue, as renewal "is being forced upon the people without their consent."

—It takes a poor man's property and gives it to the already rich.

—There is no open occupancy policy among local realtors and "the Negro would not get a fair deal."

—Retired and semi-retired persons will be hurt most, as their retirement pay will be inadequate to meet the additional expenses created by loss of their own homes.

—Urban renewal will eventually lengthen the welfare lists, since payment for their property will not likely cover the costs of new homes.

—"This will send crime and delinquency skyrocketing. . . as jealousy increases among teenagers who have been deprived of the little security they did have. . . and adults become frustrated to the breaking point."

—Urban renewal will counteract the war on poverty by adding to the problems of the poverty stricken.

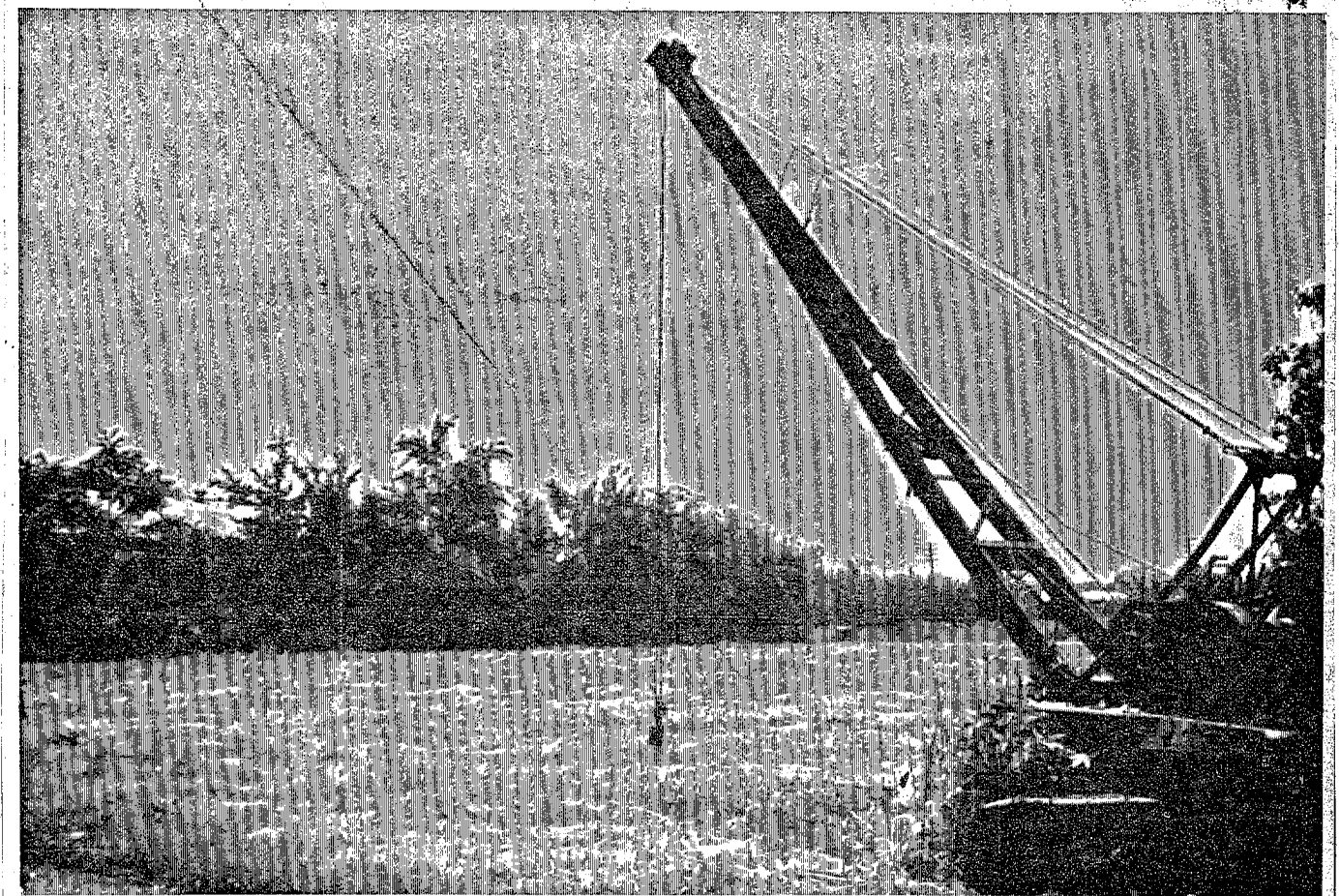
Bishop said, "Better jobs with better salaries is the answer, not urban renewal. When people have better salaries they will eliminate the blight themselves."

Coordinated City Program Is Suggested

A coordinated community-improvement program to be financed entirely by local funds was suggested by the Rev. A. W. Bishop Monday as an alternative to urban renewal.

The project would be directed by a non-profit corporation with the assistance of the city government.

Bishop suggests that the corporation raise funds by accepting tax-deductible contributions from businessmen, who would then become supervisors with a full vote. This money would be supplemented by use of the city utility tax income now set aside for urban renewal purposes.



VACANT LOT

The City of Champaign urban renewal department will offer \$21,500 for this vacant lot on North Poplar Street in the Project 1 area. W. C. Noel is listed as trustee for the tract. No owner is listed. One appraisal of the 52,272-square-foot lot was \$23,500 and the other \$21,500.

Delivered on R.F.D. Routes July 7, 1967

4 Urban Renewal Measures Okayed

By Hal Alexander

Four separate urban renewal measures passed the Champaign City Council Wednesday night, despite expected opposition.

In spite of the setback, Councilman Robert Pope declared that though he "had lost this

measure, saying that he remembered when the council had voted for urban renewal and members voting in favor had said if there were some alternative, they would take it. Kuhne replied that the funds

gained through Johnston's suggestion would not make it possible to carry out the program. "This does not offer a solution or an alternative," Kuhne said.

Somers asked David Gensemer, director of the urban renewal program, if the decision to locate all 60 public housing units



Renewal at No Cost

the renewal project. The credits could then be used to pay the city's share of a subsequent renewal project — either in downtown Champaign or a further project in the North-east Neighborhood.

Credits would be received not only for new university investment in the project area, but also for investments made there within seven years before the undertaking of the renewal project.

University officials estimate

million, the city's share would be \$800,000.

\$2 Million for City

This would leave almost \$2 million in credits to cover the city's share of a downtown renewal project, total cost of which might approach \$7.6 million by some preliminary estimates.

(Net cost of the city's present urban renewal project in the Project 1 area is estimated at something over \$3 million. The

Barr said many downtown businessmen are highly enthusiastic about the possibility of financing a downtown renewal program in this manner.

Details of what might be included in either the campus or downtown renewal projects obviously have not been worked out as yet.

"But Champaign is in the excellent and unusual position of having these many 'credits' at its disposal due to the university's presence here," Barr said. "These credits represent an opportunity that the citizens surely won't want to get away from them."

Joint Renewal Project:

Benefits to City, U.I. Explained

By David Witke

Preliminary study of the possibility of a joint city-university urban renewal project near campus shows a number of apparent benefits for both the city and the university.

Champaign officials have tabulated the following possible advantages to the city:

- Rehabilitation of a portion of southeast Champaign which preliminary surveys have indicated is about 64 per cent deteriorated or deteriorating.
- The city's street improvement program in the area could

be expedited. It also is possible that the city might receive credit of about \$200,000 for the planned resurfacing of S. 6th Street, which was approved as part of the recent street improvement referendum. This would reduce the city's bond requirements and reduce the interest cost.

—Land use reform could be carried out in the area, which currently contains many mixed uses.

Pay City's Share

—"Credits" received for university investment in the area could pay the city's share of this project and still pay the city's share of a possible downtown renewal program as well. In other words, the projects would cost the city nothing.

—Needed improvements in utility lines, sewers, storm sewers and other public facilities could be made throughout the areas involved much sooner than would otherwise be economically possible, and at a savings.

Possible advantages to the university appear to be:

- The university would be able to obtain much-needed land, probably at considerable savings in purchase price, thus reducing its requests to the legislature.
- A university master plan for development could be prepared in conjunction with the project, with the assistance of the planning studies resulting from the project.
- Desired campus expansion to the west could be expedited by the acquisition of land made available through the renewal project.

Possible Project Area

The area that might be involved in a campus area renewal project, Browning said, "is generally the portion of southeast Champaign bounded by Springfield Avenue on the north, Chalmers on the south, Wright Street on the east and 4th Street on the west — but it certainly isn't tied down to those exact boundaries."

According to a preliminary survey of the area, about 64 per cent of the approximately 276 structures in the proposed area are either substandard or deteriorating. This more than meets the requirements for federal assistance through urban renewal.

The renewal program for the portions of the neighborhood not acquired by the university likely would be oriented toward rehabilitation and conservation.

Housing Board Post:

Oscar Steer Is Re-elected

Oscar Steer was re-elected chairman of the Champaign County Housing Authority at the authority's board meeting Wednesday.

Harold Sloan was re-elected secretary-treasurer and also re-appointed director of the authority.

Glynn White was elected vice chairman.

The authority also accepted the resignation of William Skelton, former Champaign councilman who moved out of the county. The authority does not have the power to appoint a member to take Skelton's place.

The board of supervisors will handle this appointment at its next meeting in September.

—Contractors and city inspectors would determine what each house needs to bring it to city standards, and make cost estimates. The city and the corporation would then make home - improvement loans at the 3 per cent interest rate that the federal government offers for some urban renewal programs.

Repair or Replace

—Or, he suggests, the city could repair the house and have the property owner repay the amount in installments, as street paving projects and other local improvements are paid for.

—If a home cannot be brought up to standard, then the city or other persons could buy the property. The purchase price (plus corporation funds, presumably) would be used to place the family in a standard home, to which they would have title if they had originally owned their home.

—Strict enforcement of the housing code would detect any subsequent deteriorating home before it reached the unrepairable stage. The corporation and plan could operate continuously, thus avoiding the need of ever undertaking another major renewal program, Bishop said.

One advantage of his plan, Bishop feels, is that it would be applicable to the entire city and not just to the North End.

Bishop suggested that local supply companies provide material for the project at a minimum of profit, to keep costs down.

"I know this is not a flawless program," Bishop said. "But it is at least a start."

ducted at Mt. Olive Cemetery, Mayview, by the Rev. Henry A. Foss. The time is to be arranged. Renner Funeral Home is in charge locally.

The son of T. J. and Carrie Woodin, he was born Dec. 30, 1882, at St. Joseph. He was married to Grace Mast in 1907 in Urbana. She preceded him in death.

Mr. Woodin was a civil engineer. He leaves one daughter, Mrs. James H. McIntyre, Champaign, N. Y.; one grandchild and two great-grandchildren.

relations Commission to be allowed to hold meetings on call of the chairman rather than on a set monthly date.

Mayor Virgil Wikoff said the action was postponed to give the council an opportunity to meet with the commission. Action on the request is expected at the next council meeting July 18.

Proposes Alternative

Councilman Johnston proposed an alternative to the present urban renewal plan, asking that the quarter cent increase in sales tax allowed the city by the General Assembly be used to inaugurate an urban renewal program without federal funds.

Johnston suggested that the \$100,000 gained for urban renewal from the utility tax and the \$300,000 or more which would be gained from the sales tax could adequately finance a local urban renewal program.

Wikoff replied that there were "a couple of bills now before the governor which would commit most of the sales tax funds."

Though he did not say so specifically, Wikoff was referring to a bill to increase firemen and policemen's salaries which would cost the city a minimum of \$100,000 a year.

Pope echoed Johnston's senti-

mentations Commission to be allowed to hold meetings on call of the chairman rather than on a set monthly date.

Mayor Virgil Wikoff said the action was postponed to give the council an opportunity to meet with the commission. Action on the request is expected at the next council meeting July 18.

Sees Conflict

Pope in his summation decried the fact that the day before the council meeting (July 4) the community had celebrated Independence Day, which he said did not "jell" with the council's decision to continue urban renewal.

"Before this meeting we said the pledge of allegiance, pledging liberty and justice for all. What we are about to vote will mean liberty and justice for no one," he said.

Other measures approved for urban renewal included authorization for engineering studies in the project area, authorization for further appraisals of property there and approval for purchase of temporary federal loan notes for approximately \$900,000. The latter would be used to begin the property acquisition in the area.

Councilman Seely Johnston abstained from the vote approving those members and Councilman Robert Pope voted against. Pope said he had "deep reservations" about the commission, and said he must vote against the appointments.

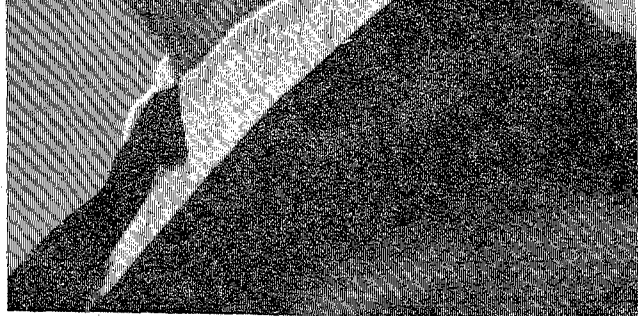
CofC Doesn't Own UR Land

The Champaign Chamber of Commerce released the following statement Monday concerning property in the urban renewal area:

"The Champaign Chamber of Commerce wishes to clearly state that it does not own the property described in the Sunday edition of the Champaign-Urbana Courier as being proposed for sale by the Chamber to the Urban Renewal Program.

"Contrary to what the Urban Renewal Department's records may show, the Chamber of Commerce has absolutely no legal or economic interest in that property. In August, 1966, Standard Brands, Inc., exercised its option to purchase this land on which they had built their processing plant, pursuant to its original lease made many years ago."

David Gensemer, director of the urban renewal, confirmed this Monday. The records which were available, however, had listed the Chamber of Commerce as the owner, and had not indicated the transfer of property.



Somers Abstains on Urban Renewal Vote

Council Holds Up UR Funds Request

By HAL ALEXANDER
News-Gazette Staff Writer

Something that appears to be more than a procedural snarl has left Champaign's Urban Renewal Department operating on a shoestring.

According to Urban Renewal Director David Gensemer, the department is "running out of money—we are almost bone dry."

Gensemer submitted a memo dated May 31 requesting the city council authorize \$225,000 for the department which plans to begin land acquisition in the project 1 area July 1. It has apparently been refused.

City Manager Warren Browning said Tuesday he had issued a memo to the city clerk earlier that day directing him to turn over \$10,000 to the urban renewal department. "They have to have money to operate," Browning said.

More Knowledge

The city manager said he believed the council wanted more documentation on how the funds be used.

The council wants to know it for and when,"

Gensemer refused further comment on the problem Tuesday, saying only the city signed a contract to provide funds for the program.

Browning said, however, contract signed by the city specified no particular times of payment for urban renewal funds. He said the city could conceivably wait three years before turning over the funds. "I won't do this, of course," he added.

Close Controls

Browning said the members of the city council felt strong about exercising the closest possible control over the project.

Mayor Virgil Wikoff echoed the city manager's statement to some extent. "There was question of whether they would get it," the mayor said. "I wanted to wait until we knew what it (the funds) is good for."

Wikoff strongly hinted there was some question as to whether the funds should be used in such large amounts. The council may prefer to parcel the funds out more slowly and in smaller amounts but Wikoff said the council had taken no official or unofficial action.

'Only solution' to housing shortage

More renewal work needed: Browning

By L. H. Alexander
Of The Courier

City Manager Warren Browning has recommended that the Champaign City Council authorize more urban renewal work in the city to help ease the shortage of low-income housing.

In a six-page memorandum received Friday by the seven council members, Browning termed the city's first urban renewal project a success.

"I believe any unbiased, rational examination of Project I will indicate it is meeting the goals set for it within the approved cost," he wrote.

"I would, therefore, urge the council to consider the future of urban renewal on the basis of other arguments for and against such a project, not on the basis of whether or not Project I is going to be a suc-

cess." Browning continued that as a city official, he accepts the premises that housing for the lower income citizens of Champaign is inadequate, and if you accept the fact that this inadequacy is a city problem, then you have a responsibility to address yourself to the problem and to try to provide a solution.

Only solution
"If the council agrees that we have a problem and an obligation to try to solve the problem, I frankly know of no solution other than a continuation of urban renewal."

Despite the fact he believes the city alone "could carry out such a (urban renewal) program "and could do a "faster and better job," Browning said the costs of a city-controlled program would be prohibitive.

It would require at least a doubling of expenditures of city funds. "I don't believe the council is ready to pay such a price in order to obtain its independence from Washington," Browning said.

Browning also stated several objections to real-estate assisted urban renewal. These include such things as interminable red tape, acceptance of detailed rules and regulations from the federal government and all of the connotations that go with such acceptance and the hardship which may be worked on property owners in isolated instances.

Browning said, however, that these "hardship cases" would be few in number.

The city manager vigorously defended the success of the first urban renewal project.

Almost all acquisition of property, relocation of families and individuals, and rehabilitation of houses not cleared have been completed, he said. The project is not scheduled to be totally completed until May 1970.

The only remaining crucial step, Browning said, is the resale of the property. Neither empty lots nor expensive housing will answer the need for low cost housing, he said.

But he pointed out that all ready 81.5 per cent of the land to be sold in the Project I area has been either sold or committed for sale.

The uncommitted parcels are 21 single-family lots, four duplex lots and one site zoned for neighborhood business.

"The urban renewal department advises me there is an intense interest in the remaining

residential lots and no reason to believe they will not be developed," Browning said.

On the basis of current commitments, the city can care for 116-unit housing development by Lippman and Associates, a 72-unit development by North Mt. Olive Manor and 40 units of public housing by the County Housing Authority to be built in the first project area.

In addition, the housing authority is committed to build 60 units of public housing outside the project area in conjunction with the urban renewal project.

Browning said that if the remaining 18.5 per cent of the property as yet unsold is developed as planned, there eventually will be 337 new dwelling units built in conjunction with the project.

About 135 dwelling units were demolished in the urban renewal project.

Browning also pointed out that all housing in the area will be standard housing priced for low and moderate-income families.

"Project I is going to be successful in that it has relocated many families from substandard housing into standard housing, will make available low to moderate income housing which would not be otherwise available; has made available low-interest loans and grants for rehabilitation of homes and has provided improved public facilities such as better streets, sidewalks, street lighting, storm sewers and parks, in an area of the city previously deficient in such public improvements," Browning said.

To solve urban problems

Development department suggested

Creation of a city department of urban development was suggested Friday to the city council by Champaign City Manager Warren Browning as an alternative to more urban renewal work.

In a memorandum to the council, Browning recommended that further urban renewal work be undertaken.

But he said that if the council decided not to expand urban renewal work, the new city department would be necessary to cope with local housing prob-

lems. Part of the suggested alternative was a city takeover of ownership and management of county public housing within the city limits.

This was suggested previously by former Councilman Paul Somers, but the rest of the council rejected the idea after federal officials said construction of 120 units of public housing would be further delayed by such a move.

The department suggested by Browning would include the ex-

isting building inspection department with the addition of two more housing inspectors, a zoning enforcement officer and an environmental control officer.

The additional inspectors would "beef up the housing code enforcement program," Browning said.

The establishment of a department of urban development would require a budget of \$60,000 to \$75,000 per year in addition to the present costs of the building inspection department, Browning said.

Says UR Chance For Black Worker

By BOB GESKE
News-Gazette Staff Writer

The inside track after the committee visited a project in Indiana but Creative Builders is in a position to do more than just furnish housing in this city," said John Barr Tuesday.

"We have a large construction project that could be used to establish blacks in the construction business and, hopefully, even be used as a wedge to break them into the trade unions that have to date been uninterested."

Barr was speaking during a Tuesday meeting of the city's urban renewal advisory committee. The purpose of the meeting was to work on the selection of a developer for the Phase I area. A. Lippman and Associates of Indianapolis, had

the inside track after the committee visited a project in Indiana but Creative Builders is in a position to do more than just furnish housing in this city," said John Barr Tuesday.

"We have a large construction project that could be used to establish blacks in the construction business and, hopefully, even be used as a wedge to break them into the trade unions that have to date been uninterested."

Barr was speaking during a Tuesday meeting of the city's urban renewal advisory committee. The purpose of the meeting was to work on the selection of a developer for the Phase I area. A. Lippman and Associates of Indianapolis, had

read the letter to the committee and said that while the content of the letter was admirable, the specifics were lacking and the letter actually gave no indication of methods of achieving the goals.

Creative Non-union
Creative is a non-union contractor and would have little problem hiring personnel from the neighborhood in construction while Lippman could have trouble with the union in hiring black labor and tradesmen.

Barr suggested that hiring policy of the companies should play a large part in the committee's developer recommendations to the city council.

"I also suggest that we set up a meeting with local union leaders to discuss working with them on getting black people involved," Barr said.

Offutt had little enthusiasm for the idea because he said the unions have been "consistently blatant" in non-compliance with equal opportunity hiring and he didn't think "another case" of high-level verbalizing would do much good.

"These good intentions have to be followed by action," Offutt said, "because the black community is becoming a little suspicious of endless meetings that seem to end up only in more intellectualizing and no action."

Bad Results
Committee member Harry

CAC Findings On UR Are Received

The Champaign City Council's Advisory Committee on Urban Renewal, which has been studying the feasibility of continued local projects, submitted a recommendation based on their findings to the city council for study Tuesday evening.

The statement says it is the belief of a majority of the committee that urban renewal continuation is desirable, but says that the new Neighborhood Development Program should be used in place of the present project method.

"This requires annual submissions and projections two to three years in advance," the recommendation reads, "but permits simultaneous planning and execution in several areas."

The committee recommended

UR Proposal Is Accepted

that the council authorize the urban renewal department to prepare for a project with the first year area bounded by Project I on the north, the IC tracks on the west, the east-west alley south of Washington on the south, and by Fifth Street on the east.

The committee notes that the program requires a planning section for second year activities, and recommends that the application include a second year plan for a project with the University north of Illinois Field on the north, as Washington on the south, and by the IC tracks on the west, and by the alley south of Washington on the east.

It recommends an additional housing inspector be added to the staff and the city begin as rigorous an inspection program as is possible under law. It

FHA Pleased; Hopeful Sign For Renewal

By BOB GESKE
News-Gazette Staff Writer

The Springfield FHA office was pleased with Lippman's site plans for middle-income housing in Champaign, Tuesday," said Champaign Urban Renewal Director David Gensemer, "and they gave us every indication that the building will move smoothly and quickly."

Gensemer and three representatives of Indiana-based A. Lippman Associates went to the Springfield FHA office Tuesday afternoon following a morning meeting in which city officials tentatively approved the site and housing plans for 116 units of apartments and townhouses to be built on the Project I area site.

"Members of the FHA technical staffs went over the plans there," Gensemer said, "and they appeared pleased with all aspects of construction. They were especially impressed with

business session in 20 minutes Tuesday evening with only one dissenting vote, and that from Councilman Robert Pope on resolution pertaining to urban renewal.

The Citizen's Advisory Committee on Urban Renewal submitted its recommendation for continuance of urban renewal to the council for study Tuesday evening. The council took no action Tuesday on the recommendation and only voted to accept the recommendation for study.

Pope, an outspoken and consistent critic of urban renewal, said he didn't even want to see the recommendation, and voted against council acceptance.

"I don't think the program we have now is far enough along to warrant any type of further study," Pope said.

The council accepted the recommendation, 6 - 1, and a study session has been set for 7:30 p.m. Wednesday, June 11, to further discuss and study the recommendation.

The council voted to award a \$59,958.68 contract to Whetzel Construction for site and rough grading work in the urban renewal area on Eureka Street from Fifth Street east to the city limits.

The council also voted to award a \$55,591.40 contract to Champaign Signal and Lighting for installation of street lights on Fourth Street in the urban renewal area. The lights will be mounted on 30 foot high poles, some five feet higher than the general lighting in the area.

The council also gave final approval for the land swap with Robeson's for construction of the downtown motel, a awarded \$67,834.25 in street maintenance contracts to University Asphalt, annexed a piece of Illinois Power Company and in southwest Champaign, and authorized the City manager to advertise for bids on 1,400 feet of fire hose.

The council also authorized the city manager to enter into negotiations with the University of Illinois for initiation of a local improvement program to provide street lighting for Gregory Drive from Fourth Street west to Oak. The University has agreed to pay 83 1/3 per cent of the construction, engineering and legal costs for the project, as the lights will go along the men's residence halls.

Councilman Seely Johnston also offered the suggestion that the council offer commendation, in the form of a resolution, to the Champaign Fire and Police Departments and to the Sheriff's Department and the State Police for their "wonderful work during the week of disturbances in Champaign."

Johnston noted the 100 per cent effort of all involved and commended them for self-control during the period of duress.

The resolution motion passed.

At least two councilmen have already expressed their dislike of further urban renewal, but councilmen Robert Pope and Seely Johnston have always fought urban renewal in Champaign with little effect on the outcome.

The Lippman plan calls for 116 units to be built in the Project I area, consisting of 60 apartment units and 56 units of townhouses. The apartment units will be one and two bedroom units while the townhouse units will accommodate three and four bedroom units. It is felt that townhouse units will allow for personal ownership for persons with large families.

The final plans called for only 116 units of housing on the 4.5 acre site. Lippman to purchase extra three lots in the area to furnish an extra 24 units of apartment housing and expansion of parking facilities. Twelve of the units are one bedroom and 12 are two bedroom units. The units also make the project more financially feasible.

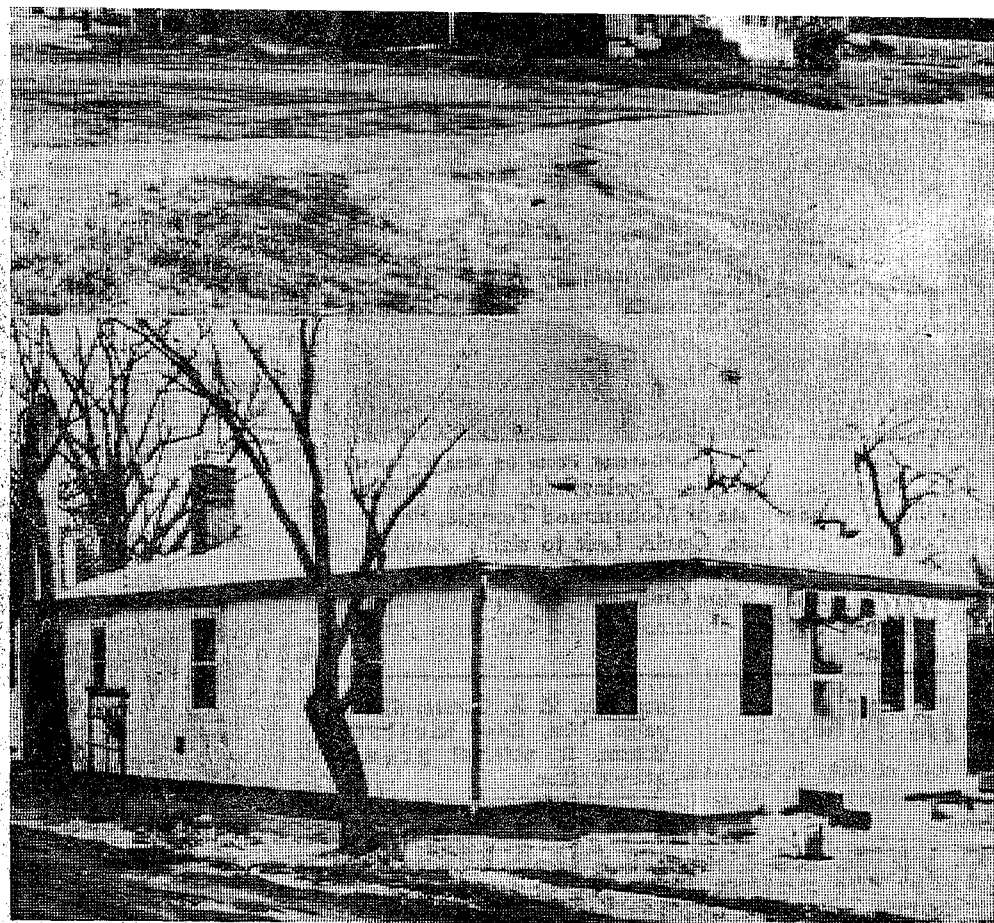
The extra three lots are located in the southeast corner of where extended E. Eureka Street joins North Third in the traffic loop.

In addition to the 116 units, the construction plans call for a 40 x 40 common building centered in the project with facilities for maintenance, supply and equipment storage. The Lippman firm will handle management and maintenance of the entire project after construction.

The exact details of exterior finishing are not set, but the company plans a combination of masonry and wood surfacing. The first floor of the apartment houses will likely be bonded brick, flagstone or stucco facing, with the second or third floors on any building consisting of treated wood facing.

The final plans will still have to be presented to the Citizen's Advisory Committee on Urban Renewal for recommendation to the council. The council has the final say on approval of the plans, and will be responsible for sale of the land to Lippman when all details have been arranged.

Most members of the council have expressed a desire to see construction begin on the vacant urban renewal lots as soon as possible, and little or no opposition is expected on the plan.



UPGRADES NEIGHBORHOOD. The before and after renovation illustrate a change in the neighborhood. Clifford Caldwell homesite, 1006 N. Sixth, C. earned a certificate of merit for preserving the trees surrounding his home. The owner was commended for preserving the trees surrounding his home.

more meetings but added "we must keep the communication going if we are ever going to make inroads. All the pressure in the past has had to have made some effect on the unions," he said, "and we might be able to crack the barrier now."

"I don't know why we can do it now," Offutt said, "when it's always been futile before."

John Petry said it might be better policy for the committee to assess the bargaining power of the city and tell the developers and unions what they want rather than ask them.

"Let's find out how strong a position we are in," he said, "and see if we can't make company participation contingent on what we would like to do."

Plenty Available
Offutt guaranteed that if the committee could make any inroads with either the developers or unions, he could furnish all the black craftsmen they needed.

"There are enough black craftsmen in the north end," he said, "to build a project from the foundations to the finishing."

The committee is bent with deciding between Creative and Lippman. They have already visited Lippman's development and have scheduled a trip for early next week to view a Creative project in Canton. They should then be ready to make a recommendation to the council for a developer.

Urban Renewal Director David G. Miller said no matter who is selected for development, the problems would have to be worked out. He says he thinks the developer should be selected on their buildings only because an adequate solution can probably be found with either company.

Creative used factory constructed, prefabricated "boxes" in development while Lippman uses on the site "stick" construction methods.

Champaign Councilmen Disclose Renewal Prices

By Hal Alexander
Previously confidential prices paid for houses in the urban renewal Project 1 area were made public Saturday by Champaign city council-

A trio charged the prices for the program is wasteful. This, however, is denied by city officials who say the prices are based on two independent appraisals made by professionals.

Councilmen Seely Johnston, Bert P. Pope and Paul Somers — who have opposed all urban renewal efforts — believe prices to be much too high. They also believe their decision to make the prices public will help their attempt to kill the urban renewal project.

The appraisal prices and purchase procedures had until Saturday been known only to city councilmen and members of the staff involved in the urban renewal program.

Vote on Guidelines
Another squabble between proponents and opponents was kicked off by the revealing of

With One Exception:

Dual Estimates Almost Parallel

Urban renewal director David Gensemer has requested almost \$77,000 for the operation of his office during the first three months of active land acquisition.

Gensemer said Saturday his office planned to start buying property in the urban renewal Project 1 area during the last week in July.

Gensemer indicated \$560,295 would be needed during the first 30 days, \$516,560 during the second 30 days and \$100,520 during

the acquisition procedures, with the opponents claiming the city council had set no guidelines for price offers on renter-occupied housing.

Urban renewal Director David Gensemer and City Manager Warren Browning both denied this charge, saying that such a procedure had been set in a study session at which all members were present.

Somers, who made the charge, said he had offered a plan for price offers on rental occupied housing, but that it had received no support.

Gensemer said Saturday the procedure for the purchase of renter-occupied property was to offer the lower of the two appraisal prices plus 10 percent, unless that figure exceeded the higher of the two appraisals, in which case the higher appraisal would be offered.

Somers Plan
Somers replied that this was the plan he had offered but to his knowledge no decision had ever been reached on the subject. "I've attended every meeting and study session," he said, "and this is the first time ever

lot with two structures will be purchased for \$8,100, the higher of two appraisals. The lower was \$8,000.

Seven Scheduled

There are seven pieces of residential property scheduled for acquisition during the first 30 days at a total cost of \$65,000.

A 6,991-square-foot lot owned by John Butts will bring \$11,500, the maximum appraisal price. The lower appraisal was \$10,600.

I've ever heard that this was our adopted policy."

Gensemer said for owner-occupied dwellings, which comprise 80 per cent of the structures to be acquired, the city would offer the higher of the two appraisals.

The opponents of urban renewal charge that if the waste were removed from the program it could be financed locally under a different plan.

Johnston proposed at the Wednesday night city council meet-

Other Urbana renewal photos on pages 4, 5, 6, 13 and 14.

ing that the \$300,000 in revenue from the optional quarter-cent sales tax increase expected to be voted at the next council meeting, be used to conduct an urban renewal program without utilizing federal funds.

To the sales tax revenue, he would add some \$100,000 a year in utility tax funds earmarked for urban renewal.

Proponents of the urban renewal program argue that the project can not be carried out with less than the \$3 million plus planned, and say there would not be enough revenue available locally even with the sales tax.

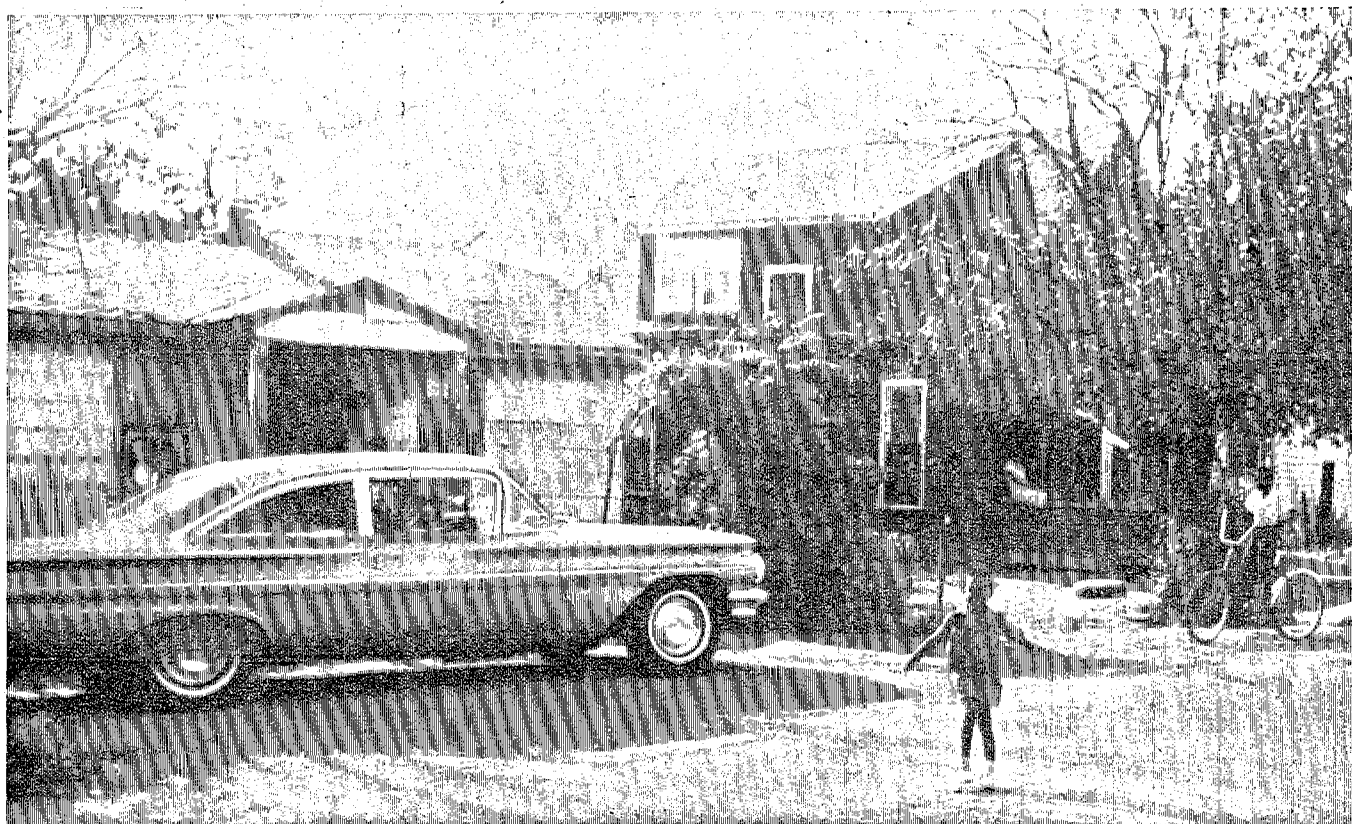
Officials Worried

Some city officials speculated disclosure of the prices to be paid would lead to dissatisfaction of property owners who would compare their prices to other houses.

Pope declared, in making the prices public, that each citizen of the city should have the right to see how much of his tax money was to be paid to for each structure acquired by the city.

Somers charged that in three months the City of Champaign would be the "biggest slum landlord in downstate Illinois."

Gensemer rebutted these charges Saturday, saying the prices were arrived at by "two independent, professional ap-



HENSON PROPERTY

These two houses owned by C. T. Henson represent the widest spread between independent appraisals of any prop-

erty to be acquired in the first 90 days of the urban renewal acquisition program. One appraisal from a St. Louis firm

set the value at \$6,500 but the appraisal of J. Lloyd Brown of Urbana set the value at

\$16,000. The city will offer \$14,000 for the property which is located on North Ash Street.

3 Champaign

(Continued From Page 3)

500 and \$7,800. Mrs. Tressa Easley is listed as owner.

Another 5,808-square-foot lot owned by Romeo Green will bring \$9,800, the highest appraisal. The other appraisal was \$9,600.

A 6,472-square-foot lot owned by Mrs. Margaret Caston will get an offer of \$5,000. Both appraisals were for \$5,000.

A 12,959-square-foot lot with two houses, owned by C. T. Henson will receive an offer of \$14,000. The St. Louis firm's appraisal set the price at \$6,500, while Brown placed the value at \$16,000.

All residential tracts have at least one dwelling.

Largest Purchase

During the second 30 days of acquisition, the largest single purchase in the urban renewal project will be made.

UR Project Closing Date On Schedule

A positive view of the Champaign Urban Renewal program was presented by departing Dave Gensemer, current director at the study session immediately preceding the regular Champaign City Council meeting Tuesday.

Gensemer spoke to the council about one parcel of land which is still not sold. He asked the Council to advertise the parcel for public bidding so the renewal program could be closed out.

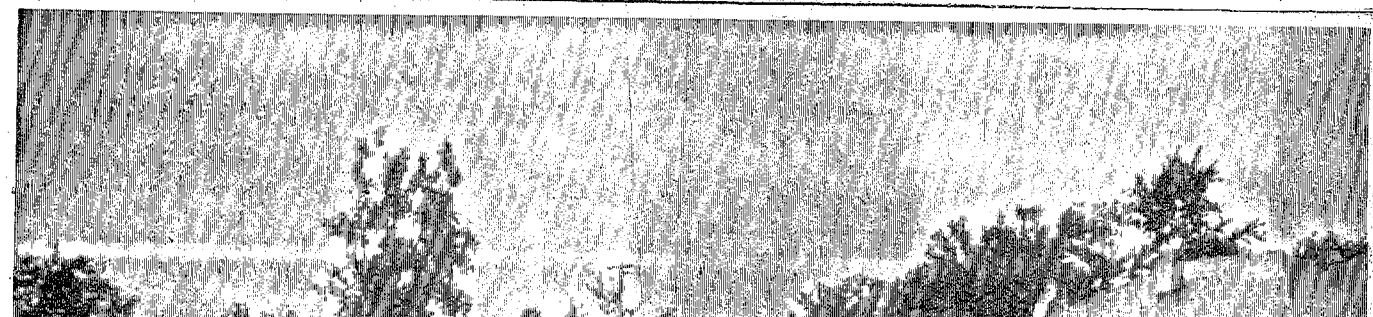
He said the total expenditure of the program would be in the neighborhood of \$2,998,000, of which the city of Champaign's share would be \$823,596.

Of the Champaign share, the city has already put up cash in the amount of \$472,574, which leaves a balance needed in non-cash credit of \$379,022.

Gensemer pointed out that due to low estimates in some areas, he was able to show a non-cash credit share of \$507,209, or \$126,187 in excess. This excess could be used in the next program as a beginning for the city share of the next program.

Gensemer reported the close-out date for the program was to be Sept. 30, nearly the projected date five and a half years ago.

As soon as the parcel of land is disposed of the program can be closed out. The council passed a resolution asking for public bids on the project.



he federal loan is expected to be granted soon and acquisition will begin at that time. Prices to be offered for urban renewal land are based on two appraisals by professionals in the field. Wenzlick & Associates of St. Louis and J. Lloyd Brown of Urbana.

During the first 30 days, the urban renewal department will seek to acquire two large tracts totaling on North Poplar Street, a total of \$101,500. One of the parcels is under the trusteeship of attorney W. C. Noel and the other by W. C. Dallenbach. The Noel property is a 52,272-square-foot vacant lot which the urban renewal department will attempt to acquire for \$21,500. The two appraisals of the property were \$23,500 and \$20,100. The Dallenbach property, 61,420-square-feet, contains a structure and was appraised at \$76,000 and \$83,000. The urban renewal department will attempt to buy it for \$80,000.

One other non-residential tract is scheduled for acquisition, that belonging to Samigliano. The 11,250-square-foot

appraisal. The lower was \$6,950. A 5,808-square-foot lot with a house that has been damaged by fire will bring an offer of \$8,000. The appraisals were \$8,000. The appraisals were \$8,000. (Continued on Page 20)

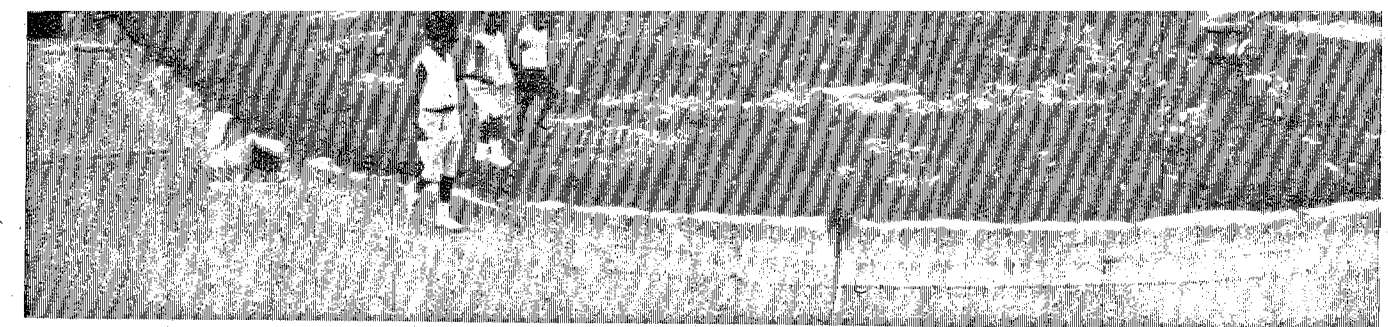
Crash Victim Still Serious

LeRoy (Special)

A LeRoy youth who was injured in an automobile accident July 2 was reported still in serious condition Saturday in St. Joseph's Hospital, Bloomington. He is Airman David Rees, 19. Three other young persons from LeRoy who were hurt in the same accident have been released from the same hospital. They are Mrs. Shirley Land McClarey, 18; Thomas Nalley, 16, and Douglas Roberts, 18. Larry Kibbee, 18, LeRoy, driver of the car in which all five were riding, was killed when the auto overturned and struck a culvert on U.S. 150 southeast of LeRoy.

appear to be in the price range estimated." The two appraisals of the urban renewal property were made by a St. Louis firm and by J. Lloyd Brown of Urbana. **Second Appraisal** Gensemer said Brown made the second appraisal and that he wanted to "emphacize very strongly that at no time did the second appraiser have any knowledge or information concerning the appraisals made by the first appraiser." Gensemer said his department intends to start acquisition of property this month. Gensemer also said that until three months ago, his department had been accused of offering too low prices and cheating the property owners there. "The two appraisals were made separately in a professional manner and as far as this department is concerned, the price recommended by this department based on these appraisals is a fair market price — no more, no less." "I think these prices are enough to turn anyone's stomach," Somers disagreed.

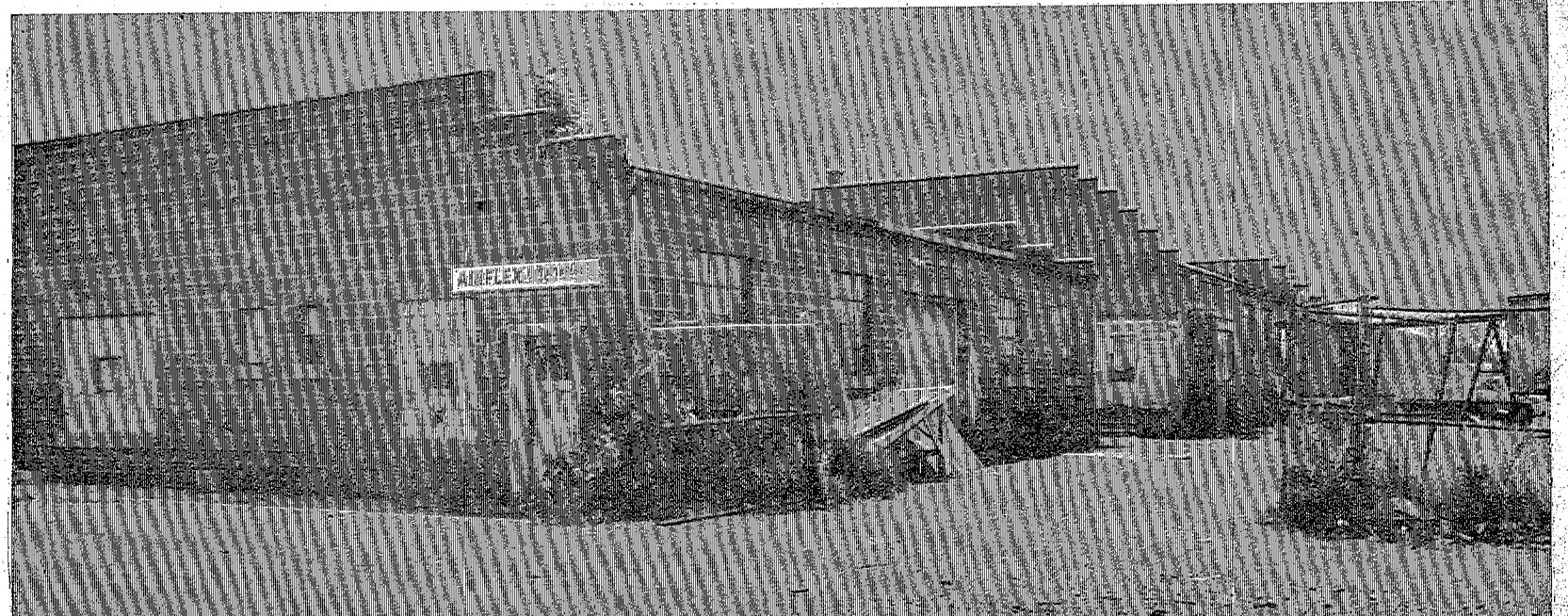
will be purchased at an offer of \$13,000. One appraisal was \$14,000 and other \$12,150. Five purchases of residential property are also scheduled for the second 30 days. The city will offer \$5,900 for a 4,123-square-foot lot owned by Henry Sapoznick. This was the highest appraisal, the lower was \$5,500. **Same Size** An offer of \$8,250 will be made for a lot the same size owned by Mrs. Bernice Williams. This was the highest appraisal, the lower was \$7,700. The city will offer \$9,500 for a 4,123-square-foot lot owned by Mrs. Enola Hampton. This again was the highest appraisal, the lower was \$9,100. An offer of \$8,500 will be made to Virgil Smith for a 6,325-square-foot lot. This was the highest appraisal, the lower was \$100 less. The final offer for residential property in this time period will be \$575 for a small 220-square-foot tract owned by Obbie Averitt. One appraisal was \$590, the other \$511. Five more residential tracts are scheduled for acquisition during the final 30-day period for which plans have been drawn. **\$32,000 Offer** The largest offer to be made by the city during this period will be \$32,000 for a 41,382-square-foot lot owned by Mrs. Mary Butler. The highest appraisal was \$35,000 and the lower \$30,600. An offer of \$24,000 will be made to John Whealon Jr. for a 50,965 square foot lot. The higher appraisal was \$27,500 and the lower \$23,000. C. W. Barcus will be offered \$6,200 for his residential parcel on which the house was badly damaged by fire. This figure was the lowest appraisal, the higher being \$8,000. An offer of \$6,400 will be made to the Sarah E. Wade Estate for a 6,058 lot. This was the higher appraisal; the lower was \$6,000. An offer of \$6,800 will be made to Randle Pickle for a lot the same size. This also was the higher appraisal, the lower was \$6,100. The city's offers need not be accepted by the property owners. All prices will be negotiated, Gensemer said.



C. E. TATE LOT

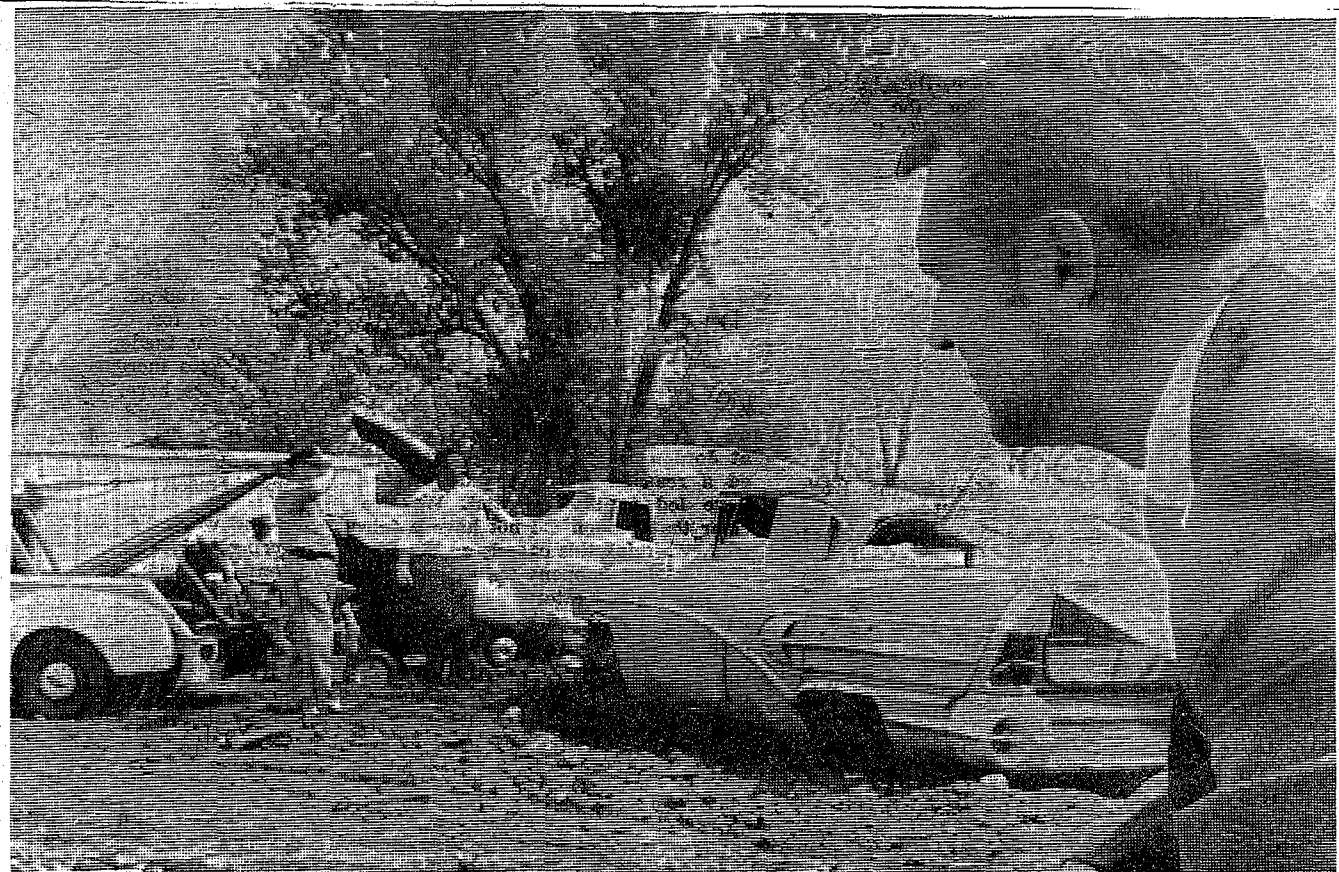
The house at the right and corner lot was appraised at \$8,000 and \$7,700 by independent appraisers and the city's urban renewal department will offer the owner, C. E. Tate, \$8,000 for the property. The house and lot are on the northwest corner of Fourth and Tremont.

14 July 9, 1967



DALLENBACH PROPERTY

The City of Champaign will offer W. C. Dallenbach \$80,000 for this building and the 61,420-square-foot lot on which it sits. The building is located on North Poplar Street in the urban renewal Project 1 area. The price offered will be a compromise between two appraisals, one for \$76,000 and the other for \$83,000.



CLEAN OUT Glenn W. Hall, Champaign city rehabilitation officer, looks on as Police Lt. Joe Schweighart had a tow truck driver prepare to remove abandoned vehicles from a lot in the urban renewal area. The cars, at Poplar and Tremont, are being moved in

conjunction with the city's war on abandoned autos and a subsequent need for land clearance in the urban renewal area. They will be stored in the Sanitary land-fill area.

News-Gazette. Photo by Robert Arbuckle

Says UR Chance For Black Worker

By **BOB GESKE**, News-Gazette Staff Writer

"Urban renewal in Champaign is in a position to do more than just furnish housing in this city," said John Barr Tuesday. "We have a large construction project that could be used to establish blacks in the construction business, and, hopefully, even be used as a wedge to break them into the trade unions that have to date been uninterested."

Barr was speaking during a Tuesday meeting of the citizen's advisory committee on urban renewal. The purpose of the meeting was to work on selection of a developer for the Phase I area. A. Lippman and Associates of Indianapolis, had

been the inside track after the committee visited a project in Indiana. Creative Builders of Chicago has submitted plans for housing construction in the area and is now back in contention for the development.

Creative Builders also submitted a letter to Barr stating intentions to employ many local blacks in the construction and to help local blacks set themselves up as sub-contractors able to maintain themselves after urban renewal construction is complete.

Barr read the letter to the committee and said that while the intent of the letter was admirable, the specifics were lacking and the letter actually gave no concrete methods of achieving the goal.

Rev. James Offutt, who is dealing with Creative on the North Mount Olive housing development, said that as far as his group was concerned there would be full implementation of black labor. He said he had no misgivings of their complete compliance with federal non-discriminatory construction clauses.

Creative Non-union

Creative is a non-union contractor and would have little problem hiring personnel from the north end in construction while Lippman could have trouble with the union in hiring black labor and tradesmen.

Barr suggested that hiring policy of the companies should play a large part in the committee's developer recommendations to the city council.

"I also suggest that we set up a meeting with local union leaders to discuss working with them on getting black people involved," Barr said.

Offutt had little enthusiasm for the idea because he said the unions have been "consistently blatant" in non-compliance with equal opportunity hiring and he didn't think "another" case of high-level verbalizing would do much good.

"These good intentions have to be followed by action," Offutt said, "because the black community is becoming a little suspicious of endless meetings that seem to end up only in more intellectualizing and no action."

Bad Results

Tuesday, April 1, 1969—Delivered on R.F.D. Routes April 2

Tells Pupils at CCC Meeting

Johnson Urges Local Blacks to Attend U.I.

By Darlene Napack
Black high school seniors in Champaign-Urbana should consider attending the University of Illinois because they can receive needed social support by staying in their own community, John Lee Johnson said Monday.

"This is one reason students from this area have fared so well in the Special Education Opportunity Program," he explained.

"Although the high school records and other credentials of these students generally were below those of black students,

away from verbal attacks on individuals unless these individuals actually are responsible for specific conditions," he said.

Such is not the case of the librarian at UHS who precipitated an increase in racial tensions when she picked up a pair of scissors during an argument with a group of black students headed for the library.

Some of the mothers and sisters felt that this woman would solve everything," he said.

But she is only a product of the school system and simply getting rid of her will not

of the newly formed District-Wide School Committee, scheduled for 6 p.m. April 9 at Urbana Junior High School.

"This group evidently will be asked to draw up new rules of conduct for District 16 students, and we will not permit any group to make new regulations governing the lives of black children unless we are a part of it," Johnson said.

Several CCC members have been critical of formation of the DWSC, saying CCC seemed to have been specifically excluded although it was the first group to try to deal with racial

center, at 204 E. Washington St., Champaign has applications available for next year's program.

"Many parents want their children to go away to school, often because they simply are not familiar with U. of I. requirements," Johnson said.

"In the past 10 years only two blacks born in Champaign have graduated from the U. of I.," Richard Davis, another CCC member, pointed out.

"For the first time in its history the U. of I. is playing what can be a major role in serving the community," Johnson said. "We must be ready to use its resources."

"U. of I. can bring the black community a whole new existence if we are willing to go out and take advantage of it."

Later in the meeting Johnson told a group of high school aged youths present that they would be depriving themselves of knowledge needed to interpret community problems if they do not take their studies seriously.

"CCC is well aware that some problems at Urbana High School may result from the inability of some black students to relate to a multiracial society," he added.

Blacks also will have to get

Of Danger to UR Progress

By Darlene Napady
Champaign City Council candidates who oppose urban renewal will, if elected, represent a real problem to groups that want to provide more housing, the chairman of the Concerned Citizens' Committee warned Monday.

John Lee Johnson also warned the group that it must be willing to seek direct confrontations with city officials if other attempts to pressure the council into designating more urban renewal land fail.

The CCC housing committee currently is incorporating as a not-for-profit corporation to sponsor a federally aided housing development similar to a church-sponsored project in the present urban renewal area.

If CCC does officially ask for an expansion of urban renewal work, it will be the first predominantly black group to do so.

Several months ago when the Citizens Advisory Committee on Urban Renewal was discussing whether to recommend more renewal work, several members said they could not support the idea unless there was some indication that residents of northeast Champaign were coming.

Mayor Virgil Wilson, several council members, and several candidates have said they would not vote to extend urban renewal until they saw tangible results in the present project area.

But Urban Renewal Director David Gensemer has urged that such a decision be made at once so that work can begin on applications for federal funds and so that staff members do not begin to seek work elsewhere.

contacting various agencies to learn all they can about federal housing programs.

A luncheon was scheduled for noon today with various University of Illinois representatives to find out what assistance the university can offer.

University Responsible
"The university is responsible for the housing problem because of the large number of students it brings into the community," Johnson said after Monday's meeting.

"It therefore has a responsibility to help find solutions."

CCC also has had several meetings with the city's urban renewal department, Johnson added.

"At this point, however, there is very little they can do for us because the City Council must designate an urban renewal area before they can become involved," he explained.

Urban renewal is the only way any group wishing to provide low-income housing can obtain land at less than exorbitant prices, he told CCC members.

If the group were to buy the land itself, it would have such additional costs as clearance and relocating persons living there.

But under urban renewal these matters are handled and financed by the renewal department.

PARK DISTRICT OFFERS DRUM GUITAR LESSONS

Registration is now under way for group lessons in drum and guitar at the Champaign Park District Center, 1311 West 11th St.

Classes will be for eight sessions. Both drum and guitar instruction is given in beginning, intermediate and advanced groups.

Persons with questions about the lessons should call the Center.

lack of black enthusiasm for more meetings but added "we must keep the communication going if we are ever going to make inroads. All the pressure in the past has had to have made some effect on the unions," he said, "and we might be able to crack the barrier now."

"I don't know why we can do it now," Offutt said, "when it's always been futile before."

John Petry said it might be better policy for the committee to assess the bargaining power of the city and tell the developers and unions what they want rather than ask them.

"Let's find out how strong a position we are in," he said, "and see if we can make company participation contingent on what we would like to do."

Plenty Available

Offutt guaranteed that if the committee could make any inroads with either the developers or unions, he could furnish the black craftsmen they needed.

"There are enough black craftsmen in the north end," he said, "who could start project from the foundations to the finishing."

The committee is left with deciding between Creative and Lippman. The group already visited Lippman's development and have scheduled a trip for early next week to view a Creative project in Canton. They should then be able to make a recommendation to the council for a developer.

Urbana renewal director David Gensemer said no matter what company was selected for development, labor problems would have to be worked out. He says he thinks the developer should be selected on their buildings, only because an adequate solution can probably be found with either company.

Creative used factory constructed pre-fabricated "boxes" in development while Lippman uses on the site "stick" construction methods.

YOUR HOME TODAY



Mrs. Peggy White hangs curtains in new bathroom



Completely renovated, this dwelling at 510 E. Eureka St. is for sale

(Photos by James Rutledge)

Housemoving

By Carol Alexander
 Two years ago Mrs. Robert (Peggy) White, 1007 Devonshire Dr., Champaign, was sitting around conference tables trying to solve the low-cost housing shortage in Champaign through endless discussion.

Gathering a small band of local women, each of whom chipped in \$20 as a financial springboard, she decided to try in and prove that a non-profit group could offer low-cost housing, thus sidestepping entangling machinations of the government.

Their goal was to provide inexpensive housing for low-income families displaced through the urban renewal program in Champaign's North End. They would move structurally sound dwellings from clearance areas, bring them up to minimum city standards and sell them to displacees at cost.

Incorporated under the name Champaign Homes, the group since then has struggled valiantly with bankers, contractors, utility firms, repairmen and now is at the crossroads.

Burdened by a \$50,000 debt and with one renovated home standing empty for lack of a buyer, Mrs. White is trying to decide whether to bow to those who said it couldn't be done or to forge ahead.

To date, the corporation has acquired eight homes, with four families relocated, three dwellings committed to prospective owners and one on the market.

Initially, the biggest roadblock was financing — or lack of it. After being turned down by numerous bankers, the women finally found a bank to lend them money — but they had to personally guarantee the loans, thus shouldering costly burdens of what at best could be described as a risky undertaking.

from the purchase to foundation, mortgage, renovation and rehabilitation must reflect the necessities of the program. It is a success.

If the wiring is the least bit suspicious, Mrs. White orders it completely replaced. She is very fussy about wiring. Complete new heating systems are usually needed and careful attention is given to providing adequate storage space.

Along the way, fraternal, sorority and school children have rallied to help the women with odd jobs such as painting and cleaning.

Ironically, another snag has been the prevalence of materialism to homes being rehabbed. On a tour of dwellings, Mrs. White pointed to broken windows, ripped wallpaper, unhinged doors — "this really breaks my heart," she said.

She devotes more than full time to the project; in the trunk of her car is a sponge mop for quick clean-ups and a brief case bulging with data.

As she travels from house to house checking progress, she voices a running commentary of a typical day: "I'll have to return to patch this woodwork. . . Wall paper must be ordered. . . We have to match that molding. . ."

A public-spirited homemaker only two years ago — she was a member of a citizen's advisory group for low-cost housing when all this started —



NEW HOME

George Dorris, right, has become a contractor since becoming involved with renovation of dwellings in the urban renewal area in Champaign. As a contractor, he is remodeling this large frame house that was acquired and moved by Champaign Homes.

Mrs. White now finds herself in the multiple position of contractor, handyman, real estate salesman and decorator.

The expensive business of rehabilitation sometimes soars beyond practical limits. It costs between \$1,200 and \$3,000 just to move a house. New roofs add up to \$800. So far, monetary gifts from organizations and individuals have brought the selling price within reach of prospective buyers and enabled the group to realize the goal of selling at cost.

remodeling this large frame house that was acquired and moved by Champaign Homes.

The most expensive house sold for a modest \$2,500, with a lowest successful market at \$8,000.

Some \$13,500 was spent to renovate a bungalow on Eureka St., but through gifts the price dropped to \$10,500.

Mrs. White advances reasons for the lack of interest in the dwelling that has yet to be sold.

First, it is near Douglass Park, which causes veteran residents of the area to be wary because of incidents in the past.

When work is completed he will move his wife and 13 children into the spacious

Second, many residents are familiar with the original appearance of the dwelling and have branded it as undesirable despite the sweeping improvements.

Finally, two years after the first displacement, there just is not the intense demand for low-cost housing.

"Most people already are relocated," Mrs. White said. Also, the city and private agencies such as Mt. Olive Baptist Church are planning to construct low cost housing in the urban renewal area.

To eliminate the possibility of

speculative buyers selling at a large profit, there is a clause in sales contracts specifying that if a dwelling is sold within two years, Champaign Homes is to buy it back.

At this point, Mrs. White is assessing the failure, if there is one, of the corporation. When all is reviewed, "We did enhance the appearance of the neighborhood. We made more low-cost housing available and we employed local workers wherever possible."

Mrs. White mused, "We have indeed done something, but apparently it wasn't enough."

Mrs. White mused, "We have indeed done something, but apparently it wasn't enough."

dwelling. Dorris is shown with Thompson, who is assisting with repair work.

...the maximum appraisal price. The lower appraisal was \$10,600.

A 10,496-square-foot house lot owned by C. E. Tate is tagged at \$8,000, also the maximum appraisal price. The lower appraisal was \$7,700.

A 12,650-square-foot vacant lot owned by Oren Henry will be sought at \$9,500, the maximum appraisal. The lower was \$6,950.

A 5,808-square-foot lot with a house that has been damaged by fire will bring an offer of \$8,000. The appraisals were \$8,000.

Expected Soon

The federal loan is expected to be granted soon and acquisition will begin at that time.

Prices to be offered for urban renewal land are based on two appraisals by professionals in the field. Wenzlick & Associates of St. Louis and J. Lloyd Brown of Urbana.

During the first 30 days, the urban renewal department will seek to acquire two large tracts fronting on North Poplar Street, for a total of \$101,500. One of the parcels is under the trusteeship of attorney W. C. Noel and the other by W. C. Dallenbach.

The Noel property is a 52,272-square-foot vacant lot which the urban renewal department will attempt to acquire for \$21,500. The two appraisals of the property were \$23,500 and \$20,100.

The Dallenbach property, 61,200-square-feet, contains a structure and was appraised at \$76,000 and \$83,000. The urban renewal department will attempt to buy it for \$80,000.

One other non-residential tract is scheduled for acquisition, that belonging to Sam Magliano. The 11,250-square-foot

charges Saturday, saying the prices were arrived at by "two independent, professional appraisers whose reputation and honesty can not be questioned. When two such individuals at two different times arrive at a fair market value and these two valuations are consistently close, the actual fair market value of the property would appear to be in the price range estimated."

The two appraisals of the urban renewal property were made by a St. Louis firm and by J. Lloyd Brown of Urbana.

Second Appraisal

Gensemer said Brown made the second appraisal and that he wanted to "emphacize very strongly that at no time did the second appraiser have any knowledge or information concerning the appraisals made by the first appraiser."

Gensemer said his department intends to start acquisition of property this month.

Gensemer also said that until three months ago, his department had been accused of offering too low prices and cheating the property owners there. "The two appraisals were made separately in a professional manner and as far as this department is concerned, the price recommended by this department based on these appraisals, is a fair market price — no more, no less."

"I think these prices are enough to turn anyone's stomach," Somers disagreed.

program to rejuvenate the north end.

Involved will be 250 structures housing people. Of the persons located in the area, a startlingly high percentage of 79 per cent own their own homes.

While comparative figures are lacking where areas are concerned, the number owning their own homes is believed to be extremely high.

There are 205 non-white families and five white families in the renewal area. Population totals 951 individuals with 348 being children.

Of the families in the area, 58 have a total income below \$300 per month, and 77 families earn more than \$300 per month.

The displacement of the area population is not expected to be too great a problem, according to Gensemer.

115 Lists Prices

He said a survey of the individuals living in the area indicated that 115 families would like to live in a house costing in the \$10,000 range.

Another 56 families would like to buy in the \$12 to \$15,000 range.

Gensemer said that 19 families had listed homes ranging in cost up to \$40,000.

They can pay for the homes, he said.

"Some are making good money — they are not all poor," he said, citing as an example one individual who owns a race horse.

The large number of persons owning their own homes will facilitate purchasing by the city, he said.

Of the residents in the area, there are 79 roomers, mostly persons over 62 years old.

Relocation for these persons will not be as simple as for the others, but Gensemer cited the turnover rate in the public housing units as being a possible answer to the problem.

the Urban Renewal Department, Gensemer said.

He pointed out that the arrangement between the two agencies is complicated because of the dual structure.

The Urban Renewal department is responsible to the City Council and through the council, indirectly, to Washington.

The Champaign County Housing Authority is an agency under the auspices of the County Board of Supervisors, and again, indirectly to Washington.

Thus, two agencies with federal connections are involved but through different forms of local government.

Gensemer said many hours of consulting between the two agencies had taken place and there was no lack of coordination, but that the processes were difficult and time-consuming.

Neither agency has jurisdiction over the other, the same as neither form of local government has jurisdiction over the other.

Build 60 Units

The housing authority will build a 60 unit apartment complex in the Urban Renewal area. Gensemer said the housing authority will purchase land from the Urban Renewal department the same as any other outside developer.

Some controversy over the location of the Urban Renewal site for public housing has developed in the Champaign City Council.

Councilman Paul Somers has claimed that the complex will continue the pattern of segregation.

Other Councilmen opposed to the program for various reasons, have repeatedly hit at the federal government connections.

Gensemer said the program is going ahead as planned and ratified by contract with Wash-

possible site, according to Sloan.

The three site distribution, it was thought, would satisfy those who wanted the units located over a wider area.

"There are those who wanted the units scattered," Sloan said Thursday, "but we can't do it."

"We have to do whatever we can," he said, adding "we are limited as to how much money we can spend for a site."

Sixty units were originally planned for the urban renewal area with 18 considered for the Beardsley Park site and the remainder to be located on N. Harris Street in northwest Champaign.

The Housing Authority is empowered to decide the sites for the project outside the urban renewal area.

The Authority will also undertake purchase of the property and construction of the 120 units.

Five Type Houses

Architects' sketches presented at the last meeting of the Housing Authority Board showed five types of row houses to be distributed over the three sites.

Planned were 20 one-bedroom, 42 two-bedroom, 32 three-bedroom and 10 four-bedroom and 10 five-bedroom homes in a saw-tooth arrangement rather than in high-rise apartments.

Sloan said the plans will have to be designed, now that or been eliminated.

The Champaign area firm of Kelley, Berge, and Associates has been retained by the Authority to undertake the project.

The Housing Authority will purchase the property for construction of the low cost housing.

The Department of Housing and Urban Development in February approved a \$2.14 million loan to the County Housing Authority.

The Authority officials have submitted preliminary plans and architect sketches to the Chicago office of the Housing Assistance Administration.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Drop Beardsley UR Plans, Consider N. Harris Area

By VICKI ALLEN
News-Gazette Staff Writer

A temporary site near Beardsley Park for 60 units of public housing outside Champaign's urban renewal project area has been abandoned.

"The site acquisition costs at Beardsley Park were too high," according to Harold Sloan, assistant executive director of the Champaign County Housing Authority.

The Housing Authority Board is now considering an alternative site for 60 units in northwest Champaign on N. Harris Street near the central business district.

The total of 120 units will be split into two sites with 60 units in the southwest corner of the urban renewal area and 60 units outside.

The abandonment of the Beardsley Park site, located west of the Illinois Central tracks and east of Neil Street, between Walnut and Champaign Streets, means a delay in approval of architects' working drawings for the units.

The drawings were to have been submitted to the Chicago office of the Housing Authority this month, but the date has been pushed up to Sept. 5, according to Sloan.

On Three Sites

Originally the units were to have been distributed over three sites, but Sloan said the abandonment of the Beardsley Park location means the housing will now be divided into two sites.

The N. Harris location had previously been mentioned as a

possible site, according to Sloan.

The three site distribution, it was thought, would satisfy those who wanted the units located over a wider area.

"There are those who wanted the units scattered," Sloan said Thursday, "but we can't do it."

"We have to do whatever we can," he said, adding "we are limited as to how much money we can spend for a site."

Sixty units were originally planned for the urban renewal area with 18 considered for the Beardsley Park site and the remainder to be located on N. Harris Street in northwest Champaign.

The Housing Authority is empowered to decide the sites for the project outside the urban renewal area.

The Authority will also undertake purchase of the property and construction of the 120 units.

Five Type Houses

Architects' sketches presented at the last meeting of the Housing Authority Board showed five types of row houses to be distributed over the three sites.

Planned were 20 one-bedroom, 42 two-bedroom, 32 three-bedroom and 10 four-bedroom and 10 five-bedroom homes in a saw-tooth arrangement rather than in high-rise apartments.

Sloan said the plans will have to be designed, now that or been eliminated.

The Champaign area firm of Kelley, Berge, and Associates has been retained by the Authority to undertake the project.

The Housing Authority will purchase the property for construction of the low cost housing.

The Department of Housing and Urban Development in February approved a \$2.14 million loan to the County Housing Authority.

The Authority officials have submitted preliminary plans and architect sketches to the Chicago office of the Housing Assistance Administration.

Stratton Hits Open Prices

By Hal Alexander

Ex-councilman Kenneth Stratton Monday blasted the three Champaign city councilmen who made public the prices to be paid for property in the urban renewal "Project 1" area during the first 90 days of property acquisition.

Stratton labeled the action "a violation of trust," and said legal and ethical responsibilities have been violated somewhere along the line."

Councilmen Seely Johnston, Robert Pope and Paul Somers made the prices to be paid public Saturday in an exclusive interview with The Courier.

They charged the amounts offered were "much too high" and said the public should have a right to know what was being spent in the area.

Stratton said "a dozen" property owners in the area had called him in protest to the fact the prices to be paid had been made public.

He said the sentiment expressed was that the prices "are a personal affair between the property owners and the city."

Stratton said in his opinion revelation of the prices "will hurt the property owners in the area."

"Revealing these prices before the people go into negotiations with the city will interfere with the negotiations."

Stratton said the persons who had complained to him were all property owners living on their property in the area.

Stratton also charged a reversal in tactics by the opponents of urban renewal.

"The same councilmen who a short time ago said the people were not adequately being compensated for their property are now saying they are getting too much."

"That doesn't make sense," he said.

Johnston May Hire Real Estate Expert

Councilman Seely Johnston said Monday he and other opponents of urban renewal were considering employing a real estate expert to make another appraisal of property in the urban renewal project 1 area.

Johnston was one of three councilmen who made public prices to be paid for property in the urban renewal area Saturday.

He and councilmen Robert

WIKOFF SAYS PRICES IN RENEWAL MAY RISE

City officials favoring urban renewal were mum Monday on the fact that the prices to be paid for property in the Project 1 area had been made public Saturday by three councilmen opposed to the program.

Mayor Virgil Wikoff said he believed the action might result in higher prices to be paid for the property. "It certainly won't make it any cheaper," he said.

The mayor had no comment on any other questions. City Manager Warren Browning and urban renewal director David Gensemer likewise had no comment.

UNIT 4 BOARD SETS BUDGET MEET

The 1967-68 budget for Champaign Unit 4 schools will be presented at a meeting of the school board, 7:30 p.m. Monday at 703 S. New St.

The budget will be on display until the next meeting of the board, Aug. 14. The board is expected to adopt the budget at that time following a public hearing.

Also on this month's brief agenda are seven resignations and 36 appointments on the Unit 4 teaching staff.

PARK DAY CAMP

Some 25 youngsters are enrolled in the day camp operated by the Champaign Park District at the Urbana Sportsmen's Club west of Mahomet. The camp runs through Friday and is for children ages 9 through 11.

Approve Transfer Of \$1.1 Million To Urban Renewal After Strong Debate

By BOB MILLER
News-Gazette Staff Writer

Transfer of over one million dollars for Urban Renewal in Champaign was approved Wednesday night by the City Council after a brief, but sometimes bitter, discussion.

Approval for the transfer of \$1.1 million for the project came as the result of 4 votes for,

2 against and 1 abstention, as the Council nearly followed a predicted 4-3 pattern established after the recent city election. Voting against the Urban Renewal project were Councilmen Robert P. Pope and Seely Johnston.

Abstaining was Councilman Paul Somers.

Somers, who usually aligns

himself with the opponents of the plan to provide a 4-3 split in the Council, said he was abstaining because he was "tired of being on the short end of the horn."

Is A 'Botch'

Explaining his vote, Somers said he considered the program up to the present point as a "botch!"

★ ★ ★ ★

★ ★ ★ ★

★ ★ ★ ★

UR Area Acquisition Plans To Be Started In 10 Days

By DARRELL KINDRED
News-Gazette Staff Writer

Urban renewal director David Gensemer said Thursday his office will "move into high gear" now that the Champaign city council has approved the release of \$1.1 million for the first project area.

"We will begin making purchase offers to property owners in the area within the next 10 days," Gensemer said, adding that acquisition and relocation should begin to occur within 30 days and that some demolition of acquired structures can be expected within 90 days.

W. A. Montgomery, real estate officer for the urban renewal office, will serve as negotiator for the city in purchase of the site property. He will contact property owners with offers of a set amount of money for the purchase of their property, Gensemer said.

As soon as an agreement is reached with an owner, the matter is referred to legal counsel for the city for closing, he explained. The legal firm of Wheat, Hatch, Corazza and Baker will perform these services for the city.

Closing Costs

"We assume all cost of closing, including preparing various documents needed to transfer title, as well as any legal actions that may be necessary to obtain clear title to the property," Gensemer said.

He added that, as far as possible, property owners will be allowed to determine the closing date and families will be allowed to live in the property up to 60 days rent-free after transfer of title. Rent based on the price paid for the property is charged thereafter.

About half of the structures in the 65.9-acre renewal site are to be conserved through rehabilitation by individual property owners, largely through grants up to \$1,500 and 3 per cent loans available for use in repair work.

Gensemer said about 135 of the 210 families and 61 of the 73 individuals living in the first project area will probably have to be relocated. Several families

chase of the site property. He will contact property owners with offers of a set amount of money for the purchase of their property, Gensemer said.

As soon as an agreement is reached with an owner, the matter is referred to legal counsel for the city for closing, he explained. The legal firm of Wheat, Hatch, Corazza and Baker will perform these services for the city.

Closing Costs

"We assume all cost of closing, including preparing various documents needed to transfer title, as well as any legal actions that may be necessary to obtain clear title to the property," Gensemer said.

He added that, as far as possible,

sible, property owners will be allowed to determine the closing date and families will be allowed to live in the property up to 60 days rent-free after transfer of title. Rent based on the price paid for the property is charged thereafter.

About half of the structures in the 65.9-acre renewal site are to be conserved through rehabilitation by individual property owners, largely through grants up to \$1,500 and 3 per cent loans available for use in repair work.

Gensemer said about 135 of the 210 families and 61 of the 73 individuals living in the first project area will probably have to be relocated. Several families

(Please turn to Page 20, Col. 2)

Ash Street Property: July 15, '67

I Told You So: Stratton

Former Champaign City Councilman Kenneth O. Stratton complained vehemently last August when a large, brown house was moved to 803 N. Ash St.

Disclosure this week of the appraisals for the double lot on which the property is located, technically 801-803 N. Ash St. "proves it shouldn't have been moved there," Stratton said Saturday.

The first appraisal was made in 1965 by Wenzlick & Associates of St. Louis, before the house was moved to the lot. It placed the value of the property

The second appraisal was conducted last year by J. Lloyd Brown of Urbana, after the house had been moved. At that time, the property was deemed worth \$16,000.

Cost Up \$9,500
According to information released last week by three current councilmen — all of whom have opposed all urban renewal plans here — the city will offer \$14,000 to the owner of the land, C. T. Henson, when the time comes to acquire it for the urban renewal program.

One of the three councilmen who released a list of appraisals

of property, complaining the prices are too high, was Seely Johnston.

As a member of the City Council that preceded this one, Johnston voted with the majority in approving issuance of a permit to move the house to its present address.

Stratton was the lone dissenter when the measure was approved.

And, he pointed out Saturday, the city still has no ordinance that can prevent the moving of houses onto land that may later be acquired for the urban re-

Johnston, Somers Defend Renewal Cost Disclosure

By Hal Alexander

Members of the Champaign City Council clashed with members of the audience Tuesday night over the disclosure of prices to be offered and appraisals of land in the urban renewal Project 1 area.

Henry Spies, member of the

Citizen's Advisory Committee on Urban Renewal, and ex-councilman Kenneth Stratton, a proponent of the program during his tenure, appeared at the Tuesday meeting to protest the disclosure.

Councilmen Seely Johnston and Paul Somers, two of the

three councilmen who revealed the figures, were ready with replies.

Spies said he had been "discouraged" to see the prices and appraisals made public. "I believe several members of the council responsible belong to organizations and professions which would consider this a breach of ethics," he said.

Spies stated further that while he did not believe the disclosure of prices had "materially affected the program," the prices paid by the city should not have been made public "until the transactions were consummated."

Johnston replied that he, as an elected official of the city, "cannot stand still for these irregularities."

Johnston said the prices needed to be made public at this time because "if you leave the gate open and the horse gets out — it's hard to catch the horse."

Johnston said further that some instances had shown a marked discrepancy in the two appraisal prices, but that many were close together "almost to the cent."

He also questioned the validity of the appraisals saying "the two appraisals were supposed to be independent," but that when they were so close so often "there must have been a little coffee drinking going on somewhere."

Spies replied that he believed the appraisals, carried out over a year apart by a St. Louis and an Urbana appraiser, to be fair. He said that in cases where the two appraisals showed a wide price spread, a third appraisal by the Department of Housing and Urban Development Chicago regional office had been carried out.

Spies said also he failed to see how the three councilmen who revealed the prices could now claim they were too high when "two weeks before they were so concerned the people in the area weren't being treated right."

Johnston started to reply to this, but was cut short by Mayor Virgil Wikoff who said he would not allow the exchange to become a debate.

Stratton accused the opponents of the program of

Champaign Ups City Sales Tax

The Champaign City Council unanimously approved the one-quarter cent hike in the sales tax in two separate ordinances Tuesday night.

The move would increase the sales tax in the city August 1, if Gov. Kerner signs the bill passed in the recent General Assembly by that time. The increase is expected to bring the city over \$300,000 annually in increased revenue.

A debate over the uses of these funds had already begun to build up, and Councilman Seely Johnston added some fuel to the fire Tuesday.

Johnston asked the mayor if there were any restrictions imposed by the state on use of the money. Mayor Virgil Wikoff replied there were not.

"Then it may be possible to use this money for a so-called urban renewal program," Johnston said.

At the last meeting, Johnston proposed that the \$300,000 be added to the \$100,000 per year gained through the utility tax and a locally operated urban renewal program be financed by these funds.

The advantages, according to Johnston, would be no federal control for the project if no federal funds were used.

Proponents of the present federally-financed urban renewal plan, have pointed out, however, that if the governor signs the bill increasing the salaries of firemen and police officers,

more than \$100,000 of the revenue would go for this purpose. Others have suggested that with the fire and police increase would necessitate an across the

the increase he had received no objections from local merchants.

In other action Tuesday, the council gave final approval to the 1967 appropriations ordinance which had been placed on passage at the last meeting.

Both Councilmen Robert Pope and Seely Johnston voted against the ordinance. Though they made no comments Tuesday, in the past they indicated they opposed appropriations for the urban renewal program and the Human Relations Commission.

Two adjustments in the budget were approved unanimously. One was to provide for the annual payment for the city's sanitary landfill, which was inadvertently left out of this year's budget.

The other was described as a minor adjustment because bids for the remodeling of the old police fire department headquarters in city hall had been more than provided for in the budget.

The city also placed on passage an ordinance which would revise somewhat the health and sanitation ordinance for food dealers. If given final passage at the next meeting, the ordinance would not go into effect for one year, giving dealers a chance to make necessary changes to comply with the ordinance.

Copies of the ordinance are available at the city clerk's office.

The council also placed on passage a gas use ordinance giving the franchise to Illinois Power Company for 50 years.

According to City Attorney Al

The Breakdown

The \$1.1 million in question will come from both city funds and federal funds. The breakdown is \$950,000 in direct federal loan and \$150,000 from the city coffers.

The money is the first installment of \$5.3 million dollars that will be put into the urban renewal program.

The Department of Housing and Urban Development in Washington has approved a loan

Johnston made that statement in issuing a defense of his actions in revealing the price.

"If we (the three councilmen) don't say something, who will?" he said. "Are we supposed to hold still for such irregularities in these prices. I say we had a responsibility to tell the public what's going on."

Councilman Somers agreed saying, "These prices are so bad it is the public's business to know."

"I am not currently prepared to take any other steps. I feel I have done what is necessary that that is to inform the public."

WEDNESDAY, JULY 19, 1967.

Charges Council Minority With Harassing Renewal

By TONY BURBA
News-Gazette Staff Writer

The three Champaign City Councilmen on the short end of the 4-3 split over urban renewal were taken to task Tuesday evening for allegedly harassing the program.

The main point of attack by several members of the audience was the publication of appraisals of property values in the urban renewal area, based on supposedly confidential information released to a reporter by Councilmen Seely Johnston, Paul Somers and Robert P. Pope.

Henry R. Spies, a member of the Citizens Advisory Committee on Urban Renewal and an unsuccessful candidate for councilman, opened the attack.

Expressing "dismay" at the publication, Spies said, "people's business transactions are not a matter of public record until they are concluded."

Johnston replied somewhat angrily, "It would be too late for the public to learn of some of the irregularities in these appraisals after the transactions were concluded."

He noted that one appraiser's valuation of a certain piece of property was more than double that of the other.

Spies replied that although he had not had access to the appraisers reports, he felt sure they had been "reasonable."

Commenting on the three councilmen's expressed concern that the city was paying too much for some properties, Spies said, "It is strange that now you should be worrying that the city is going to pay these people too much, while a few weeks ago, you said the city wasn't treating these people right."

Johnston began to respond, but Mayor Virgil Wikoff quickly intervened, saying, "This is not a public debate."

Mrs. Herbert Glass, 804 Westlawn Drive, commented, "In most organizations of which I have been a member, no individual member is allowed to announce things without the consent of the whole body. Isn't city business carried on this way?"

Wikoff stated the information had been released without his approval.

Former Councilman Kenneth O. Stratton accused the three of doing a "disservice" to the people of the area.

'People in Doubt'

"The city seemingly has committed itself to this program, he said, "and yet all this threatening and haggling over the program leaves the people in doubt."

"The majority of people in the Phase I area have made their plans assuming urban renewal is going through. You will be injuring them if it does not," Stratton told the council.

"The Council should decide once and for all whether this project is going to be executed," he concluded.

Somers replied, "None of the charges, made here tonight hold water. The City Council is not a private little club. We are not going to pay for these properties — you are. We felt the taxpayers had a right to know how their representatives were going to spend their money."

"As to the future of urban renewal, it seems to be clear—the vote is 4-3, and that's a majority," he said.

land in sections to be used in other urban renewal project areas in Champaign.

The council should have opposed this and other house-movings "as a matter of principle," he feels.

He and other civil rights spokesmen here have voiced opposition to the moving of houses into already predominantly Negro neighborhoods, labelling it "racial containment" and "a moral and social issue."

And when the house in question here was moved last summer a middle-aged bystander displayed a good deal of foresight when he asked reporters:

"How much are you going to have to pay for that?"

"The city will have to buy it back, won't it?"

area to be affected contains about 250 housing units and is about 90 per cent residential.

Plans call for the area to contain about 360 housing units and be about 97 per cent residential when finished.

Start Buying UR Property In Ten Days

(Continued from Page 3)

ilies have reportedly already moved from the area on their own initiative and further relocation will follow as acquisitions begin within the next 30 days.

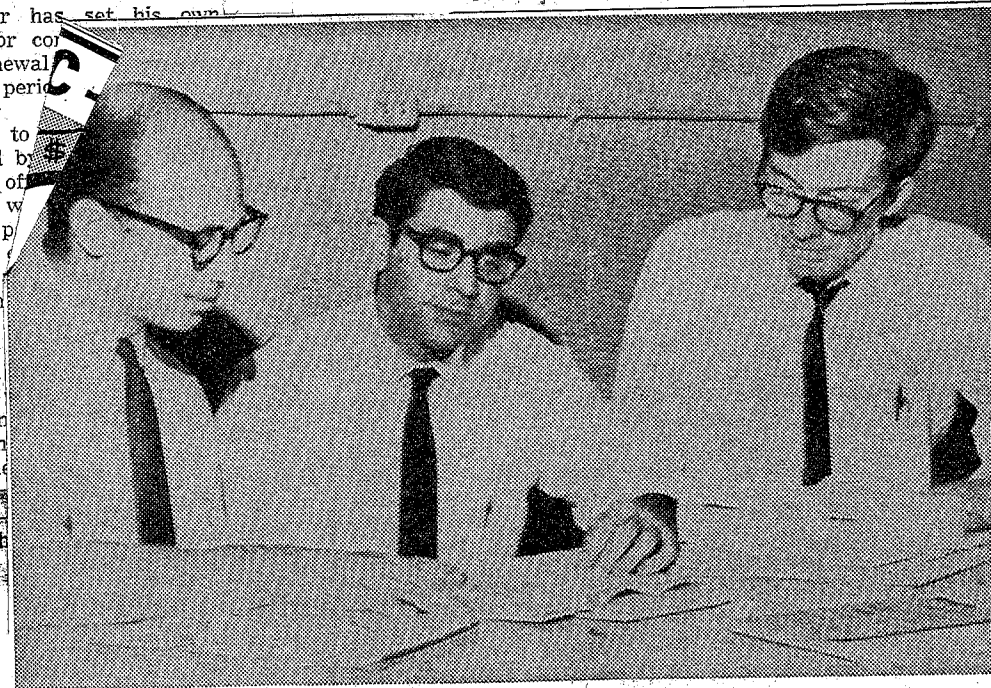
About 150 properties are to be acquired in the first project area, according to Gensemer, who said the city will hold up on demolition until several properties together have been acquired.

On Clouded Titles
Acquisition of some properties having a cloud on the title is expected to take longer because of the necessity for legal action to clear title.

Gensemer has set his own deadline for completion of urban renewal three-year period.

Families to be assisted by relocation of project, and relocation of

Tenants the city letters from notice of will also visit from UR staff information services attention to the said side office company h on.



News-Gazette Photo by Dennis Sullivan

LAW STUDENTS AID COMMUNITY. About 15 persons attended the first session of a series of adult education programs being conducted by Law Students for Community Education to deal with legal problems of the poor. The session at Douglass Center was on qualifications and administration of welfare programs. Next Wednesday night the topic of dis-

cussion will be consumer rights. At a later session the law students plan to discuss individual rights under the Urban Renewal program. Conducting the first session, left to right, were Steve Bardige, Melvyn Rieff and Richard Cosby all seniors at the University of Illinois College of Law.

HRC Meetings Unchanged

Pope Casts Negative Council Vote.

A request for a change in the meeting date for the Champaign Human Relations Commission was finally approved by the Champaign City Council Tuesday night after it had been postponed at several previous meetings.

The vote on the issue was 5 to 1, with Councilman Robert P. Pope contenting himself with only a negative vote and no other comments.

Pope had questioned the worth of the HRC in previous council meetings and attacked the Champaign Youth Council, a subsidiary of the commission, at a closed study session of the council a week ago.

Some comments, however, were offered by Councilman Paul Somers, who in the past has supported the HRC.

Warns Moyer

Somers said that while the commission had done well in most other areas, he warned Commission Chairman Donald

Moyer, who was present, to "tread very lightly" as far as the Champaign Youth Council was concerned.

Somers said the closed session, at which the council met with members of the HRC, had helped him decide the commission was a worthwhile operation. "My enthusiasm, however, does not carry over to the CYC," he said.

Ex-Councilman Kenneth Stratton appeared at the meeting on behalf of the Human Relations Commission, saying that Champaign "has been a blessed city—we will not have a Newark here if we continue our efforts toward racial understanding."

Stratton said he was pleased that "a majority of the council is for human relations, and not for the racists."

The approved request will allow the HRC to meet at the call of the chairman rather than have regular monthly meetings.

counted on the urban renewal program and planned for it.

Stratton challenged the council to "decide once and for all if urban renewal will be started and completed. I think the people deserve an answer from the council."

Stratton also lashed out at the claim of the three council opponents that people in the area were to be offered too much for their homes. "I don't think we can pay the people enough for all the trouble they've been through for urban renewal," he said.

Johnston replied to that statement saying his group "is not trying to cut down on payments to home owners," only to absentee landlords whom he believed to be receiving far too much for their property.

Another member of the audience challenged the disclosure of prices, saying she failed to understand how the council operated in press relations. She said organizations to which she belonged issued press releases jointly and that no individual member was allowed to issue statements on his own.

She asked what the council policy was in this area.

Mayor Wikoff replied that he did have "some notice," that the prices would be revealed, but that it had been done without his approval.

Somers said in answer it was his opinion that the funds to be spent in the urban renewal program were "not a confidential matter between the city council and the buyer."

Somers said while a "private club may decide what releases to give out collectively," the city council was not a private club, but a publicly elected body responsible to the public for its decisions.

"The public press is the best way to get this information to the people, the property owners and taxpayers," he said.

Somers also replied to earlier comments by Stratton asking for a final decision on urban renewal, saying the future was clear. "You have the majority. It is four to three now. Go back and tell your friends it (urban renewal) will go through."

WEDNESDAY, JULY 19, 1967.

THE NEWS-GAZETTE



BREAK GROUND FOR CHURCH Bishop D. Haines of the Church of the Living God, Fourth and Bradley in Champaign. The cago turned the first spadeful of earth on the site which will be the location of the new Church of the Living God, Fourth and Bradley in Champaign. The congregation currently meets at 801 N. Poplar St., C. Evangelist Mary Ellen Mullen is pastor.

Photo by Joe McNamara

Keys Suggests Public Housing Under Council

Champaign County Urban League executive director Paul Keys strongly suggested that the authority for public housing in Champaign be removed from the Champaign County Board of Supervisors to the Champaign City Council.

Keys' suggestion, along with several other criticisms of the current county housing authority, followed County Supervisor Wes Schwengel's statement Tuesday that "...it would be most impractical for a black tenant of one of the public housing units to attempt to represent all seven of the units."

Schwengel also said Tuesday that, in his opinion, "it is even more impractical for a member of the black community who is not a resident of any of the units to serve as a representative."

But Keys Wednesday stated that it is totally impractical not to appoint a black representative to the housing authority's board of directors.

Keys suggested that Schwengel's statement Tuesday pointed out the "near total lack of communications between the black community and the county board."

What Next Week?
"Last week it was in the county hall, this time it is in housing. Where will it be next week?" Keys asked.

Schwengel said Tuesday, that he is becoming increasingly obvious that the black militants do not know what is being done to correct the dissatisfaction with the public housing projects. They keep saying that nothing has been done, but at least four weeks ago, Bud May (director of housing) sent a copy of a memorandum to all tenants of the projects in the county.

The memorandum establishes a tenant committee to present tenant ideas and concerns back to the board.

CHAMPAIGN-URBANA

CAC Delays Choice of Developer

By Darlene Napady
The Champaign Citizens Advisory Committee on Urban Renewal Tuesday decided to look at one more housing development before picking a developer for the federally aided project in the northwest corner of the city's urban renewal area.

CCC Seeking Major Role In Ed Committee

Representatives of the Concerned Citizens Committee were in attendance at Tuesday night's study meeting of the Urbana District 116 Board of Education to discuss the role of the CCC in the newly formed District-Wide School Committee (DWSC).

Drawings For UR Project Approved

Construction drawings for the North Mount Olive Manor urban renewal project have been approved, according to Virgil A. Dearduff, and the firm commitment for FHA financing is expected within two weeks.

Dearduff, a special representative for Creative Building Inc., the firm engaged to do the construction, reported this Friday that interested local tradesmen and subcontractors may apply for jobs on the project within the next two weeks.

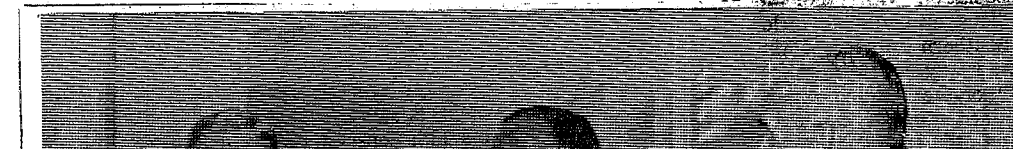
The signing of construction contracts will follow soon after the final financing is completed, said Dearduff, and The National MCI Construction Co., an affiliate of CBI, will meet with and discuss the project in detail with any interested subcontractors during the week.

Drawings will be available to any persons who indicate the desire to submit proposals on any of the various trade areas, and the company will be showing some of the modular units in the factory so that the contractor may get a general idea of what the MCI program is.

Dearduff emphasized that the factory units are not the ones to be used on the Champaign projects, but are fairly typical examples of the modular construction. The ones to be used in North Mount Olive Manor will be carried to a further stage of development and will have most of the heating, electrical and plumbing equipment installed at the factory.

The North Mount Olive program is interested in participation by the maximum number of local tradesmen and subcontractors as a part of an affirmative action program, and urges the subcontractors to contact Dearduff at Creative Buildings as soon as possible.

The company is interested in talking with all interested people this week so that construction on the project may begin as soon as the final funding approval is received.



housing board, however, and has no formal powers.

The all-white authority board has been under fire in recent months from a number of civil rights organizations for allegedly not being responsive to black tenant complaints.

Asked Before
Keys suggested that a "re-orientation" lawsuit should be filed to challenge the present makeup of the board. SOBL, a black men's organization, has in the past pushed for transfer of housing authority from the county to the Champaign City Council for housing projects within the city limits.

The statement by Keys Wednesday hinted that efforts may be received toward effecting the transfer.

Keys also stated Wednesday that "it is not necessary to issue with the open season qualifications of any specific county housing authority board member, but it is quite apparent that more than a business grounding in housing or real estate is necessary to know what the real grievances of black people and other public housing residents are."

Hursey added that there are a number of blacks who are extremely well-qualified for the board position and who are willing to accept the appointment.

Keys did not formally speak for the Urbana League proper.

other plans which have been rejected proposals.

Creative Buildings since has submitted two more proposals for development of the 45-acre site. One calls for a total of 36 garden apartments and 40 townhouses, and the other for 48 apartments and 32 townhouses.

The firm's original proposals were for 108 or 112 apartments.

But subsequent discussions by the CAC indicated a preference for the townhouse concept as presented in a proposal by National Homes of Lafayette, Ind. The committee felt townhouses would be more suitable for family living and possible ownership by the occupant.

The group then toured National Homes sites in Lafayette and two projects by another bidder, Lippman Associates in Indianapolis, which originally had proposed 60 apartments and 46 townhouses.

Lippman has since revised its proposal to 90 townhouse units.

CAC Vice Chairman Henry Spies called the revised Creative Buildings proposal superior to the first.

The one and two-bedroom units, Spies added, seem to have exceptionally small kitchens and little eating space. But he thought the three- and four-bedroom unit plans were good.

These units would be built as modules, finished inside and out at the Creative Buildings plant in Urbana, transported to the site by truck, and assembled.

The firm already has contracted to build a 72-unit apartment project in the renewal area for Mt. Olive Baptist Church.

Under the first of the two new alternatives submitted by Creative Buildings for the current project, calls for 24 two-bedroom apartments, three three-bedroom apartments and four one-bedroom, eight two-bedroom, 22 three-bedroom, and six four-bedroom townhouses.

The second alternative includes 24 two-bedroom and 24 three-bedroom apartments and four one-bedroom, eight two-bedroom, 14 three-bedroom, and six four-bedroom townhouses.

The new Lippman proposal calls for 30 two-bedroom, 40 three-bedroom, and 20 four-bedroom townhouses.

The CAC will recommend what it considers the best design to the city council, which will make the final choice of a developer.

our educational committee is deeply involved in getting the black students away from disruptive behavior. It has new committee is seeking solutions to problems in the schools. The CCC is interested.

There was a discussion of the clarification of the employment status of a school librarian which was made recently by the superintendent of schools after a consulting report appeared in the newspaper.

The group said they did not know how the superintendent of schools after a consulting report appeared in the newspaper.

The board recommended that the program be expanded to all schools if funds are available. The recommendation was made following recent visits by board members to observe the IPP program at Prairie, Yankee Ridge, Wiley, Webber, and Hays schools. They felt the IPP program was extremely beneficial to all children, and the interest displayed by the pupils in this type of work was amazing.

Following the open meeting the board went into executive sessions to discuss staff negotiations.

Chicago Produce
CHICAGO, Ill. — Chicago Mercantile Exchange — Butter, Wholesale Sale by Auction, AA, 66 1/2, 92 1/2, 1/4; Cars 90; Eggs, Standard, 40; standards, checks 22.



NEEDING MEN—Urban renewal director—Mou, Olive Manor. The project plans David Gensemer of Champaign, Ill., have been approved and the builders are James Williams, center, and CBI representatives interested in hearing from local trades-representative Virgil Dearduff, discuss aspects of the project and subcontractors as soon as possible for placement in the building construction of the housing units in North Urbana.

Mail Bag: 11/15/66
Take Good, Hard Look

Open Occupancy Should Precede Renewal.

the Editor,
 Sir: This is a letter to the Mayor of Champaign and the city council about urban renewal. I do not see how the city can work renewal where we do not have open occupancy in the town.

I think the city should condemn all of the property that is substandard and all the property that is in good condition should be left alone for the good of the old people and to avoid putting more people on the welfare list.

I hope the people will take a good hard look at renewal before they take it any further.

JOHN. H. PICKLE
 Champaign.

Mail Bag:
Urban Renewal Opposed
Will It Impoverish Negro Homeowners?

the Editor,
 Sir: I have told you over and over that I am opposed to urban renewal. It is no good for the Negro home owner. It will make them poorer and the white man richer. The ones responsible for this program know it too. They do not want to help the Negro. This will destroy him and all that he has worked for.

Negroes don't have the right to live anywhere in town they choose like the white man. They killed that in Congress.

You have been running back and forth to Chicago plotting behind the Negroes' back. You want to put the Negroes over cross the rail road tracks. You wouldn't live over there yourself.

If you weren't expecting to make lots of money for yourself, you wouldn't be studying the Negro.

My home is my castle. As long as Negroes don't have rights like the white man, don't expect him to turn his home over to the white man (the ones that own their own homes).

The homes will be built out of the cheapest material you can find and you will be renting and selling them back to the

Negro for a big profit. How can you call that helping the poor Negro?

I work for my living. Please stay away from my door. I am a Christian and a law abiding person, but I will break the law if you try to take my home. I work hard for it. It is worth \$16,000 to me because it is mine and it is not for sale.

I was told a year or so ago that those houses were going to be sold for \$16,000. The cheapest was \$10,000. Now you know you aren't helping the Negro.

The best thing you can do is to build houses for people that don't have homes. If Washington wants to save money they should set up bank loans for the poor people. Let the poor choose their own contractors to fix up their homes if they needs it, just like you choose your own doctor. Let the honest banker do the paying of the contractor. That would save the tax payers many millions of dollars.

If the law is just to the Negro, they won't let that urban renewal happen.

Please stay away from my door.

IDA MAI CARTHEL
 Champaign.

JULY 23, 1967
THE NEWS-GAZETTE
UR Housing Units Delayed Until Spring Of Next Year

By VICKI ALLEN
 News-Gazette Staff Writer

Construction of 120 units for Champaign's Urban Renewal project is not expected to begin until spring.

"We're at a standstill right now," said Bud Finney, director of the Champaign County Housing Authority. "Things have slowed down."

Bids for the construction work are expected to be taken early next year "if evrything goes all right," Finney said.

The Housing authority is now in the process of taking options on property in the N. Harris Street area.

The 120 units will be divided in half with 60 to be built inside the urban renewal project area and 60 slated for the N. Harris St. site, near the central business district.

Await Approval

Site acquisition will begin at N. Harris St. if the location is approved by the Chicago office of the Federal Housing Authority.

"Once we have all the options for the N. Harris St. site then we'll ask someone from the land section of the Chicago office to come to Champaign and view it," Finney said.

He said the inspection would be made within "the next couple of months."

"Building in Champaign-Urbana can't be done in the winter," Finney said. "We can't start until spring. So we're not in a hurry now."

If the Chicago office disapproves the N. Harris St. site because of high land acquisition costs, Finney said "we will have to acquire another site."

Meet Sept. 5

A meeting with representatives of the Champaign County Housing Authority and Federal officials in Chicago is scheduled for Sept. 5.

Architect's drawings for the units will be submitted to the office at that time.

A temporary site at Beardsley Park was recently abandoned because of high site acquisition costs.

Originally the units were to have been distributed over three sites, with 60 units built in the urban renewal area, 18 at the Beardsley Park site and the remainder at the N. Harris site.

60 Students Study Urban Renewal

(Continued from Page 3)

and comments came for a few students.

Following a pop-and-cookie break, the large group was broken down into small units more conducive to conversation.

Each has, and will continue to have, a graduate student as discussion leader.

The talk quickly become lively with many contributors, especially in groups where the leaders stayed in the background and tried to draw out the students.

An unexpected information source was added with the en-

dent ("I just don't want to hear no more about urban renewal. That's all I've heard for a year and a half...), as was philosophy ("You just can't segregate people!" said a small white youth. "You're skin is a different color from mine but it doesn't make a damn bit of difference.")

The discussions were reluctantly broken up at about 10:30 p.m. so the students could return to their dormitories on

SUNDAY, JUNE 25, 1967.

July 23, 1967
Ready To Start Purchasing Urban Renewal Property

By TONY BURBA
 News-Gazette Staff Writer

Urban renewal property acquisition negotiations in Champaign will begin Monday, according to Urban Renewal Director David Gensemer.

"We're ready to start talking to people and getting their commitments," Gensemer said.

The beginning of negotiations had been delayed until the city and the federal government agreed on what form of contract to use.

"We expect to close quite a few deals in the next two or three weeks," Gensemer reported.

Initially, the city will contact property owners in the southwest corner of the project area. "We want to get that corner cleared first so the public housing people can begin construction there," Gensemer said.

The county housing authority is planning to build at least 60 units in the project area.

However, he said, a number of transactions for properties in other parts of the area also are expected to be closed soon.

"About 25 owners in other areas already have said they want to sell immediately," Gensemer said. "These people normally would not have been contacted until later in the project, but if anyone wants to sell right away we'll be happy to close the deal."

Part of the property acquisition costs will be paid out of \$215,000 recently authorized by the City Council to be transferred from utility tax funds.

The city also is awaiting formal approval of a \$900,000 loan from the federal government to finance further acquisition in the area.

"We understand the loan has been approved by the regional finance office in Chicago and we should be getting the money in the near future," Gensemer said.

In all, a total of \$1,957,000 has been budgeted for property acquisition in the renewal area.

Urban Renewal Is Set Back

By TONY BURBA
 News-Gazette Staff Writer

Champaign's urban renewal program may have been set back at least five weeks Tuesday for want of one vote.

City Council action on resolutions to provide more than \$1.1 million for the city urban renewal department to begin execution had to be deferred when the absence of one supporting councilman left the council in a 3-3 deadlock between supporters and opponents of the program.

Consideration of the resolution was deferred until July 5.

The two-week delay eventually will result in an even greater dislocation of the program, according to Urban Renewal Director David Gensemer.

His staff has been camping at the bit for several weeks, waiting for the City Council to provide the large amounts of money needed to begin property acquisition.

Now they face at least another 10 days' inaction and probably a three-week delay this fall.

Gensemer explained the situation as follows:

The \$1.1 million sought immediately would come from city funds and a \$250,000 direct

you people going to get to work?"

"It's also bad public relations," he added. "I know a number of people up there who have made down payments on other homes, thinking we were going to buy their existing homes soon."

"Some of their deals depend on getting the money for their homes, so right away, the city is made out to be a liar again," he said.

In addition, the city eventually will have to spend more money if the program is not completed within the 36-month schedule.

"We can apply for more federal money if we have to go over," he said Gensemer said, "and we'd probably get it. But the city will have to pay one-

Buying Begins Monday In Urban Renewal Area

By Hal Alexander
Land acquisition in the urban renewal Project 1 area will begin Monday morning, director David Gensemer said Friday. Gensemer said all necessary approval to begin the program had been received from Washington, and W. A. Montgomery, his assistant, would begin calling on property owners Monday. He reported "many property owners" have contacted his office with regard to selling their property. "Apparently they are happy with the prices being offered," he said. Gensemer predicted "a considerable number of closings on property within the next few weeks." He said acquisition of property would take place "just as rap-

idly as our attorneys can check titles and clear warranty deeds." Gensemer said a direct federal loan of \$907,585 had been approved by the budget division of the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD). He said he expected the funds to be received within 10 days. Gensemer said his office would advertise for bids on \$1,766,000 worth of preliminary loan notes on Aug. 1. Bids on these notes, the proceeds of which will finance a good portion of the project, will be received until 11 a.m. Aug. 15. These funds will also be used to repay the initial \$907,585 direct loan from the government, Gensemer said.

He also said he received approval Friday afternoon by telegram for the total allocation to be made by the federal government for the project. The government will give the city \$2,530,615, according to the telegram. Gensemer said this amount included \$30,000 for direct grants to owners of rehabilitable houses. Under this program, persons living in houses designated as rehabilitable may qualify for \$1,500 in federal funds to be used to bring the houses up to standard. This amount need not be repayed. Gensemer said there were also low-interest loans available for persons wishing to rehabilitate their homes.

a depth or understanding of ghetto problems amazing to an outsider.
The discussion alternated between the mechanics of urban renewal ("What are they gonna do with the people when they tear the houses down?" and how to do something about it ("Organize. We got to organize or nobody'll listen to us," said a Youth Movement member).
Despair occasionally was evi-

You're In The North End; Students Study Renewal

By TONY BURBA
News-Gazette Staff Writer

A problem that has knotted the minds of many of their elders is being challenged by a group of high school juniors.

Urbana renewal in Champaign will be the subject of an eight-week study by 60 students in the University of Illinois' Upward Bound program for poverty area high school students.

Whether any conclusions about urban renewal will be drawn is not yet known.

But, according to Michael Murray, UI graduate student in sociology and director of the social studies seminars, the end is more important than learning the means.

The first session was held Thursday evening at the Burch Village public housing project community center.

"You're in the North End," Murray told the students.

To some of them, this is nothing new. About a dozen of the students are from Champaign-Urbana. Most of them live in the

North End.

The remaining 45 or 50 students, from St. Clair County, are on familiar ground too. Their neighborhood in East St. Louis is called the South End, but it's the same place.

Noting what he called the "what-the-hell-am-I-doing-here look on your faces," Murray proceeded to explain the seminars.

"Life is full of conflict and tension," he told them, "but you don't talk about that in the classroom—you're never taught how to cope with conflict."

The seminars are designed to get the students out of the academic clouds occasionally, to deal with day-to-day problems in their environment.

The ability to use simple resources and to understand political events also is part of the goal.

The most readily available information source anywhere is a newspaper, and the students' "textbook" is

25 pages of reproductions of local newspaper clippings, telling the story of urban renewal from 1965.

Daily newspapers will be used to keep the text current.

As for political events, the students probably will attend meetings of the City Council and other related groups.

Renewal is being treated as a political, rather than an "administrative" or "planning" issue, according to Murray.

A recent session was for orientation to the seminar series and to the basic mechanics of urban renewal.

Present as sources were John Lee Johnson and Roy Williams, two young North End leaders, and Mrs. Steven Fenves of the League of Women Voters.

Before the large group was broken down into six-member groups, discussion was desultory. As in nearly every school class, most of the questions

(Please turn to Page 8, Col. 6)

owner \$1,000,000 in temporary loan notes to be sold on the private market.

However, federal regulations require that these notes be placed on the market on a certain date.

Gensemer said the department had planned to advertise for bids on the notes Aug. 1.

However, the necessary bid documents cannot be prepared until the first direct loan from the government is secured.

According to Gensemer, the current two-week delay will make it impossible to meet the Aug. 1 advertising date. The next possible date is Sept. 6.

Money from the notes then would not be received until the latter part of October, by which time the original \$1.1 million probably will have been exhausted for several weeks.

Gensemer mentioned other probable harmful effects of the delay.

"Our property acquisition program is already a month behind schedule," Gensemer said. "This probably will mean that construction of public housing in the area will not begin until next summer instead of this fall."

He explained that the land for the housing project cannot be sold to the county housing authority until it has been cleared, utilities made available and new streets built.

Due to weather problems, much of this work now may have to be postponed until spring.

"I've had other contractors tell me they want to build in the area," Gensemer said, "but they keep asking, 'When are

thumbs in the meantime. The relocation staff currently is making surveys of the families to be displaced to determine their housing needs.

The rehabilitation officer is checking homes to determine which qualify for federal grants and loans. Five or six low-interest loan applications currently are being processed, Gensemer said.

Issue Charters For 5 Nursing Centers

Five new corporations have been formed for five Americana nursing centers in the company's eight state area.

Offices for the Americana system are in Monticello.

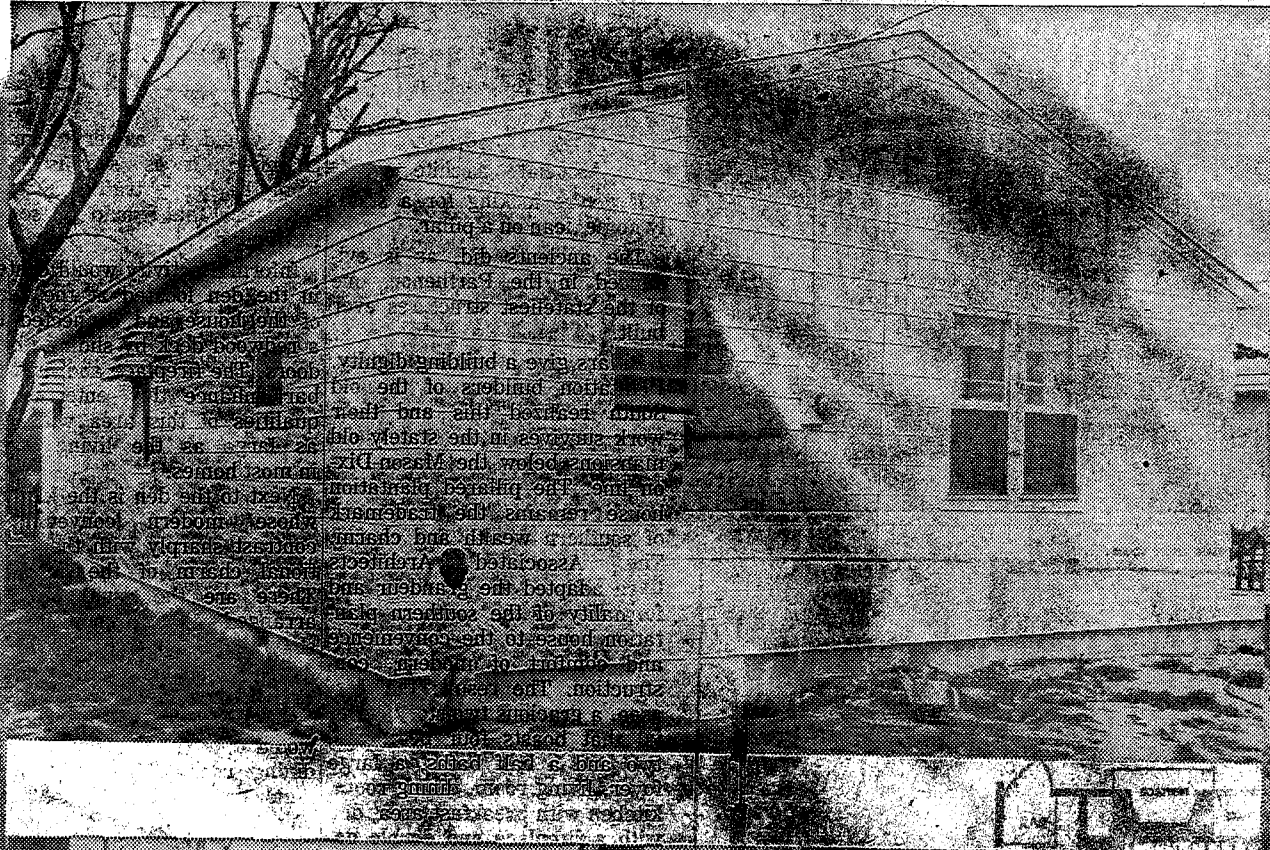
Secretary of State Paul Powell issued charters dated June 22 to the following: Galesburg Manor, Inc., Webster Bay Corp., Western Illinois Nursing Home, Inc., First Avenue Nursing Home Corp. and Lincoln-Cotner Corporation.

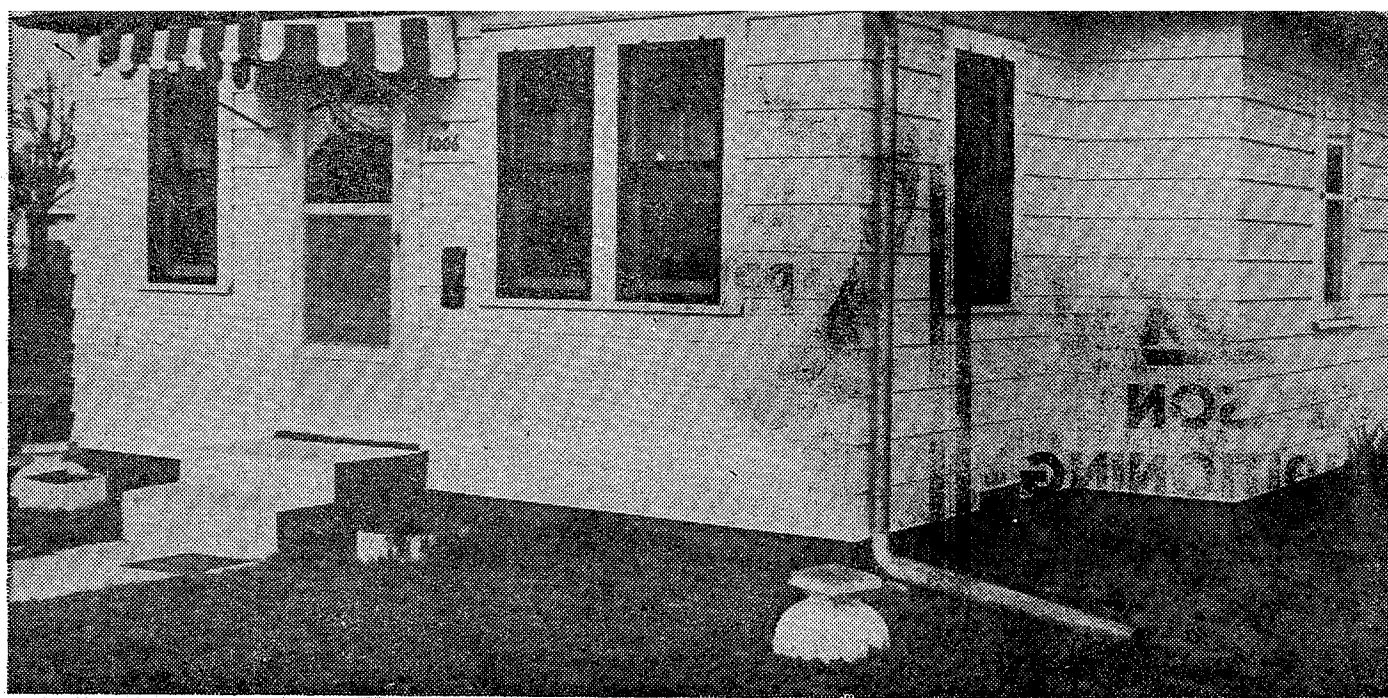
All five were incorporated for 10,000 shares of common stock for the purpose of owning, conducting and operating one or more nursing homes. Correspondent listed is Lois Clodfelter, Monticello Professional Bldg., Monticello.

Kathy Kessler At Journalism Camp

Kathy Kessler, 505 Park Haven, C, is along high school students from throughout the nation attending a six-week session of the journalism division of the Midwestern Music and Art Camp at the University of Kansas at Lawrence.

Your Home Today





Individual Triumphs in Urban Renewal Area

By Carol Alexander

Dream homes don't always spring from that special blend of exotica and pizzazz that sends home magazine writers into rhapsodies.

Sometimes, the seemingly unattainable is a picture window, new aluminum siding, central heating — or simply elevation to minimum city standards.

In Champaign's 10-block urban renewal area south of Bradley Ave., nine dwellings, three through government loans, six through grants, have been rehabilitated and 13 homes are being upgraded by owners without benefit of federal funds.

In the midst of a wasteland of razed homes, decrepit dwellings to be demolished and expanses of land awaiting development, the most overt sign of progress in the two-year-old urban renewal project is to be found in the single family dwellings that have been rehabilitated and awarded a certificate of achievement, meaning a structure now meets required minimum stand-

ards of the city of Champaign as well as the government's property rehabilitation program. Loans can be used only to finance minimum repairs and improvements. In the more than the usual cases, owners are required to contribute more than 25 per cent of their income for housing.

Clifford Caldwell, 1060 Sixth St., sat on the green lawn on the sunporch of the home he built himself in 1927 and enlarged in 1936.

"Where is everyone?" he asked, referring to the exodus that occurred through relocation. At age 73, Caldwell qualified for a government grant, which provides up to \$3,000 to owner-occupants aged 62 or older, who earn less than \$3,000 annually or spend more than 25 per cent

Caldwell recounted how he had sanitary sewers, street lights and finally paving. A plasterer before his work, he said, "I worked and I finally got it done."

When the Nashes purchased the dwelling in 1951, "everything was altogether different," Mrs. Nash recalled. Since then, she has had constant remodeling. They have converted a bedroom into a modern spacious kitchen with built-in oven and counter burners on copper-tone panels. They needed the total lack of closets. They moved a decrepit front porch, stripped away the original crumbling plaster — all before urban renewal.

Before urban renewal, the Fraziers and their four daughters had only one bedroom. The girls slept on a rollaway bed and a bunk bed in the dining room. "Our home is livable now," Mrs. Frazier said. "We can really stretch out. And, the girls are so pleased; they now have room to entertain their friends."

There are brand new awnings

over the front and back doors. "This was my idea, my contribution." Mrs. Percy Frazier, Jr., 609 East Beardsley St., admitted that her first reaction to urban renewal was "kind of upsetting — we didn't have any choice about the matter."

But after the initial skepticism, the Fraziers applied for a 312 Loan, available at three per cent interest for terms up to 20 years in order to repair or rehabilitate property. They added a master bedroom and a joint dining area - television room at the rear of their nine-year-old frame dwelling and shifted partitions to provide a third bedroom.

Before urban renewal, the Fraziers and their four daughters had only one bedroom. The girls slept on a rollaway bed and a bunk bed in the dining room. "Our home is livable now," Mrs. Frazier said. "We can really stretch out. And, the girls are so pleased; they now have room to entertain their friends."

There are brand new awnings

Mr. and Mrs. Louis Nash, 411 East Beardsley St., used their loan for aluminum siding, wrought-iron hand rail, enlarged dining room window, basement and front steps. Also, new plywood siding replaced beaver-board in the rear utility area, where Mrs. Nash has the washer and dryer.

When the Nashes purchased the dwelling in 1951, "everything was altogether different," Mrs. Nash recalled. Since then, she has had constant remodeling. They have converted a bedroom into a modern spacious kitchen with built-in oven and counter burners on copper-tone panels. They needed the total lack of closets. They moved a decrepit front porch, stripped away the original crumbling plaster — all before urban renewal.

Before urban renewal, the Fraziers and their four daughters had only one bedroom. The girls slept on a rollaway bed and a bunk bed in the dining room. "Our home is livable now," Mrs. Frazier said. "We can really stretch out. And, the girls are so pleased; they now have room to entertain their friends."

There is a large illuminated photograph of the late President Kennedy and his wife Jac-

queline in the living room. "My husband's sister sent it to our daughter," she said. Mrs. Nash reupholstered the couch, which rests on new burnished gold carpeting, contrasting with the green walls. The basement is a catch-all — "all our friends have their lawn chairs, and winter clothes down there." At first only crawl space, the basement was shoveled out by Nash, who then lined walls with concrete blocks and poured the cement floor. Eventually, they hope to make a family room here.

There are so many things in my mind, I'm always planning something," Mrs. Nash said. Urban renewal enabled the Nashes to accomplish more quickly what they had long envisioned. "A lot of times, you plan something and everything seems to go wrong and you have to wait longer. But if it had all I wanted there, would be nothing to wait for."

Mr. and Mrs. Eldridge Long, 402 East Eureka St., purchased

their home in 1952. This was the worst house in the North End," Mrs. Long recalled. "But we thought it would be fun to fix-up."

Tackling an ambitious program of renovation, they ripped out all walls and replaced them with new dry walls. All painting was done by Mrs. Long. "Piddling" as the term, the Longs give to their work, which has continued to the present. In meeting urban renewal requirements, they decided against a loan — "we didn't want to get into debt at our age" — and they did not qualify for a grant.

The only other course was to finance necessary improvements themselves. Selling part of their property for right-of-way they received nearly \$3,000 and financed the remainder through personal savings. "We spent better than \$200. We're not in debt but we don't have a cent. The remodeling took every penny we had. Urban renewal is good in so far

as it makes the area look better, but it's a hardship for older folks." Picture Window

In the Long residence, the foundation at the rear of the dwelling was rebuilt, new beams, kitchen floor, and ceiling were installed, the utility room was enlarged, the water heater was boxed in, and a new picture window in the dining room replaced two narrow windows. Also, new roomy closets were built in the two bedrooms.

"I just love my picture window," Mrs. Nash said. "I've always wanted one."

In front of the window is a large dining table, where "I took a whole high school course. My husband now is enrolled in a CPA course and I'm studying music. We always have something going on."

Mrs. Long was philosophical: "There's something to do, you just have to do it. Things aren't perfect, but we're proud of everything we've done."

Urban renewal is good in so far

July 31, 1967 Coerver

Council May Take Over Public Housing Projects

By Hal Alexander

The Champaign City Council is currently considering a proposal by Councilman Paul Somers that the city take over the ownership and administration of all public housing within the city limits.

Councilmen on both sides of the urban renewal issue have declared they would support an investigation of that possibility.

All public housing in the county is currently operated and administered by the Champaign County Housing Authority, which is ruled by a board appointed by the Champaign County Board of Supervisors.

Somers said he made his proposal in the closed study session of the council Tuesday. He hit the housing authority for what he considers "dragging their feet," in connection with units to be constructed as part of the Champaign urban renewal project.

The housing authority is to build 60 units of public housing within the project area and 60 units outside the area, in the vicinity of Franklin Junior High School.

Somers said the schedule for urban renewal called for clearance of housing and other structures to begin Nov. 15, 1967.

No Construction

"As far as I can tell, the Public Housing Authority won't even have begun construction of the units at this time," he said.

Somers added he is concerned that the people whose houses were being taken would not have adequate relocation housing available at that time.

"When I asked the city two years ago where these people could move, they said the public housing units would be built by the time they were needed," Somers said.

Urban Renewal Director David Gensemer agreed that

the fact the planned units of public housing would not be available would cause additional problems to his relocation staff.

"We have to consider each family individually and meet their housing needs," Gensemer said, "and the fact that none of this public housing is available certainly creates a problem."

Existing Housing

Gensemer said his department hoped to use existing public housing to some extent, but was aware it was available on a very limited basis.

Somers, an opponent of the urban renewal plan, said the fact the housing would not be ready might result in people in the area, "moving from one shack to another," in effect solving no problems.

Gensemer said no families would be moved until standard, adequate housing meeting their specific needs had been located.

"The fact that these units of public housing are not available may mean delays in the program," he added.

Among councilmen who said they would support an investigation of the possibility were Robert P. Pope and Seely Johnston, opponents of urban renewal, and M. G. (Bob) Snyder and William Kuhne, proponents.

No Commitments

The councilmen, however, would not commit themselves in favor of the possibility until such an investigation was completed.

"It sounds as if it certainly needs looking into," Pope said, "and I would support such an investigation."

Kuhne said he likewise would support an investigation but that it was "much too early to express an opinion on the issue."

Snyder echoed these sentiments.

Mayor Virgil Wikoff is out of town and could not be reached for comment.

The takeover of public housing in the city is allowed by Illinois law. City attorney Albert Tuxhorn cited Chapter 67 1/2, Section 3 of the Illinois Revised Statutes, which states:

Up to City Sloan:

Takeover Of Housing Not Contested

By Hal Alexander

The Champaign County Housing Authority plans no action to attempt to halt the possible takeover of public housing operation and ownership within the city of Champaign by the city council.

Harold Sloan of the housing authority said it was "entirely up to the city" whether they wanted to take over the function of the county housing authority within the city limits.

Champaign City Councilman Paul Somers has proposed the city take over the public housing. Other members of the council expressed support for an investigation of the possibility.

"If the city decides they have a reason, the state law allows it," Sloan said. "It has been done in many cases."

Sloan however broached a technical problem involved in such a transfer. "If the mayor wants to run the housing authority, he'd better pick people he can run," he said.

A housing authority, according to law, is a more or less autonomous body, depending on the city government only for appointment of members, Sloan said.

"The city will not have any more voice in the running of the housing authority than they do now," Sloan said.

Appointments to the county housing authority are made by the chairman of the county board of supervisors. Decisions by members are not subject to review by the board.

Sloan did respond to charges that the county authority had been "dragging its feet" with construction of public housing in connection with Champaign's urban renewal program.

Somers listed the fact that no public housing units would be ready by the time of housing clearance in the area as a major reason for the city to act.

"We've been accused of foot dragging — well, their program over there hasn't exactly caught fire," he said.

"There is no reason we can't build the housing for them as soon as they give us a space," he said.

Gazette Aug 2, 1967

UR Hostility Is Still Factor In Vote On Loan Note Bids

By TONY BURBA News-Gazette Staff Writer

A minor procedural resolution related to urban renewal again brought out the deep-seated dissension over the issue within the City Council Tuesday evening.

The resolution was not one that would materially affect the execution of the project.

In preparation for the taking of bids on \$1,780,000 worth of loan notes Aug. 15, the resolution authorized the city manager to immediately notify the lowest bidder without waiting for official council action.

Nevertheless, the resolution, which finally passed 4-2, resulted in a lengthy discussion in which:

1. Councilman Seely Johnston suggested stopping the whole renewal program so the council could study a new state housing aid program.

2. Councilman Paul Somers, one of three councilmen bitterly opposed to renewal, delivered harsh criticism of the urban renewal department and the city manager, implied criticism

of his fellow renewal opponents, but finally voted in favor of the resolution.

Some of the councilmen favoring renewal finally began to reply to some of the tactics and unanswered statements of the opponents.

To Finance U R

Mayor Pro Tem Frank Schooley, presiding in the absence of Mayor Virgil Wikoff, explained that the loan notes were being sold to finance the execution of urban renewal.

The city already has outstanding a loan of \$700,000 from the federal government at an interest rate of 5 1/4 per cent, he said.

The \$1.7 million in loan notes would be sold to private buyers and probably would carry an interest rate of only 4 per cent. That would permit the city to pay off the higher interest federal loan and have enough additional money to carry the program through the current fiscal year.

Johnston began the discussion by presenting an Illinois house bill recently signed by Gov.

Otto Kerner setting up a state agency to make short-term, no-interest loans to non-profit groups to begin construction of housing for low-income families.

The project costs would later be refinanced through federal agencies on long-term mortgage loans.

"I don't see why we should be concerned with the speed with which we get this money," Johnston said. "We're already going so slowly anyway that we are not getting anything done."

Asks For Study

Evidently working on the assumption that the council would be voting on whether to advertise the sale, Johnston suggested deferring consideration of the resolution for two weeks, so the council could study the state bill.

"Maybe we could apply for enough money to replace our urban renewal project," he said.

Somers asked why the advertisement for bids on the notes did not have to be specifically authorized by the City Council.

Urban Renewal Director David Gensemer replied that the council had authorized the sale of all notes as needed May 2, the same meeting at which urban renewal finally was accepted.

Schooley noted that besides the savings in interest by refinancing the city loan city's federal loan, the city would gain by being able to invest \$500,000 of the note sale proceeds on a short-term basis.

Johnston asked Schooley, "Don't you even want to go into a study session and consider this other thing?"

Schooley quickly replied, "I'm always interested in doing what will help the citizens of Champaign."

"I am aware of this legislation and I think it could be supplemental to what we're already doing. But I think it's necessary that we get this urban renewal project started," he said.

Councilman M. G. Snyder agreed with Schooley, adding, "We have an obligation to proceed with this program. We have committed ourselves to it."

"The city already has invest-

Council Votes, 4-2, to Call For Renewal Loan Bids

Aug. 2, 1967 - Coerver

By Hal Alexander

The Champaign City Council passed an urban renewal measure 4-2 Tuesday night, with councilman Paul Somers for the first time voting on the positive side of the issue.

The resolution allows the city manager to advertise for bids on \$1.78 million in loan notes and to determine the best bid of those submitted.

Somers, who has voted against or abstained on all previous urban renewal votes,

gave the council the necessary margin for passage. Mayor Virgil Wikoff who has voted with the majority in the normal 4-3 voting, was absent from the meeting.

Despite the fact he voted in favor of the proposal, Somers registered a strong, and at times angry, protest against what he termed "legislating at the point of a gun."

He accused the urban renewal department of "presenting legislation at the 11th hour,"

and said the council had not even had a chance to examine the proposal.

"If this happens again at any meeting with six people, you'll be hanged with a 3-3 vote," Somers told Urban Renewal Director David Gensemer.

Somers said also his vote was to "save the people of the city of Champaign some money — not an endorsement of this catastrophic urban renewal program."

Loan Notes

The application of the loan notes will allow the city to pay back the funds at about 4 per cent interest, whereas they are currently paying back a direct federal loan at 5 1/4 per cent.

"I don't like the idea of turn-

Housing Inspection

Pope Asks Homeowners to Demand Warrants.

UR Measure To Council Tonight

Aug 1, 1967

Another urban renewal measure will face the Champaign City Council when it meets at 7:30 p.m. Tuesday in the council chambers.

The resolution appears to be the only controversial item on a relatively short agenda.

It involves the taking of bids on \$1,780,000 worth of loan notes to finance the urban renewal project.

The resolution would authorize City Manager Warren Browning to immediately determine the best offer when the bids are opened at 1 p.m. Aug. 15, without waiting for City Council action that evening.

The council's action on the measure is difficult to predict.

Mayor Virgil C. Wikoff is out of town, leaving only three solid

Pope Tuesday evening residents to demand warrant before admitting inspectors into

moving toward a po- already," he said, owners should take of all legal remedies while they still can."

Schooley, as senior councilman, is expected to preside over the meeting in Wikoff's absence. Browning also is on vacation and will not attend the meeting.

The only other items on the agenda include several annexation ordinances and final adoption of health codes governing food vending.

Smith said, "if anyone pushed I promise I'll be quite a court

However, Councilman Paul M. Somers, also an opponent of urban renewal, has indicated he may vote in favor of the resolution, because the city is committed to the project, and delay in accepting the bids could cost a considerable amount of money.

Schooley, as senior councilman, is expected to preside over the meeting in Wikoff's absence. Browning also is on vacation and will not attend the meeting.

The only other items on the agenda include several annexation ordinances and final adoption of health codes governing food vending.

Smith said, "if anyone pushed I promise I'll be quite a court

Smith said, "if anyone pushed I promise I'll be quite a court

with respect to any city. . . within the county, the county authority shall have no power to initiate any further project within such city . . . and the authority so created shall take over all property and obligations within such city . . . of the county authority previously including it within its area of operation and such county authority shall have no further jurisdiction over property within the territory of such city."

Thus the city council, merely by passing a resolution to create a housing authority board of its own choosing, could in effect take over the operation and administration of all public housing within the city limits immediately.

A source in the city government said the probable procedure if such a motion were passed would be for the attorneys of the city and the housing authority to confer on further implications involved in the transfer of property titles and existing records.

public housing, according to Somers, is to have somewhere to move the people whose houses are cleared.

"They keep saying we should build outside the area now," Sloan said, referring to the 60 units to be built near Franklin Junior High School. "But I think taking two bids for these units is wrong."

Sloan said there "was a time when the city asked the two parts be built all at once."

legal remedies available," he said.

The comments were made in

Supreme Court decision which seemed to demand warrants for inspectors.

The program was resumed on a "voluntary basis" after city attorney Albert Tuxhorn issued an opinion saying the court decision would not affect such a program.

Under the present plan, housing inspectors will not enter a house if the owner objects.

Bernard Smith, an avid opponent of the housing inspection program, who appears at almost every city council meeting to speak against it, asked Tuesday night if the voluntary program also meant that repairs which city inspectors said were needed were also voluntary.

Mandatory Repairs

Councilman Frank Schooley said if the inspectors were admitted voluntarily by the homeowner, needed repairs would be mandatory, as provided in the city code.

In other action Tuesday, the council gave final passage to an ordinance adopting a new code for vending of foods and beverages. The new code is more stringent in sanitary methods.

Councilman William Kuhne asked if any restaurant operators had requested to see the code in the last two weeks, since the council placed it on passage. City Clerk Walter Bailey said they had not.

The council also passed an ordinance adopting the U. S. public health service's new code on food service sanitation. This was done at the request of the Champaign - Urbana Public Health District.

The council approved plans for phase two of Southern First Manor, on S. 1st Street. Preliminary and final plan approval also was given for Maynard Lake second subdivision.

Southwood eighth subdivision was annexed to the city, as was a lot in Lincolnshire subdivision.

The council accepted the low bids for sale of air conditioners and motorcycles no longer needed by the city.

would make possible a local program.

The law to which he referred was House Bill 1482 which created a State Housing Development Authority, which eventually will make funds available to non-profit organizations involved in providing better housing in Illinois cities. The funds would be loaned at no interest.

Gensemer said he was familiar with the action and that it could be utilized within the program to create housing for those persons who will be displaced. He said, however, it could not replace the program.

Attempted Stall

Johnston attempted to stall the urban renewal proposal on the agenda by asking the council to look into the new law "before going any farther with urbana renewal."

"We shouldn't be concerned with the speed of the program—that speed has been so slow up until now," Johnston said.

Councilman Robert Pope also opposed the measure. He said the interest on the direct federal loan of \$907,000 at 5 1/2 per cent came to about \$45,000 a year, and the interest on the proposed \$1,780,000 loan at 4 per cent would come to \$60,000 a year.

"I can see very little savings involved in this proposal," he said.

Councilman Frank Schooley pointed out, however, that the \$907,000 was not adequate for the urban renewal department to operate for the next year. The proposal, he said, would provide necessary funds at lower interest.

"Yes" and Johnston and Councilman Robert P. Pope had voted "No" when Somers turned came to vote.

"I don't like serving on a council where we have to legislate under a gun," "I don't like things always being presented to us at the 11th hour."

"I will vote for this to save the people of the city some money, not to endorse this catastrophic urban renewal program" he said.

"This is not the first time I have voted for changes in the project. If we have to have it, I am willing to make it easier on the people affected," he added.

Then, directing his comments at Gensemer, he said, "This isn't the first time you've had to face a six-man council for one of these changes and it may not be the last."

"I just want to warn you that if we're ever placed in the position of having to vote hastily again, I'll vote against, the vote will be 3-3 and you'll be hung!" he exclaimed.

He also expressed concern that the Federal Reserve Board could, at any time, take unforeseen action that would change the entire interest rate structure.

"I do not like to turn over to (city manager) Warren Browning the sole power to say what interest the citizens of Champaign should pay on \$1,780,000," he concluded, before casting a "reluctant yes" vote.

Group Formed To Aid In Relocation

By TONY BURBA
News-Gazette Staff Writer

Northeast neighborhood residents who will lose the homes they own because of urban renewal may be helped to buy other homes by a group newly formed in Champaign.

The group has been chartered as a not-for-profit corporation.

A spokesman said the group's members prefer to remain anonymous. All are women.

The group's efforts apparently will be directed toward helping owners who will get relatively little money for their existing properties — not enough to purchase a standard home on the open market.

Standard homes that can be owned outright for \$6,500-\$8,000, including a lot, are the goal of the women's group.

Existing Buildings

The key to such low-cost properties is the use of existing buildings as a basis.

A number of standard and rehabilitable homes are located in project areas destined for total clearance.

The women's group plans to purchase such houses, move them to new locations and rehabilitate them.

According to the spokesman, the houses would probably be moved to other lots in conservation areas of the urban renewal project.

"The farther we go, the more it costs to move the building," she noted.

She gave the following cost breakdown estimate for the entire project: cost of new lot, \$1,500-\$2,000; moving, \$1,000-\$1,500; rehabilitation, \$1,500-\$3,000; miscellaneous (utility hookup, administrative costs, etc.) \$500-\$1,000.

Get Priority

Persons displaced from their

homes by urban renewal would be given priority in purchasing the homes, she said.

Right now, the key to the project lies in the city's willingness to sell rehabilitable homes to the women at a nominal cost.

The City Council apparently has not yet discussed the idea, formally or informally, several council spokesmen said.

The group thus far has about 20 members, the spokesman said.

The women intend to finance the moving and repair work through bank loans, the spokesman said. The loans would be repaid when the house was purchased.

However, city Urban Renewal Director David Gensemer suggested the program might be financed with no risk whatever to private lenders.

Cite State Bill

A state bill presented to the City Council Tuesday evening by Councilman Seely Johnston in an attempt to halt the renewal program may provide for state financing, Gensemer said.

Signed by Gov. Otto Kerner Monday, the bill provides for the creation of a state housing authority with the power to lend up to \$100 million as "seed" money for low-income-family housing.

The authority was set up primarily to make short-term, no-interest loans to groups to start housing projects under federal programs. The long-term then would be assumed by the federal government.

However, Gensemer said, the women's group might be able to apply for funds to finance their moving and rehabilitation work.

The short-term loan could be paid back as soon as the house was purchased.

Aug 6 Gazette

CAC to Present Renewal Plans

By Darlene Napady

A recommendation for the next stage of urban renewal work in Champaign probably will be made within a week by the Citizens Advisory Committee on Urban Renewal (CAC).

At a meeting Wednesday, the group decided to meet once more with University of Illinois officials to get some clear indication of how soon the city would be expected to acquire a clear land for sale to the university.

The matter of timing seems to be the major point of concern to CAC members, who were charged by the City Council last November with recommending whether and how a renewal work should continue.

An additional note of urgency has been the possibility that more than \$2 million in available non-cash credits could expire before the city can take advantage of them.

\$6 Million Available

These credits have been accumulated through U. of I. land purchases and improvements in the past seven years. They would entitle the city to at least \$6 million in federal matching funds for renewal work with no additional city investment.

But to achieve the necessary geographic proximity to the U. of I. to obtain the credits, the city will have to undertake renewal work south of University Avenue, the southern boundary of the General Neighborhood Renewal Plan (GNRP) area approved several years ago by the council.

The CAC has been considering asking the council to designate all or part of the area bounded by University Avenue, the Illinois Central tracks, Springfield Avenue, and Wright Street for renewal work.

But several CAC members indicated Wednesday that the U. of I. should be asked to clarify its intentions in this area so

U. of I. in the second year, then continue renewal work north of University Avenue in the third year.

Under the Neighborhood Development Plan (NDP), recent addition to Federal renewal legislation, a city can simultaneously plan and execute a project. The older GNRP approach required several years of preliminary planning.

Once the city council designates an NDP area and indicates the part of it to be included in the first-year project, it will take at least 90 days to prepare an application for federal planning funds, David Gensemer, urban renewal director, said.

Reserve Funds

If the city decides to go ahead, the council also will have to designate an area for second-year work so federal funds can be reserved, he said.

Chicago's application for the first year of its NCP program is more than 2 inches thick and calls for planning in about 10 areas, he added.

Although John Lee Johnson, Chairman of the Concerned Citizens Committee, urged the group to go ahead with its recommendation immediately, CAC chairman John Barr and several members felt one final contact should be made with U. of I. officials.

Johnson, whose group has called for more urban renewal to help provide more low- and middle-income housing, said he was concerned because the group's attitude that it needed more money.

This group should be concerned with a ratio of more than the university, and I, for one, don't believe private contractors are willing to redevelop any sizable part of the city for low- and middle-income housing, he said.

Private Redevelopment

Several CAC members in the past have indicated reluctance to request renewal work in the

CAC Suggestions On NDP By May 20

By BOB G... News-Gazette Staff

The Champaign Citizens Advisory Committee on Urban Renewal (CAC) expects to make a recommendation to the Champaign City Council by May 20 on whether to embark on a Neighborhood Development Program of yearly housing and restoration near the campus.

Committee chairman John Barr is trying to arrange a meeting between the CAC and university officials for early next week to work up an area timetable agreeable to both bodies.

The committee is apparently in favor of an NDP program in the general area bounded by First Street, Wright Street, Springfield Avenue and University Avenue but has been unable to decide on which small area in that range will be considered for work in the first year.

The NDP program under urban renewal allows a city to set aside a broad area as an NDP planning area and work on small parcels within the area on a yearly basis.

The two small parcels now receiving the most deliberation are between Second Street and the IC tracks in the western portion of the area, and between Fourth and Wright in the eastern portion.

Eastern First

Barr said the east taking the eastern portion first would probably be of most help to both the university and the city. He said it appears the university would like to acquire land in this area first and the city could help.

Committee member Jack Petry noted the University may not have funds available for land purchase before 1971. He said it may help the city to work on the western area near the tracks in the first year, and use the eastern portion for work the second year. This, he said, may be more in line with a University timetable on the matter and provide them land when they

better... was in agreement... meeting with a university official before making a recommendation either on the project or on a specific area for the first year.

The area between Second and Fourth streets has not been mentioned for a first or a second year project because it is in generally better shape than the area bordering it.

The CAC will have to designate an area within a quarter mile of the campus for work in the first year in order to be eligible for a housing project which would cost some \$2.7 million in available University non-cash credits. These credits would cover the city's cost of the entire rejuvenation project.

No Easy Matter

Urban Renewal Director David Gensemer told the committee that preparing an application for the area would be no easy matter.

"It will take at least 90 days," he said, "and I will have to get some HUD officials down here to help as soon as some decision is reached. We are going to have to be quite specific on areas we want to rehabilitate and then get a fairly close estimate of the total yearly cost including land acquisition, street work, sewer work and any other thing that will have to be done."

CCC member John Lee Johnson addressed the group and asked that the committee give a recommendation to the council immediately.

"Your primary obligation is to the city and not to the university," he said, "and I think you have enough information on the project without meeting the university. I am sure the university doesn't really care what your timetable is as long as you provide for their expansion in your plan."

The committee consensus was that the University should give the committee a better idea of a plan which would be mutually

CHAMPAIGN-URBANA COURIER

CAC Delays Choice of Developer

By Darlene Napady

The Champaign Citizens Advisory Committee on Urban Renewal Tuesday decided to look at one more housing development before picking a developer for the federally aided project in the northwest corner of the city's urban renewal area.

The group authorized Urban Renewal Director David Gensemer to arrange a trip to Canton early next week to examine a project by Creative Buildings of Urbana. The committee went to Indiana several weeks ago to look at developments by two other firms which have submitted proposals.

Creative Buildings since has submitted two more proposals for development of the 4.5 acre sit. One calls for a total of 36 garden apartments and 40 townhouses, and the other for 48 apartments and 32 townhouses.

The firm's original proposals were for 108 or 112 apartments.

But subsequent discussions by the CAC indicated a preference for the townhouse concept as suggested in a proposal by National Homes of Lafayette, Ind. The committee felt townhouses would be more suitable for family living and possible ownership by occupants.

The group then toured National Homes sites in Elmhurst and two projects by another bidder, Lippman Associates in Indianapolis, which originally had proposed 60 apartments and 46 townhouses.

Lippman has since revised its proposal to 90 townhouse units.

CAC Vice Chairman Henry Spies called the revised Crea-

be able to purchase any land there before 1967. Even if they were available, CAC member Jack Petry said.

Start at West End

"If the university is not interested in buying for several years, the city could declare the entire area an urban renewal area," but begin actual work in the western part near the tracks, which are more seriously deteriorated," suggested Henry Spies, CAC vice chairman.

Mrs. Ruth Berkson, another CAC member, agreed the area near the tracks is designated for first year work under the program.

She added that the city could tackle the eastern end, near the

area and has not done so," Spies pointed out.

In past meetings he also has said urban renewal can help private developers obtain larger parcels of land at reasonable costs, one factor that has been hindering more development in the area.

The Rev. James Offutt, another CAC member, also said he was concerned that the group's apparent indecision might be interpreted as a lack of concern about what is good for the city.

But Spies replied that the group should have a definite recommendation for the council to consider at its May meeting.

in but nobody... talk to them. I suggest we speak with them so when we talk about their needs and desires we have

Barr, also asked CAC members to make private windshield surveys of the area to refamiliarize themselves with the deterioration and be better able to make some sort of a recommendation.

have... ens and little eating space. But he thought the three- and four-bedroom unit plans were good.

These units would be built as modules, finished inside and out at the Creative Buildings plant in Urbana, transported to the site by truck and assembled.

The firm already has contracts for 100 two-unit apartment units in the renewal area for Mt. Olive Baptist Church.

Under one of the two new alternatives submitted by Creative Buildings for the current project calls for 24 two-bedroom apartments, three-bedroom apartments and four one-bedroom, eight two-bedroom, 22 three-bedroom and six four-bedroom townhouses.

The second alternative includes 24 two-bedroom and 24 three-bedroom apartments and four one-bedroom, eight two-bedroom, 14 three-bedroom, and six four-bedroom townhouses.

The new Lippman proposal calls for 30 two-bedroom, 40 three-bedroom, and 20 four-bedroom townhouses.

The CAC will recommend what it considers the best design to the city council, which will make the final choice of a developer.

4

City submits renewal fund applications

(Continued from Page 3)

to those applications already "in the pipeline" when President Richard M. Nixon signs the measure into law.

Since the Champaign application arrived in the Chicago HUD office Friday, it should qualify, Genemer said.

Extra year

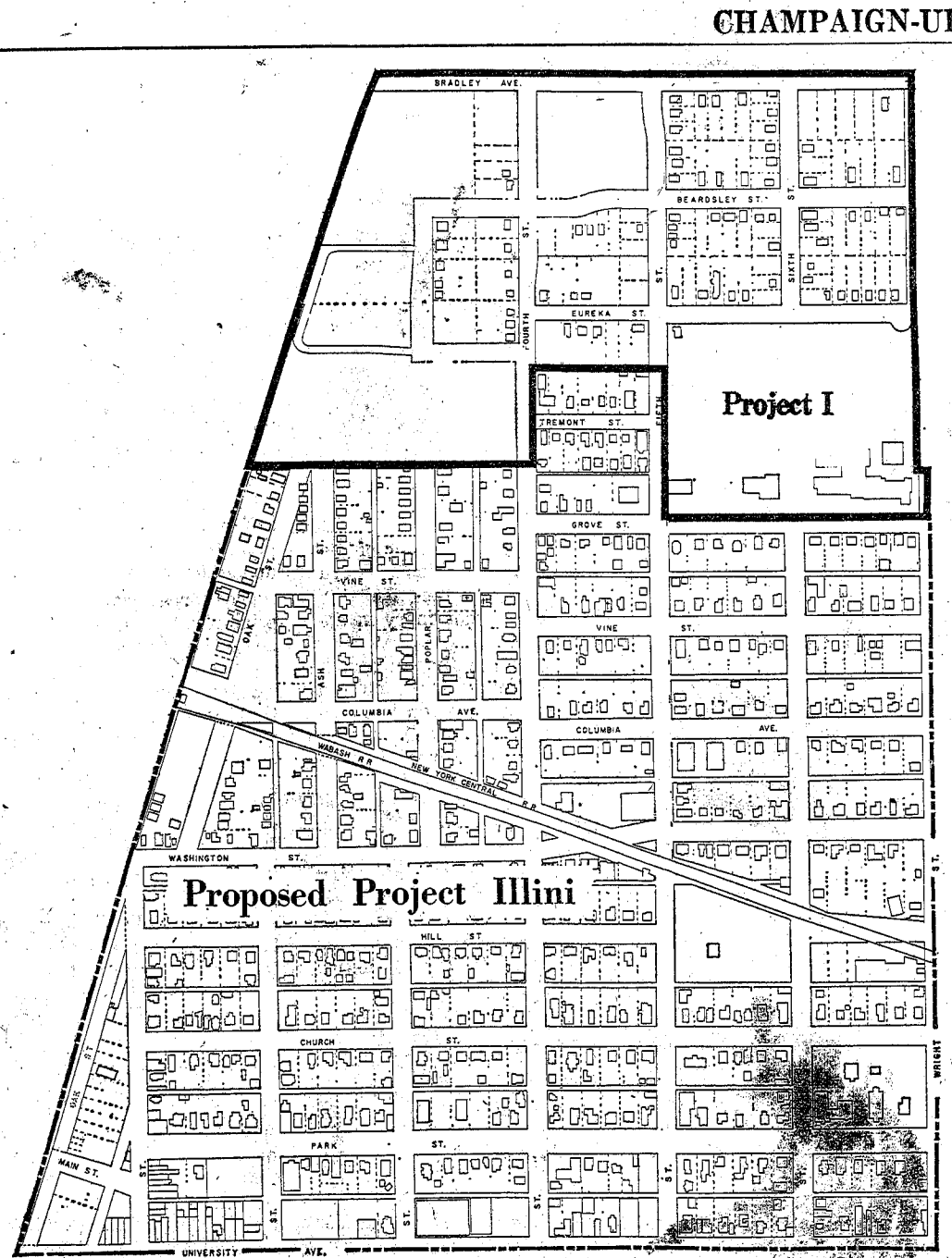
If the execution contract were ready for approval now, for example, the \$239,000 that the U. of I. spent on land acquisition in 1963 could be added to the \$3.1 million spent from 1964 to the present for a total of more than \$3.3 million in non-cash credits to help offset the city's share.

Meanwhile, the city still plans to close out its first urban renewal project, enclosed by the solid black line on the map, on schedule next May 15.

Relocation officers still are having problems finding new homes for two large families, Genemer said last week, asking help from the Citizens Advisory Committee on Urban Renewal.

The only two other families to be relocated were expected to move into new quarters shortly.

During the planning period for the second renewal project, area residents will be organized into groups to give them participation in planning the work, Genemer stressed.



RENEWAL AREAS

A map of Northeast Champaign shows the first urban renewal area, enclosed by the solid black line at the top, and the proposed second area, tentatively called Project Illini, bounded by Project I on the north, the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east.

Dispute Growing Over Price:

Courier Aug. 6, 1967

Old Plant Could Crack Urban Renewal Majority

By Hal Alexander

A controversy which may alter the usual 4-3 vote on urban renewal is currently brewing among members of the Champaign City Council.

The specific problem is the price to pay for the old egg powdering plant on N. Poplar Street in the urban renewal Project 1 area. Some councilmen who have voted in favor of all urban renewal questions are reported to be in agreement with the three opponents that the suggested offer is too high.

The price suggested as maximum by the city's urban renewal department is \$213,000. This was the higher of two appraisals of the property by outside firms; the other appraisal was \$205,000.

Members of the council and other city officials toured the building last week with a representative of the U.S. Housing and Urban Development Regional Office in Chicago and a representative of Standard Brands Inc., owners of the property.

According to one councilman, "We found the place had a nice concrete basement — with about four inches of water in it."

It was also reported that insulation had fallen from the walls in places, and as another councilman put it: "The place was kind of a mess."

The first sign of a change in the regular voting pattern came when a member of the council who has voted in favor of all previous urban renewal questions suggested a price be offered which was below both the appraisals.

The offer, according to several who were there, was not acceptable to the representative of the owner.

Thus, if the council can not resolve the issue through negotiation, the issue will probably be resolved in court.

Councilman Paul Somers said the Standard Brands representative told members of the council that if the price were unacceptable, his company would consider renovating the old plant for its intended purpose.

"If that is the case, I'd say we certainly wouldn't want to acquire it," Somers said. "I think what we need more than anything would be a facility like that in the north end to provide jobs."

Somers also suggested that if

the Standard Brands representative would not accept the council's offer that the building be left "as an industrial enclave in a residential area."

Somers said this could be done with an amendment to the urban renewal plan.

Other city officials disagreed with this view, however, saying such an action would destroy the continuity of the plan.

Urban Renewal Director David Gensemer said the property on which the egg plant stands would be used as part of a park, near the public housing development, and as part of a planned 221 (d) (3) housing project.

That type housing is built by non-profit organizations utilizing low-interest loans from the government, which are paid back by persons who take the housing. Gensemer said a local church is currently planning a 221 (d) (3) housing project there.

If the city can not reach agreement with the seller, it also has the option of instituting eminent domain proceedings in court.

The court would then determine the price to be paid after receiving testimony from both sides.

It is known, however, the property owner would demand the appraisal prices of the property be brought into the court record and, according to Gensemer, the court would choose "at least the maximum appraisal."

The appraisals of the property were made by two independent appraisers, one local and one from St. Louis, at two different times.

Gensemer said court action on such a question would probably take two years. According to the urban renewal land acquisition plan, the egg plant property is one of the first slated for acquisition.

The setting of a maximum offer, however, remains with the council.

"I have informed the council that I would, of course, follow their lead in any way," Gensemer said.

Renewal Financing Dispute Not Over

The disagreement within the

Buy 4 More Urban Renewal Parcels

August 23, 1967

By TONY BURBA
News-Gazette Staff Writer

Four more purchases of property have been closed by the Champaign urban renewal department.

According to Director David Gensemer, the sales were closed during the past week.

The four houses are at 408½ E. Beardsley, 217 E. Bradley, 918 N. Poplar and 607 E. Eureka. All except the one on Eureka are scheduled for eventual demolition.

In addition, Gensemer said, the owners of seven other properties have signed agreements to sell their property, and the deals will be closed as city lawyers finish clearing the titles.

He expressed optimism on the possibility of successfully making a deal to purchase the abandoned egg powdering plant on N. Poplar St.

The egg plant, with an appraised value of \$213,000, is the largest property to be bought by the department.

However, an evident stalemate over the price to be paid was reported during the first stage of negotiations with the plant owners.

Gensemer said a second offer had been sent to the New York office of Standard Brands Corp. following consultation with the City Council earlier this week.

"We feel that as a result of this, a closing may be not far in the future," he said.

No price has been set yet for the second largest property in the area, a junk yard just south of the egg plant, Gensemer added.

He said his department so far has not run into any complete stalemates in negotiating for properties.

He conceded that the city would likely have to file eminent domain proceedings to get some properties.

He further admitted that these could delay execution of the project to a considerable

extent, especially if any of the properties to be condemned were in areas scheduled for total clearance to permit the building of housing projects.

Eminent domain actions normally take about one year in the courts. Gensemer said, however, that the city of Springfield has "found some way of speeding up the proceedings. I imagine our own lawyers can use the same type of procedure."

Currently the city is only actively seeking to buy property on N. Poplar St. and N. Ash St. to clear that area for the construction of a 60-unit public housing area.

However, none of the five properties purchased by the city so far are in that area.

Although the department is not actively negotiating to buy properties in other parts of the project area, the city will close deals in those parts as soon as possible upon request of an owner.

At City Council:

Urban Renewal Houses May Sell for \$1 Each

By Hal Alexander

The proposed agreement between the city of Champaign and Champaign Homes Inc., a not-for-profit corporation, will come up for action at Tuesday's council meeting.

Action on the proposed agreement was postponed at the last meeting, when the council voted to have the city attorney examine the agreement to make certain it did not conflict with any actions taken by the council in the past.

City Manager Warren Browning said Monday morning the proposed agreement specified the city would sell urban renewal area homes to the group for \$1.

The corporation, composed of about 15 local women, would then move the houses to a lot not in a clearance area, repair them if necessary to meet minimum city standards, and sell them to displaced families at cost.

must first be offered to the previous owner, then to displaced indigents and, as a last resort, could be sold to any others.

He said the same criteria used by the public housing authority to determine poverty would be used by Champaign Homes Inc., according to the terms of the proposed agreement.

The council Tuesday will also consider a proposal by the urban-renewal department that the demolition of structures in the project 1 area be let to one

company on a two year basis.

David Gensemer, urban renewal director, said the single contractor could then destroy the houses as they became available.

The proposal could draw opposition from some councilmen who believe a local firm might not get the contract.

Browning said Monday that opening of bids on four trucks and two passenger vehicles to be purchased by the city, previously scheduled for Tuesday, would be postponed.

He said some companies had not received complete information on prices for their 1968 lines.

The city will also authorize contracts for engineering studies for certain street improvement projects scheduled for 1968.

UR Finances Still Disputed In Council

(Continued From Page 3)

ways to finance the urban renewal program has not diminished despite the 4-2 vote in the last council meeting. The vote allowed a procedural change in taking bids for \$1.78 million in loan notes for the project.

In that vote, Councilman Paul Somers joined three of the usual proponents to vote in favor. Mayor Virgil Wikoff, a proponent in the usual 4-3 vote, was absent from the meeting.

At the meeting, Councilman Robert P. Pope, an opponent, said he could see little savings in borrowing \$1.78 million at 4 per cent for a year and just

Short Agenda For Council In Champaign

The Champaign City Council will face a rather short agenda

which \$107,000 has already been paid the government for planning assistance, could not.

Not Only Thrifty

Urban Renewal Director David Gensemer agreed. He said the operation of his department on a one-year basis would not only save the city money at the lower interest rate, but was necessary to keep the program going.

"Here is a simplified example," he said. "If you need \$200 for two weeks, do you borrow \$100 for one week at 5 per cent interest and then another \$100 the next week for 5 per cent interest, or do you borrow \$200 at 4 per cent interest to begin with?"

Gensemer said his office had calculated its budget for each of the next three years, and federal auditors had examined it and found all was in order.

"The city council authorized the transfer of about \$250,000 in locally collected utility tax funds to our department to start the program," Gensemer said. "With this we started rehabilitation projects and initial land acquisition and relocation of families."

"Then, in order to keep going, we borrowed \$907,000 from the federal government at 5 1/4 per cent. When regular procedure allowed us to advertise for and accept bids for a year's operation, at a lower interest rate, we requested the \$1.78 million in loan notes," he said.

Pope said, however, that while he saw the point of the lower interest rate, "I'm not one who believes in giving governmental spenders any more than absolutely necessary."

He disputed a point made at the council meeting that investing the excess funds gained in the borrowing of the \$1.78 million would necessarily benefit the taxpayers in the city.

It was pointed out at the meeting that the money not needed immediately would be

These are the proposed agreement between the city and Champaign Homes, Inc. and a recommendations for urban renewal demolition procedures for the urban renewal project.

Move Old Houses

Champaign Homes, Inc., a not-for-profit corporation organized by a group of Champaign women, is seeking to buy rehabilitable houses acquired by the city, move them from urban renewal clearance areas, rehabilitate them and sell them at low cost.

According to City Manager Warren Browning, the agreement to be proposed by the city will stipulate that the former owners should have first priority in buying the rehabilitated houses.

Next priority would go to other families displaced by urban renewal, followed by families who could go to public housing.

UR Contract

The recommendation for a contract for urban renewal demolition is expected to suggest that contractors be allowed to bid on individual properties or all properties to be demolished during the next two years of the project.

The council will postpone receiving bids on four new trucks and two cars because, according to Browning, many local dealers have not been notified of manufacturer's prices for 1968 models.

The meeting will begin at 7:30 p.m. in the council chambers on the second floor of the City Building.

Right To Buy UR Houses

By TONY BURBA
News-Gazette Staff Writer

Champaign Homes, Inc. was given the last green light needed for its home rehabilitative operations Tuesday evening when the Champaign City Council voted to sell houses to the corporation for \$1 each.

In an unusual situation, the agreement barely squeaked through despite a 6-1 vote.

City Attorney Al Tuxhorn told the council the sale of any city property required approval by a three-quarters vote, meaning that two "no" votes would defeat the measure.

However, only Councilman P. Pope voted against the agreement.

Councilman Seely Johnston said he would vote "Yes," but he wanted to make it clear that the agreement was not exclusive.

"We would welcome participation by any other groups willing to work in this field," Johnston said.

Councilman Paul Somers, who often joins Pope and Johnston in opposition to urban renewal related measures, savored a brief moment of glory before casting a "yes" vote.

"This is the first time my vote has meant a thing," Somers said.

In the alphabetical roll call, Somers votes last, and most votes are decided before his turn comes up.

Vote Needed

On the agreement, however, the vote was 5-1 when Somers' turn came and his vote was needed to pass the measure.

Pope said he was voting "no," because he was "not convinced this is the best way to handle it."

Last week, Pope suggested that the corporation, composed entirely of local women, was not experienced enough to successfully handle the operation.

The women plan to buy rehabilitable homes that would otherwise be demolished for urban renewal, move them to other sites and repair them.

The homes would be sold at the cost of moving, a new roof and rehabilitation, probably about \$6,000 to \$8,000.

The agreement stipulates that the previous owners would have the first option to buy them, followed by other families displaced by urban renewal and other economically disad-

Sept 22

CHAMPAIGN-UR

28 Homes Added to UR Purchase List

Twenty - eight more homes will be purchased in Champaign's Urban Renewal Phase I area within the next two weeks, bringing the total to 45. Director David Gensemer said this week that the 17 homes already purchased constitute about 10 per cent of the total number of homes expected to be bought.

The Champaign City Council Monday voted to enter into an agreement with Champaign Homes, Inc., a non-profit corporation of local women, for the disposal of homes in the area.

The group will purchase the homes for a token payment of \$1. Then the homes will be brought up to proper housing standards and resold at cost to persons displaced by the Urbana Renewal project. The demolition work probably will begin sometime this winter and continue for about two years.

Six families from the Urban Renewal area have been relocated, according to James Williams, UR relocation director. Six other families have new homes and are in the process of moving.

Relocation was unnecessary for some of the properties in the area, Williams said, because they were owned by churches or businesses.

"Things are going along very smoothly so far," Williams said. "We have had no complaints so far. We do expect there will be some problems later on."

UR Area Rules On Demolition Are Approved

The Champaign City Council Tuesday evening approved the procedure for demolition of substandard properties in the urban renewal area.

The vote was 6-0, with one abstention. Councilman Paul Somers said he could not vote because he had just received the engineers' study Tuesday afternoon.

As Councilman William M. Kuhne requested last week, the city will accept bids on individual properties, groups of properties, or all properties in the area.

City Manager Warren B. Browning said he expected a maximum of about 240 buildings could be involved.

The demolition work probably will begin sometime this winter and continue for about two years.

Champaign proceeding cautiously on next Urban Renewal project

By Darlene Napady
Of The Courier

A number of streets in what is known as Champaign's Northeast Neighbor-

First in series

hood are lined with large trees and tidy, well-kept homes that make the area appear anything but a candidate for urban renewal.

Newcomers to Champaign-Urbana frequently are puzzled to learn that the area, although predominantly black, is considered a slum.

A closer inspection, of course, reveals a number of dilapidated structures intermixed with the well-cared-for homes. And entire tracts in the western and northern parts resemble familiar photographs of the most impoverished parts of Appalachia.

The entire area, bounded by Bardley Avenue on the north, the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east was tentatively desig-

EDITOR'S NOTE: On Oct. 28 the Champaign City Council was presented with a proposal for finishing Urban Renewal work in the remainder of the city's northeast neighborhood. The project is expected to cost as much as \$20 million, of which the city would have to provide more than \$700,000. Darlene Napady, Courier reporter, describes the program, methods of financing and work already accomplished in urban renewal here in a series of articles, of which this is the first.

nated for urban renewal under a plan approved by federal officials in November, 1964.

But actual renewal work has been undertaken only in the northern tip, above Grove Street.

Clearance, rehabilitation, and related activities on these 66 acres, called Project I, are scheduled to be completed by next May, although actual rebuilding will take longer.

Now the Champaign City Council must decide whether it will authorize more urban renewal work in the remaining 160 acres.

The first step would be approval of an application, presented last week by a private planning firm, for \$640,000 in federal funds to plan remaining renewal work.

Although this had been done as part of the plan approved in 1964, conditions have changed, requiring considerable updating.

A proposed budget, drawn up in conjunction with the application, places total cost at more than \$20 million. This includes \$1.5 million in relocation payments and \$300,000 in rehabilitation grants to be paid entirely by the federal government and \$2 million to be recovered through the resale of cleared land.

Not committed

As its share the city would have to put up \$4.2 million, of which more than \$700,000 probably will have to be in cash.

But, contrary to what city

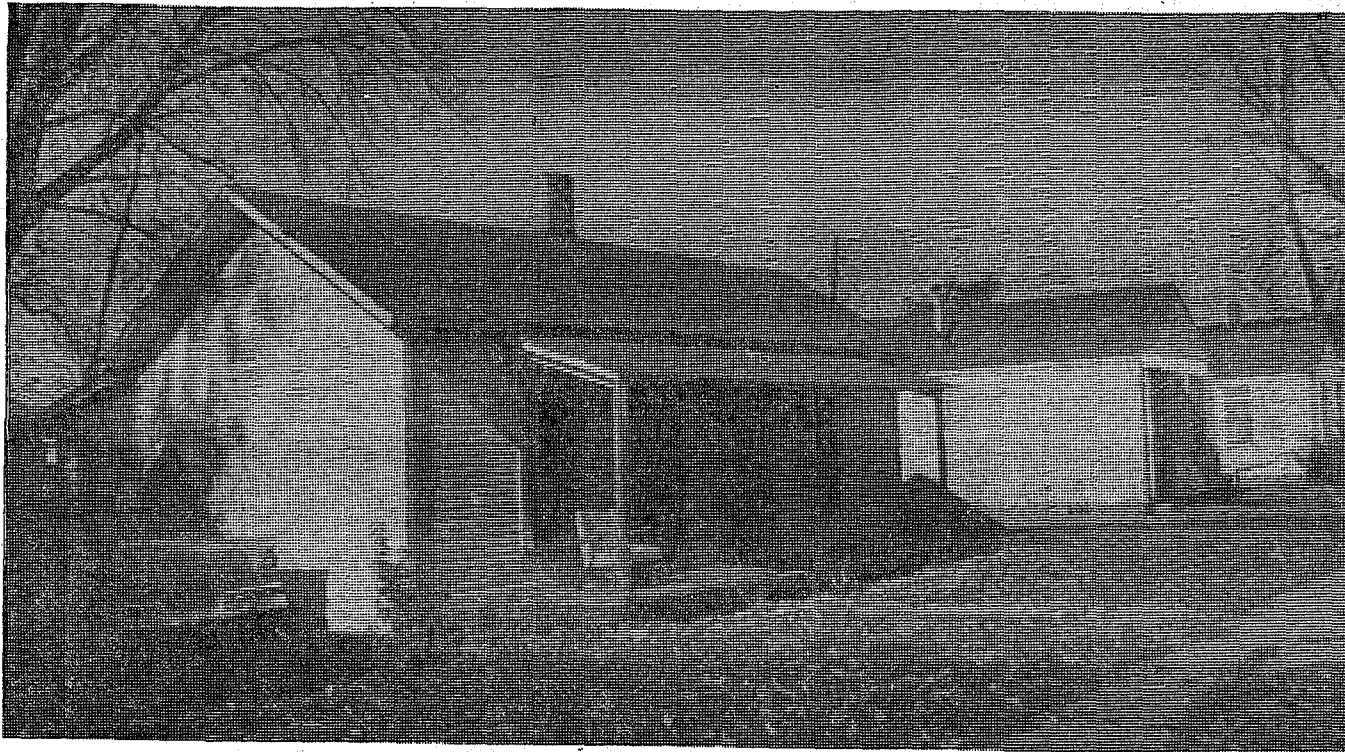
officials previously had believed, approval of the planning grant application apparently will not commit the city to go ahead with the entire project.

As Paul Szymanski, a representative of Candeub-Flesig, the planning firm that prepared the application, told the council at a recent study session, the city's only financial obligation would be the stamps to mail the package to the regional office of the Department of Housing and Urban Development in Chicago.

The city would not even have to pay back the \$640,000 if after planning it decides not to go ahead with actual work.

But this amount would be included in total project cost, to be shared by the city and federal government, if the project actually is undertaken.

In the past the council has been reluctant to apply for more planning funds for fear this would commit the city to going through with the project against its will or



North Oak Street in Champaign in line for improvement under Urban Renewal program

coughing up several hundred thousand dollars to pay back the grant.

Another factor in the council's reluctance has been what Mayor Virgil Wikoff called more than a year ago "tangible results" from Project I.

At that time Wikoff told the Citizens Advisory Council

on Urban Renewal that neither he nor any other member of the council would be likely to approve planning a second project until improvements became evident in the first.

Public sentiment also accounts for part of the council's hesitancy.

Urban renewal was a ma-

ajor issue in last spring's council elections. And until the Concerned Citizens Committee, a black community group, in recent months began calling for more urban renewal as the only way to revitalize the neighborhood, few blacks had come out in support of the program.

Other area residents still

are expected to oppose more renewal for fear that it would mean complete clearance of their neighborhoods.

Having gone through a similar controversy several years ago, the council does not relish grappling with the subject again.

(Next: Problems of renewal area.)

No one wants good house in UR area

An attempt to save a house in Champaign's urban renewal area failed Tuesday when the city council did not receive any bids to buy the structure and move it to another lot.

Urbana renewal officials had

Action Taken On Acquiring UR Property

The Champaign City Council authorized the institution of eminent domain proceedings against the 180th and final lot in the Project I Urban Renewal area Tuesday night by a 6-1 vote.

David Gensemer, urban renewal director, said negotiations with the owner of a house at 803 N. Fourth are continuing

Could aid city's 'workable program'

Spies hits 'lack of liaison' with CDC

By Darlene Napady
Of The Courier

Within hours of announcing dramatic revitalization plans for downtown Champaign, the Champaign Development Corp. Tuesday was criticized for not letting other agencies in on its thinking.

"I am bothered by the complete lack of liaison with that group," Henry Spies told a meeting of the Citizens Advisory Committee on Urban

renewal area.

Originally Lippman Associates of Indianapolis, developers of the project, had planned to do it on a limited dividend basis, also permitted by federal regulations.

Although the not-for-profit approach technically would vary little if any in costs and legal aspects, it will provide greater community participation, urban renewal director David Gensemer said.

Under the new arrangement, Lippman still would arrange financing, serve as developer, and then manager the project for at least a year after it is completed.

Train residents

During this time area residents would be trained to serve as managers.

Federal regulations require such not-for-profit sponsors to have expert advice.

And although the U. of I.

cannot enter into any contractual arrangement to provide such services, federal officials apparently will accept the technical advisory group anyway, Spies said.

Although the concerned citizens group has not been in existence long enough to qualify as a sponsor itself, Interfaith Housing, a coalition of 12 local churches, should make any joint effort acceptable to federal officials, he added.

Interfaith members currently are being surveyed to see if they wish to participate.

New housing Champaign program set

By Darlene Napady
Of The Courier

Champaign will request 1,000 additional units of public housing over the next 10 years, Champaign Mayor Virgil Wikoff announced Tuesday.

The Champaign County Housing Authority has

The council rejected the offer because Moon Construction company, handling demolition work in the area, already had offered to do it for \$85 less.

But the council had hoped that the city could be spared this particular demolition cost by selling the structure to someone willing to salvage it.

They even were willing to sell another lot in the urban renewal area at less than the top bid if the buyer would purchase the house and move it there.

But since there were no bids to save the house, this lot and five others went to Community Homes Inc. of Champaign, who will construct federally aided homes for sale to low-income families.

The council also approved sale of eight other lots, five to Creative Buildings Inc. of Urbana and three to Thompson Lumber Co. of Champaign for similar projects in connection with the CCC.

In other urban renewal matters the council approved eminent domain proceedings against the last piece of property to be acquired in the project one area, with councilman Robert Pope casting the only dissenting vote.

The urban renewal department intends to continue negotiations with the owner but wanted the authority in case it had to use it, director David Gensemer said.

Pope, a constant opponent of urban renewal, said he voted 'no' on principle.

"I realize that at this point it is necessary to acquire this piece of property, but this is one of the things I warned against when we went into urban renewal," he said.

Robert Pope cast the only dissenting vote because, "I still don't like to take a man's home away from him if he doesn't want to sell." He said he realized the proceedings may be necessary at this stage in the project, but wanted to voice his opposition to the concept of Urban Renewal.

In other Urban Renewal business, the council authorized the sale of 22 lots in the Urban Renewal area. Fourteen of the lots will be sold to Community Homes, Inc., to construct low cost housing for low income families through the Concerned Citizen's Committee (CCC). Some duplex apartments may also be built on two or three of the lots.

CCC will act as the sponsor for the low-cost housing under the provisions of the Federal government's housing program.

The Council also approved the sale of five lots to Creative Buildings, Inc., and three lots to the Thompson Lumber Co. They will also work with the CCC in the construction and sale of housing.

The council rejected a bid of \$1485, from McCabe Brothers, Inc., for the demolition of a house at 412 Eureka because the bid was higher than the regular Urban Renewal demolition contract signed 18 months ago with the Moon Construction Co. for \$1,400.

Bids were let go of on the property because an individual had indicated he would like to buy the home and move it to a new location without demolishing it. No bid was received except the McCabe Brothers and it dealt only with the demolition.

UR Procedures Studied By CAC

Discussion of procedural matters occupied the attention of members of the Citizens Advisory Committee on Urban Renewal at Tuesday's meeting in the Champaign City Council chambers.

A brief review of technical problems involved in a project planning was followed by suggestions for completing a report on community development by public, private and citizens' organizations in Champaign.

ing a discussion on a new workable program, which describes both public and private efforts at community improvement.

A city is required to have a certified program to receive various forms of federal aid. Champaign's current program expires in December.

Participation

CDC activities are an indication of businessmen's participation in such community improvements and should be included in the workable program, Spies said.

Other agencies whose activities were suggested included the concerned Citizens Committee, Champaign Homes Inc. CCDC Foundation, Champaign Park District, Frances Nelson Health Center, University of Illinois, Parkland College, and the Dr. Ellis subdivision of low to moderate cost homes in Urbana.

In other matters, Spies also reported that a technical advisory committee recently set up the U. of I. apparently will qualify as expert advisers for a non-profit corporation being organized jointly by the Concerned Citizens Committee and Interfaith Housing Corporation.

This new corporation would serve as sponsors for a 116-unit federally aided housing development in the northwest corner of the present urban

Projects Be Submitted

By TOM SLOCUM
News-Gazette Staff Writer

The Citizens Advisory Council on Urban Renewal passed a motion Tuesday to recommend to the Champaign City Council, that an application for planning two simultaneous urban renewal projects for the city be submitted for federal approval.

One of the projects would qualify for non-cash credits from the federal government, because one-half of the land would be within one-quarter mile of the University of Illinois. The second project area would not be eligible for the funds.

The application would request funds for an 18-month study of the areas to determine detailed plans for renewal. The two projects would be handled, and either approved or denied, together.

CAC chairman Henry Spies said if only one application for funding was submitted the Department of Housing and Urban Development would have to make an exception, because one-half of the land would not be located within one-quarter mile

of the University. He said only one such exception has been made in the United States.

Greater Chance

Spies said there was a greater chance of approval if two projects could be planned simultaneously.

The motion was passed on the basis that the University has no plans for buying land in the northeast section of town. If the University did buy some land, all of the area would be available for the non-cash credits.

The UI presently rents the Washington School and the CAC will check to see if this makes the area eligible for the credit.

Spies said HUD officials were in Champaign two weeks ago for a tour of the proposed Project II area. He said they did not make optimistic predictions for the funding. There is presently a three-year wait for such funds.

Plan Meeting

Spies said the time could be shortened if some pressure could be brought to bear in Washington, D.C.

Another problem is that the

professional planners working on proposals for urban renewal are not working under the two project basis. A meeting has been scheduled with one of the planners for noon Tuesday prior to the next city council meeting.

The CAC also envisioned problems in estimating the total cost of the projects. Such an estimate must accompany the survey and planning application.

Spies said the estimate must be high enough to cover future increases in costs; but not be unreasonable. He said getting increased funds was difficult after the initial application is made. Spies said the possible Illini Blvd. and Main Street underpasses at the Illinois Central tracks also had to be considered.

He said these projects could do "utterly fantastic" things to the cost of the project. Spies said he would also like to meet with some members of the Champaign Development Corporation to see how the plans for downtown revitalization compare with the plans for urban renewal.

"The authority, also has agreed that no more than 30 new units of public housing will be built on any one site," Wikoff added.

At its next regular meeting the council will consider a resolution officially asking the county authority to make such applications on the city's behalf.

No city control

This new agreement and renewed efforts by the county board to begin work on the long-proposed 120 units already under contract apparently have stilled, at least for the time being, most desires by city officials to take control of public housing within the city.

At Tuesday's study session only James Ransom the only black member of the city council, seemed to feel the city should take over public housing within its boundaries.

"I don't know if we have anything to gain," said councilman Dwyer Murphy. "We should wait and watch."

The city does not realistically hope to get federal approval for 100 additional units a year, Wikoff also said. But city officials feel they must apply for this many to meet the demand.

Currently there are a total of 240 units of public housing in Champaign: 70 family units in both Burch Village and Bradley-McKinley and 100 elderly units.

Of these, 84 are in Skelton Place at 2nd and White streets and the other 16 in Columbia place at Columbia Avenue and 5th Street.

Another 120 units currently are under contract with the Department of Housing and Urban Development.

These are to be divided equally between a site in the urban renewal area and an area on North Harris Street.

But construction now is not expected to begin until spring because all bids have exceeded estimates and the projects probably will have to be redesigned.



News-Gazette Photos by Joe McNamara. **FIRST RENEWAL RELOCATION.** Wednesday was moving day for Mrs. Rosie Pickle and her three daughters. The family is the first to be relocated from Champaign's Phase I urban renewal area. At left, the family moves the last belongings out of their old house at 217 E. Bradley. At right, Mrs. Pickle and daughters May, 20, Jerri, 15, and Joanne, 10, look over their new house at 2014 Parkdale Drive. The Pickles found the new house with the aid of the city's urban renewal relocation office.

House Donated To Be Used To Relocate UR Families

By TONY BURBA
News-Gazette Staff Writer

A group of Champaign women have been given a possible opportunity to make their first try at providing low-cost homes for families being dislocated by the city's urban renewal project. According to a spokesman for Champaign Homes a private owner has donated an unoccupied house to the women's group. The house is in the campus area and would have to be moved. The group currently is seeking a lot on which to relocate the building.

The windfall house is an unexpected departure from what the women's not-for-profit corporation had planned. The group was formed to buy a rehabilitable house which would otherwise be demolished by the plan, move them to other lots city under the urban renewal and rehabilitate them for sale to dislocated families. The women estimated they could provide a house in good condition for purchase at a total cost of \$6,500 to \$8,000, provide the city would sell them houses at nominal cost.

ated house "will give us an opportunity to see whether we can do it and to show other potential buyers we might be able to help them." The women originally intended to finance the purchase, moving and rehabilitation through private loans, but since have found they may be eligible for short-term, no-interest loans from a newly created state housing authority. The spokesman said that possibility was being investigated and that FHA financing apparently was unavailable.

Courier

Wednesday, Sept. 27, 1967-3

U R Spends \$210,375 to Buy Property

By Hal Alexander

A total of \$210,375 has been spent to date for property acquisition in the urban renewal Project 1 area, David Gensemer, director, announced Tuesday.

Gensemer said of that total, about \$152,000 had been spent for acquisition of residential and commercial property. The rest, he said, had been spent to acquire property for street and other improvements in the area.

Rent subsidy funds allotted

The Champaign County Housing Authority has received federal funds to initiate rent supplement programs for low income families in Champaign and Urbana.

Marvin Marsh, chairman of the authority's board, said that the authority is accepting applications immediately of units that would be available for rent under the programs.

As now authorized, the authority can lease up to 60 units in Champaign and 50 units in Urbana and then sublease them to low-income tenants. The federal government will pay the balance between what the tenant can pay and the amount of the rent.

Council, Board to Discuss

Federal program provides homes

Homes are available in Champaign-Urbana for low-income families under a federal aid program, developer Scott Weller told the Concerned Citizens Committee Monday.

At the moment the program is limited to the Dr. Ellis subdivision in northwest Urbana, and six lots recently purchased in Champaign's urban renewal area, he said.

But further federal funding for the program, now being worked out by a House-Senate conference committee in Washington, would allow it to be applied in other parts of the city, he added.

The homes are all standard housing with a top price limit of \$17,200 for families of four, although this can go as high as \$19,400 for larger families that need bigger homes, he said.

"I've been very frustrated trying to find the best way to tell these families they can buy homes for this amount," he confessed.

To qualify, a family's total adjusted income, including that of the wife, cannot exceed 135 per cent of the maximum they could earn and still stay in public housing.

The "adjusted" income is figured by taking the total income,

subtracting 10 per cent and then subtracting \$300 for each child, Weller said.

A purchaser generally needs clean credit to qualify for the program, although he said persons with outstanding debt still should come in for conferences with representatives of his firm, Community Homes Inc.

"Often we can work with such families, help them get their bills cleaned up and perhaps even clean up their credit record, so they can qualify," he said.

Families with incomes too high to qualify for federal assistance still can purchase homes in the Ellis subdivision or in the urban renewal lots on their own, he added.

"About a third of the people who have bought homes in the Ellis subdivision in the past year have done so without assistance," he said.

Besides the six lots in the urban renewal area, Weller said he hoped to acquire 10 more and begin construction immediately.

The CCC's North End Progressive Development Corp. has been serving as a community advisory group on the design of the homes and in helping to find buyers.

The one non-residential property, he said, was a vacant lot near the railroad which was zoned for light industrial use.

One problem facing the department, according to Gensemer, is that the 22 purchases to date are mostly scattered throughout the project area. His department has given priority to purchases in the southwest section of the project to facilitate the construction of the planned public housing and park there.

Many Decline to Sell

The project area near the tracks is slated for total clearance.

Gensemer also reported difficulty in purchasing income producing property, commercial and rental. He said previous efforts to purchase 20 parcels of this sort of property on the southwest section had resulted in 19 refusals and one acceptance.

The city council had previously set guidelines authorizing the urban renewal department to offer the lower of the two appraisals for such property and negotiate to 10 per cent higher than this price, providing that figure did not exceed the highest appraisal.

Gensemer said the council, in view of this fact, had set a new system of determining prices for income producing property. He said he would begin immediately under the new guidelines.

The relocation program for persons displaced because of property acquisition is running smoothly, according to Gensemer. Of 12 families now on relocation rolls, seven have been relocated, he said.

Families and individuals may continue to live in their homes after they have been purchased by the city until the city decides to demolish the structures.

Demolition of structures acquired to date will begin in December. The city council will receive bids for the demolition work Nov. 7 and will award the contract Dec. 5, Gensemer said.

The notice to proceed with demolition of certain structures acquired by the city would be issued the next day, he added.

between the Champaign City Council and the Champaign County Public Housing Authority has been scheduled for Nov. 14, Mayor Virgil Wikoff said Monday.

Wikoff also said, "The biggest question will be whether the city should take over ownership and operation of the public housing within the city limits."

The mayor is uncommitted on the issue and said no decision will be reached at this meeting.

The idea that the city should take over the public housing

The issue was spurred by the fact that the county authority will have no new public housing available for residents of the urban renewal Project I area who will have to be relocated.

Begin On Dec. 1

"When I ran for office 2½ years ago," Somers said, "I was told there would be public housing available before the first house was torn down."

"Mr. (Urban Renewal Director David) Gensemer tells me he will begin destroying houses about Dec. 1, and it is a physical impossibility that we would have any new public housing at that time."

The city's urban renewal plan calls for the construction, under the auspices of the county housing authority, of 60 units within the project area and 60 units outside the project area.

Construction has not begun on any of the planned housing.

Somers said his proposal, which has not met with universal support by other council members, was not an attempt to discredit the housing authority leadership.

"The county has the responsibility for all persons within its jurisdiction and has pressing problems in all areas. I would not suggest that the county give priority to any particular population segment within its jurisdiction."

Set Priorities

The proposal, however, would allow the city of Champaign to

lic housing with the urban renewal program. It is obvious that our first priority is to the people whose homes we tear down with the urban renewal program."

Somers said he was "surprised that the four men on the council who have committed the city to tear down these houses have not come to the forefront in support of this measure."

"I would like to point out that urban renewal does not provide housing — it destroys it."

Wikoff said there would be other matters to discuss with the housing authority. One will be the status of the planned 120 public housing units to be built in conjunction with the urban renewal program.

GREEN NAMED U.I. PLANNING DIRECTOR

J. Fred Green of 10 Litchfield, Champaign, has been appointed campus director of planning and construction at the University of Illinois.

In this newly-created position, Green has full responsibility for directing the final development of the Phase 2 construction plan to be completed in March, 1968. Phase 3, which has started, will include a behavioral sciences building, science and engineering center, education building and physical education building at the Chicago Circle campus of the U. of I.

Courier

Council favors planning for new UR project

By L. H. Alexander
Of The Courier

The Champaign City Council indicated Tuesday that planning for a new urban renewal project will be approved next week. A majority of the council members, meeting at a study

session, said they favor a resolution authorizing planning for preparation of an application for federal funds for a Neighborhood Development Program (NDP).

The resolution will be presented to the council for action at a meeting July 15.

The resolution would commit the city only to plan a second project, not to actually undertake it.

The council will have to vote again on whether to go ahead with the project after the application is prepared.

To describe area
The application for an NDP will contain data describing the proposed urban renewal area, indicating whether individual houses will be demolished, rehabilitated or saved; how families will be relocated; and land use plans for the area after completion of the project.

The application also will contain cost estimates for the first 12 months of operation, including staff costs, property appraisals, planning costs for the second 12 months and possibly acquisition costs for some of the property in the first area.

If an NDP is adopted, urban renewal would begin in a selected area, to be completed in the first year of operation. During the first year, planning will be done for another area which would be completed during the second year of operation, and so on.

Each subsequent year of operation after the first would have to receive the approval of both the city council and the federal government.

The majority of the council Tuesday indicated their approval of planning for the first year's operation, but stopped short of committing the city to accept another project unless the planning met with their approval.

People must plan
Councilman Dwyer Murphy said the people in the area to be affected must play a much greater part in planning the project than they did in the first project.

Councilman James Ransom said he could guarantee full participation of residents in the area. "You are guaranteed a great deal of help in your (neighborhood) surveys," he told David Gensemer, director of urban renewal.

Gensemer said part of the planning process would be the organization of the neighborhood to be affected. "We would want to organize each block into a committee with a block captain," he said.

The area recommended by the Citizen's Advisory Committee on Urban Renewal for the first 12 months program is bounded by the south boundary of the present project, 5th Street, the Illinois Central tracks and an alley south of Washington Street.

Henry Spies, chairman of the Citizen's Advisory Committee, told the council authorization of planning for this area was necessary before relevant data on the condition of the neighborhood could be given to them.

Data old
"The only data we have on this area now was prepared in 1962 and 1963," Spies said.

At that time, more than half the structures were substandard. "I am pretty sure there has been no significant improvement in the area," Spies said.

Spies recommended the council designate almost the entire North End as an NDP, and allow smaller divisions to be undertaken on the year-to-year basis.

The advantage to that approach, Spies said, was that anyone in the North End would be immediately eligible for direct federal grants and loans to rehabilitate their houses.

He also suggested that the boundary of the urban renewal area be extended from the east side of the Illinois Central right of way to the west side of the right of way.

This, he said, would make urban renewal funds available for street projects in connection with downtown revitalization, particularly the Main Street un-

Council Authorizes Planning For 2nd Northeast UR With Support Of Blacks

By BOB FRUMP
News-Gazette Staff Writer

The Champaign City Council Tuesday authorized planning for a possible second urban renewal project in Northeast Champaign, with apparent support of blacks in the neighborhood.

As expected, Councilmen Robert Pope and Seely Johnston opposed the planning for a Neighborhood Development Plan (NDP) approach, but opposition from the large audience was limited to Bernard Smith, an unsuccessful candidate for the council, Henry Matthews a black

who questioned the council on taxable property in urban renewal areas.

The 5-2 vote Tuesday merely allows the City's urban renewal department to proceed with planning for what amounts to the entire Northeast Champaign area. The question of city commitment to another urban renewal project will not be raised until after the planning is completed, and applications approved by federal agencies.

Black support for another urban renewal program came from Richard Davis, chairman of the

Concerned Citizens Committee, George Bigham, and William Smith, a last-year University of Illinois Law Student, and member of SOUL.

Smith told the Council he had accepted the first urban renewal proposal with reservations, but fully endorses an NDP program because it "provides an outlet for black citizens, and allows them a voice in what the city does."

Have A Choice

"You have a choice," Smith said, "whether you want your house torn down or not. This

program is not like Project 1 for that reason.

The NDP program, created by the federal government after the city had already launched its first project under another arrangement, allows residents to rehabilitate homes through federal loans, and the city to administer renewal programs in several areas of the Northend simultaneously. Under the NDP, massive clearing of areas is not imperative.

"The federal government," Smith said, "through programs like the NDP, provides a better means for blacks controlling their own destiny than the city ever has provided."

Councilman James Ransom urged the city to avoid "the mistakes it made in Project 1," but supported an NDP program, "because it allows the people who are affected by urban renewal to have a say in what is done."

"Everyone we've contacted wants urban renewal — except one lady," Bigham, a black landlord, told the council. "There's just one thing wrong with it. It's moving too slowly."

Gives Warning
Smith warned the council not to "continue down this catastrophic path... all that has been done so far is to destroy, not build."

Councilman Seely Johnston continued opposition to urban renewal, attacking David Gensemer, director of the urban renewal department, and terming him a promotion man.

"If the average rent (for the Mt. Olive Project 1 housing) is \$135," Johnston asked after querying Gensemer, "how do you expect people who were living in the area, and who have paid an average of \$65 for houses before urban renewal, to be able to afford such new housing?"

Councilman William Kuhne replied that such people would be eligible for cheaper public housing not yet constructed, but planned for the Project 1 area.

Johnston then said the question of urban renewal, "a touchy issue which packed the council chambers with objectors a few years ago, now is a foregone conclusion. Mr. Gensemer has proven to be quite a promotion man."

Major Attack
But the major attack on ur-

UI Acquisitions May Aid In Champaign Urban Renewal

By TONY BURBA
News-Gazette Staff Writer

The Champaign Citizens' Advisory Committee on Urban Renewal apparently intends to make a strong bid for at least two more urban renewal projects in the near future, including one in the campus area.

At a meeting Thursday afternoon, committee chairman John Barr reminded the group of campus renewal discussed several years ago.

Under federal laws regulating university area urban renewal, if a relatively small project were executed, all the money the University of Illinois has spent on land acquisition in Champaign during the past several years could be used as non-cash credits to finance the city's share of other renewal projects.

City Urban Renewal Director David Gensemer estimated the non-cash credits would total at least \$2.5 million. Using those credits, the city could qualify for as much as \$7.5 million in matching federal funds without having to put up any cash of its own.

Barr said the credits could be used to help finance other renewal projects either in the Northeast Neighborhood, where Phase I of a six-phase renewal plan already is proceeding, or in the downtown area.

for or opposition to more urban renewal among Northeast Neighborhood residents. "Many people ask what's going to happen, but that is mainly because they want to know what plans

to make for themselves," he said. Williams' assistant, Mrs. Irma Bridgewater, commented, "I think the feeling in the neighborhood in apathy."

Take Bids On Public Housing

Title to land for public housing apartments in the Project Champaign urban renewal area has been transferred to the Champaign County Housing Authority, and bids for construction of apartments will be received until Aug. 12, the Citizens Advisory Committee reported Thursday.

Sixty units of public housing will be constructed on the site, located at the Fourth Street-Eureka Street intersection.

In addition, the county housing authority plans 60 apartments to be constructed near

Council votes UR planning

By L. H. Alexander
Of The Courier

The Champaign City Council Tuesday approved the preparation of preliminary plans for a second urban renewal project.

The resolution passed by a 2-2 vote, with Councilmen Seely Johnston and Robert Pope, both longtime opponents of urban renewal, voting against it.

The resolution does not commit the city to another urban renewal project.

The plans to be prepared by the city urban renewal department will have to be approved by the city council before an application is made to the federal government for funds for another project.

The area to be studied for Neighborhood Development Project (NDP) is generally bounded by the Illinois Central tracks, University Avenue, Wright Street and Bradley Avenue, not including the first project area.

This larger area would be done in piecemeal projects, the first of which probably would be bounded by the IC tracks, Washington Street, 5th Street and the southern boundary of the first urban renewal project.

Johnston reiterated his contention that there is no proof yet the first project has succeeded. He asked Urban Renewal Director David Gensemer what the average rent for the new housing in the first project would be.

135 a month

Gensemer replied that only the North Mt. Olive Manor 72-unit development had set rents and these would average \$135 per month for a two-bedroom unit.

Johnston replied he had a copy of an official report dated April, 1968, which said the average rental cost in the area before urban renewal was \$65 per month per family.

"Just where are these families making \$300 or \$400 a month going to find the money to pay for these new units?" Johnston asked.

Councilman William Kuhne replied that persons who could afford only rents like that would be eligible for public housing.

Pope, who opposes all government housing programs, told the council urban renewal and other such programs "will eventually break America."

Pope said the United States was founded on the principle that people would help themselves and be left alone by the government and by others, "but now the attitude is 'I want help — please help me — give me someone else's property.'"

Pope said designation of an area as possible urban renewal ground destroys property values there "and makes the urban renewal department the only buyer."

Doesn't like department

He said, "The last authority I would want to gather this data is the urban renewal department. You know that they will just come back and tell us that the people there want urban renewal."

"What would you say if someone asked you if you wanted \$3,000 to fix up your house?"

George Bigham, of 310 E. Park St., which is in the NDP area, denied charges by both Pope and Johnston that the people in the area opposed urban renewal.

"Everyone we have talked to except one lady wants urban renewal," Bigham said.

"We have very few substandard houses in my area and these are not fair to the other people in the area who keep their houses up. Most of these are owned by absentee landlords, probably living out on Greencroft Avenue somewhere, who never put a nickel into them."

Bigham also disputed Pope's claim that people refuse to fix up houses once an area is being considered for urban renewal.

Put money in

"Almost everyone I know has put in money to fix up their houses in the last few years," he said.

In a remark that brought scattered laughter from the audience, Bigham told Pope his remarks about urban renewal "breaking America" reminded him somewhat of George Wallace.

Bigham is the first black property owner not connected

with a civil rights organization to appear before the council in support of urban renewal. He said he planned to get up a petition in his area to prove most other property owners supported his views.

William Smith of SOUL told the council that the NDP approach, which differs considerably from the way the first project was done, removed most of his objections to urban renewal because it provided for more participation in planning by the neighborhood residents.

Smith said previous attempts to remedy conditions in the black community before the city council and plan commission had come to nothing. He noted that such conditions as "a junk yard next to single-family residences and an egg plant in a residential area" had not been remedied until urban renewal was undertaken.

"Even though this program comes from the federal government, it gives the people more control over their destiny than they had with local government," he said.

Henry Mathews asked the city council if tax values were being destroyed by urban renewal.

City Manager Warren Browning replied that while he did not know what the new housing there would be assessed for, the city had been receiving only about \$3,000 per year in property taxes from the urban renewal area before the project was undertaken.

Would pay taxes

Mathews asked if the new housing units would have to pay taxes.

Browning said every piece of property in the area would pay property taxes or make payment in lieu of taxes.

Pope asked if the public housing, which is a federal project, or the North Mt. Olive Manor, sponsored by a church, would pay taxes.

Browning replied that the public housing authority made payments to the city in lieu of taxes and that North Mt. Olive Manor is controlled by a corporation separate from the church and would pay normal property taxes.

Barr recommended instead that the committee simply discuss the possible alternatives with the council in an attempt to find out whether the council intends to proceed with any more urban renewal work. A meeting between the committee and the council has been scheduled for Nov. 26.

"If it does, the time to make the decision is now, while we have an efficient staff to continue to work," he said. "If they do not intend to continue, there is no sense in our going on."

Other committee members recommended that the group be prepared to show the council tangible results in the current renewal program.

They suggested that before and after photographs of rehabilitated houses, site plans for low-income private housing and other documents be included in the presentation.

"What the council will have to decide is whether these improvements have been a benefit to the community and whether we want to continue with it," Barr said.

There was some discussion as to whether the campus and northeast neighborhood projects could be carried on simultaneously.

Credits Needed

Gensemer said the non-cash credits from a campus renewal project probably would be necessary for any more work in the northeast neighborhood area.

"The \$95,000 a year being set aside for urban renewal simply is not enough to finance a project of any size," he said.

Other committee members said that the city had morally committed itself to more work in the northeast neighborhood and that the work should not be delayed.

Committee Vice Chairman Henry Spies commented, "The city has been submitting the other five phases of urban renewal as part of its application for a Certified Workable Program for Community Improvement. If the council decides to drop renewal, I don't think we'll ever get a workable program recertified again."

Urban renewal relocation director James Williams said there was no apparent support

16 three-bedroom, 8 four-bedroom, and 5 five-bedroom apartments.

America. "My Lord," Pope said, "I can't see how to break America any faster. We're in a mire now, and taking one step further with every urban renewal project in the country."

"Surely you all know from history," Pope continued, "that if you don't shackle your government, it will shackle you. I don't blame George (Bigham) and the people speaking here tonight in favor of urban renewal. I blame the people who have brought this to you."

"I know there are opponents," Pope said. "Two years ago this room was filled with Negroes protesting urban renewal. Now they're all scattered to the winds by such projects."

UR A Threat

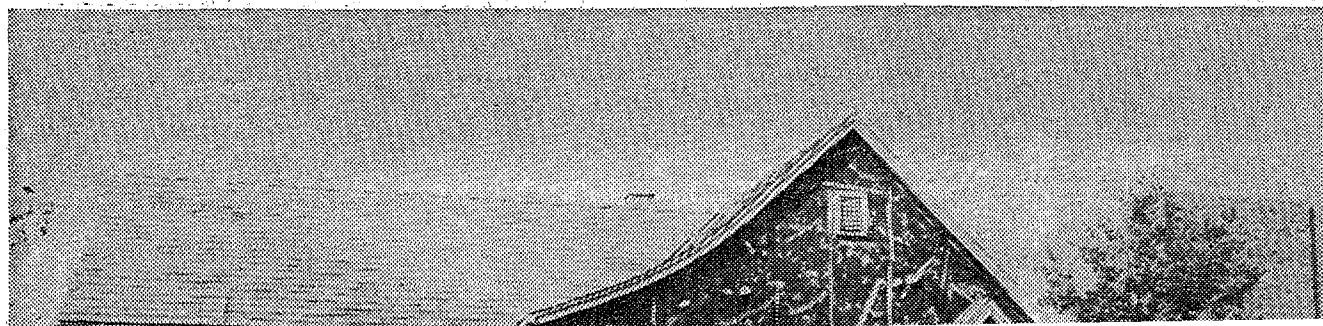
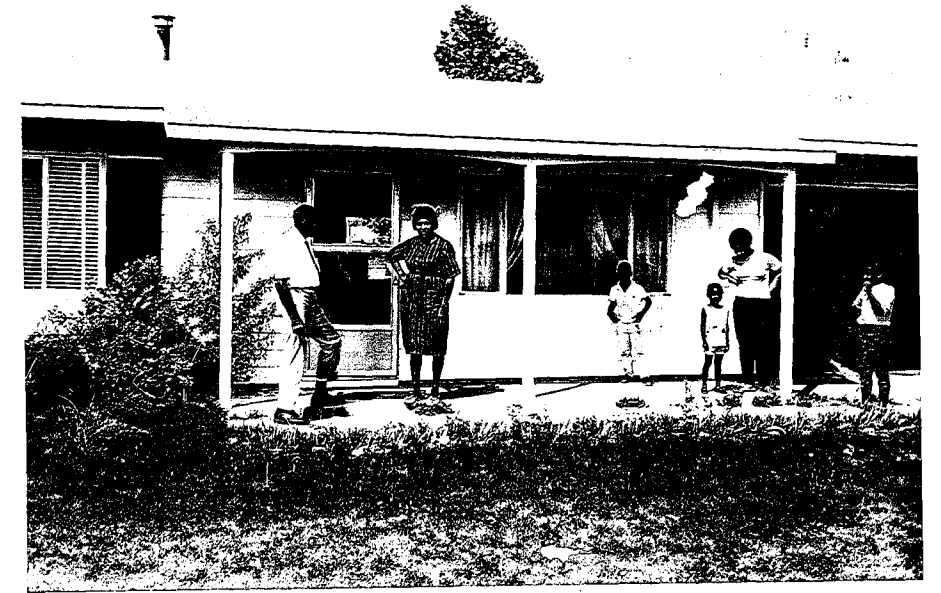
"When urban renewal comes in, naturally the neighborhood deteriorates. People recognize urban renewal as a threat. Why should they renovate and make improvements with the threat of urban renewal over their heads?" he asked.

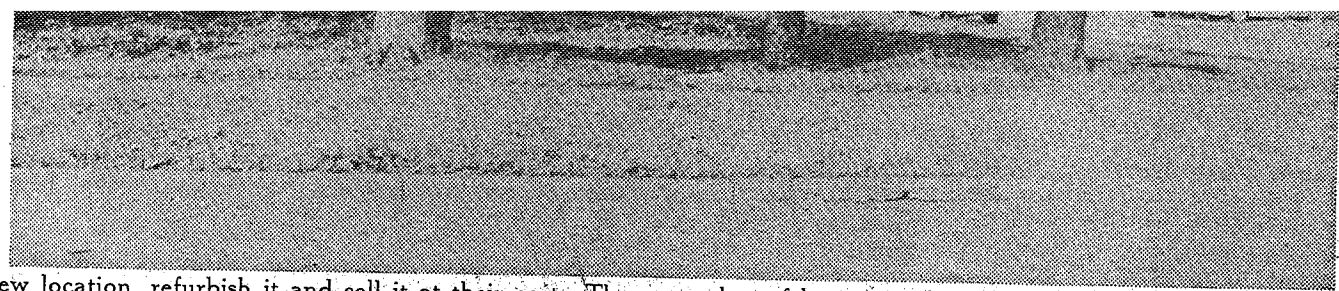
"You speak favorably of this NDP program now. Other people throughout the country have said NDP is not better than the Project I type program. You're going to run into the same type of problems as in Project I, people removed from homes they own by what amounts to force. You said there would be no problems of this sort in Project I. Now you admit that there were. It will be the same pattern this time," he said.

Bigham, replying to Pope from the audience noted that "property in the urban renewal has not deteriorated in the last 10 years. I would say it has been improved."

"At any rate, Mr. Pope," he continued, "deterioration would not come from urban renewal. Deterioration comes from white absentee landlords in the area who don't care about or take care of their property."

"I was just listening to you talking there, and you sound a lot like George Wallace," Bigham said. "What the Negro needs is a good job and a decent house. To me, it's a good project."





FIRST ROUND OF HOUSE JUGGLING. The house at left, now located at 503 E. John, C, will be moved sometime this week to a lot at 512 E. Vine, C, right, as the first effort of Champaign Homes Inc. The house

was donated to Champaign Homes by the University of Illinois YMCA. If it is not moved, the University of Illinois will demolish it. Champaign Homes, a corporation of Champaign women, intends to move the house to its

new location, refurbish it and sell it at their cost. The house is in better shape than it looks. Workmen have removed a stone veneer which would not have stayed on during the moving. The women also plan to buy a

number of homes in clearance areas of the city's urban renewal project, move them to conservation areas and rehabilitate them. They hope to make the homes available for purchase prices between \$6,000 and \$8,000.

Sunday, Oct. 15, 1967

Renewal Panel Asks Larger Committee

The Champaign Citizens Advisory Committee on Urban Renewal voted Tuesday to request the city council to increase the size of its committee from the present eight members to 15 members.

Included in the recommendation is a request that a minimum of four members be from the Negro neighborhood.

The city council will probably consider the request at its first meeting in November.

The CAC also announced chairmanship appointments for subcommittees. Henry Spies and Roscoe Tinsley were named to head the neighborhood committee; William Werstler, rehabilitation committee; Dr. Thomas Skaggs, social services committee, and Jack Petry, public relations committee.

Two new subcommittees were created, the university services committee to promote cooperation with the U. of I. and the central business area coordinating committee to discuss downtown redevelopment.

Henry Spies is chairman of the university committee and John Barr is chairman of the downtown committee.

About Town

The City of Champaign has advertised for bids on the demolition and site clearance for its third urban renewal project. The bids will be received until 4:30 p.m. Nov. 7 and opened at the council meeting that evening.

The area to be cleared is bounded by Bradley Avenue, Wright Street, Grove Street and the Illinois Central Railroad tracks.

Pass Title To Land For 72 Housing Units

Title to land in Champaign's Project I urban renewal area has been received by North Mount Olive Manor, Inc., which plans to construct 72 housing units on the land, bounded by Fifth and Fourth Streets, and Bradley and Beardsley Avenues.

David Gensemer, city urban renewal director, noted that the title transfer was accomplished Monday. Groundbreaking for the six apartment buildings should take place within the next week, Gensemer estimated.

Gensemer said Sen. Charles Percy, R-Ill., may be on hand for the groundbreaking ceremonies.

Total cost of the project is expected to be about \$1.02 million. In addition to the six apartment buildings, two play lots, and off-street parking for more than 72 cars will be provided. All electrical service will be underground. Two-bedroom apartments are planned to rent for \$123 per month including utilities. Three bedroom apartment units are planned to rent for \$135 per month.

REVITALIZATION PLANS SET

Tell Improvements For Downtown

By WILLARD HANSEN
News-Gazette Editor-Emeritus

Construction of a \$23 million revitalization and expansion program for downtown Champaign is expected to get under way next June or July.

This target date for start of a vast coordinated improvement project for the central business section — featuring at its hub a spacious all-weather Mall — was announced Tuesday as leaders of the Champaign Development Corporation made public details of the exciting undertaking.

Thomas A. Hagan Jr., president of the Champaign Development Corporation, told representatives of the local news media that "our designs are now in the hands of the architects, Richardson, Severns and Scheeler . . . and because their preparation will take some months, we wish to tell the community what we will build in downtown Champaign."

For the past 10 months, Hagan said, "a talented urban design team headed by Prof. A. Richard Williams has worked to produce an exciting, yet realistic development program for downtown Champaign."

Hagan explained that the downtown improvement area is bounded by Elm Street, Columbia, Fourth Street and Springfield Avenue. Within this area, in phased development, the physical environment of downtown Champaign will be definitely improved.

"In the center of this larger downtown, thereby giving strength to the entire complex,

is a focal area, some 10 acres in size. In this area will be built an all-weather mall of 80,000 square feet, enclosing what is now Neil Street from Church to Chester and Park Avenue from Randolph to Neil."

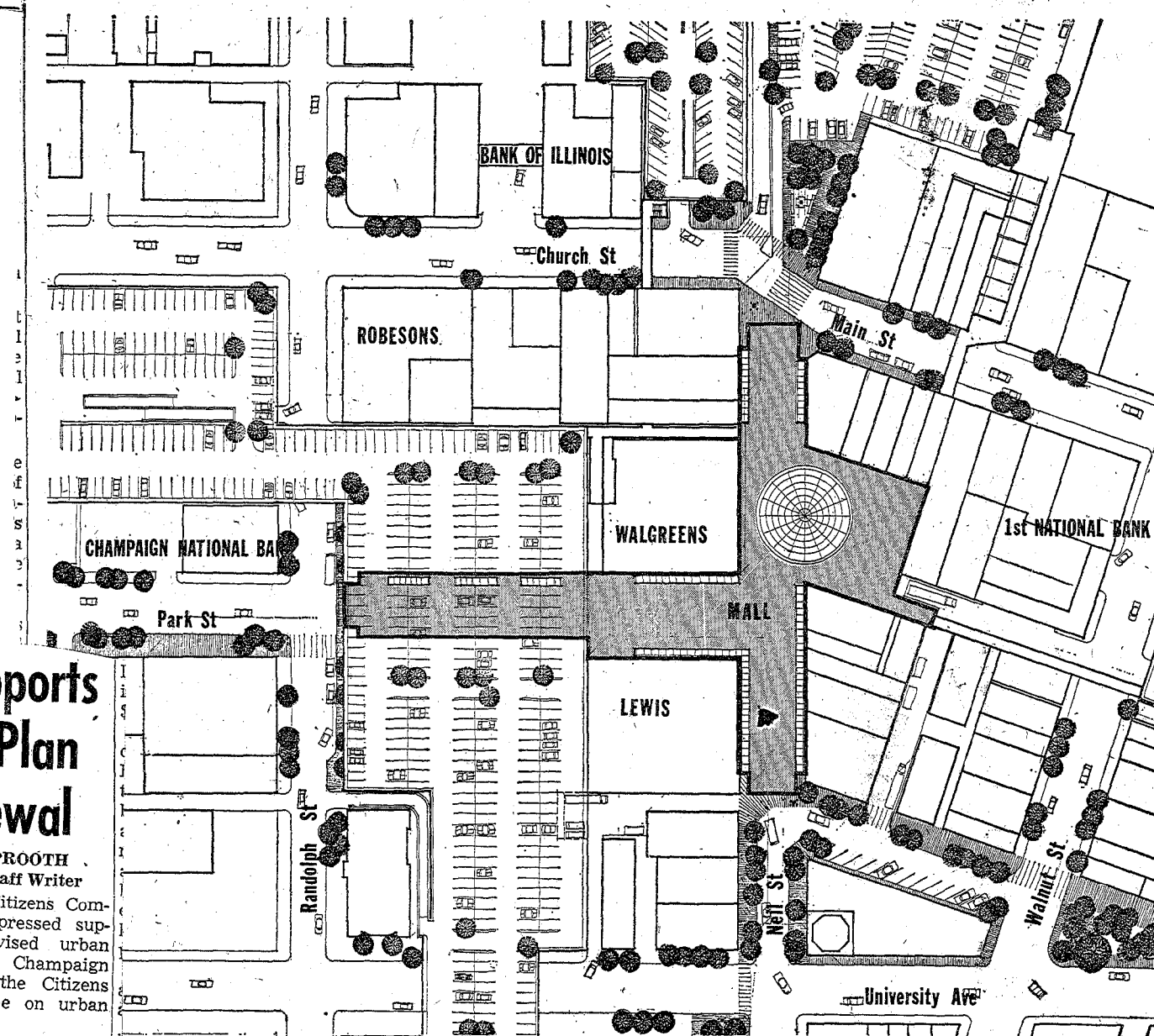
Hagan said that in this protected place "will be the social hub of downtown Champaign with restaurant and other facilities to attract people from the entire region . . . Connected directly to this focal point will be the Howard Johnson Motor Inn, and adjacent retail and commercial establishments. Major street crossings will be made at the second level with weather protection."

Cost of the Mall itself is now estimated at \$3,000,000, Hagan said.

The investment in new and remodeled buildings in the near future in the downtown project will be in excess of \$20,000,000.

Officials of the CDC emphasized that the entire program, except for the city's contribution in some of the expanded parking and street work financed by motor fuel tax money, is to be financed by private capital.

"There'll be no drain on the public purse," Hagan and Richard Williams said.



NEW DOWNTOWN CHAMPAIGN TO FEATURE ALL-WEATHER MALL, NEW BUSINESSES
... Greatly expanded parking facilities, better through traffic flow other features of projected \$23 million dollar program ...

NE Project Hinges On Federal Credits

By BOB FRUMP
News-Gazette Staff Writer

The Champaign Citizen's Advisory Commission on Urban Renewal unanimously backed a project for most of northeast Champaign Monday, providing special non-cash federal credits are available for the area.

The credits — provided for by federal law — would constitute funds in addition to regular urban renewal funds, and would cover one-quarter mile line in the University of Illinois. Although the single large project containing most of

CCC Supports Revised Plan For Renewal

By ELEN ASPROOTH
News-Gazette Staff Writer

The Concerned Citizens Committee Monday expressed support for the revised urban renewal plan for Champaign recommended by the Citizens Advisory Committee on urban renewal.

Under the plan proposed by CAC, funds for urban renewal could be collected through federal grants matching expenditures for land made by the University of Illinois.

The grants apparently could be received under the terms of Sec-

smaller projects, covering the same area.

Gensemer indicated that the city should be set to apply for a serving and planning grant in about 60 days. He said structural and family surveys already have begun in the proposed project area.

Although the city must generally outline its proposed project area in a survey and planning application, Gensemer stressed that no land-use planning would take place until the grant is approved.

"Before the survey and planning grant is received," Gensemer said, "we're more or

phone in the 112 credit stipulations, which would enable Champaign to gain the credits even though most of the project would be outside the quarter-mile line.

But Browning suggested that the city could gain the credits, with a little help from the university.

Both men apparently envision the university purchasing a small parcel of land in the heart of the proposed project area. A quarter-mile line drawn from this point, if properly positioned, could easily enclose most of the proposed project area, and allow collection of the credits.

Add \$3.2 Million
Gensemer estimated the credits could add as much as \$2 million to city urban renewal.

The CAC, Browning, and Gensemer seemed to agree that the city should initiate two large projects and

Whatever final plan for whatever project we finally choose," Gensemer promised, "will be the product of the neighborhood."

Credits Necessary
Gensemer and Browning agreed that a large project started without 112 credits would leave the city in financial trouble.

"If we do not gain the 112 credits," Gensemer said, "we could renew, but the renewal would be insignificant."

Browning hinted that the city may eventually return to the Neighborhood Development Plan, abandoned last week because of a federal fund shortage, once the program is adequately funded by Congress.

In other matters, Henry Spies, CAC chairman, indicated that the city must provide information to Regional Planning Commission staff concerning the city's application for a workable program for the coming year.

Spies said Richard Maltby, director of the regional staff, has indicated the city may lack several requirements for recertification of the workable program.

The city may be required, Spies indicated, to hire an additional building inspector and revise its housing code.

The Rev. James Offutt told CAC members that Mt. Olive Baptist Church should break land for a Project I housing development around Aug. 25, once one problem in the beta replat is cleared up.

This plan was recommended by the CAC Monday after city officials learned that federal funds would probably not be available for urban renewal under the Neighborhood Development Program which had been planned for the second phase of urban renewal in Champaign.

About the Same
David Gensemer, urban renewal director, explained to the CCC members that the proposed plan would involve essentially the same type of action as the NDP.

"The only difference is timing," he said. "We'll be less rushed with this than we would have been under NDP, because we'll be working on the entire area at one time instead of phasing it."

Gensemer said the residents of the renewal area who had planned to organize into block clubs for the NDP should do so now, so they will be able to work with the planner who is hired to work out the details of the project.

He added that ideally, members of the block clubs will meet with the planner to "throw out ideas" about the project and to discuss more complete plans with him after he has synthesized the ideas.

Black Hiring
Ernest Westfield, president of the Champaign NAACP, asked Gensemer what the CAC and urban renewal authority planned to do to insure that blacks would be hired when construction began for the project.

"When it comes time to start paying wages, they go to the other side of town," he said. "If we want to be fair about it, either the construction companies hire blacks or they don't build on the project."

Gensemer replied the CAC has "only persuasive power" in such areas, but added he would "do everything I can to see that blacks benefit from this kind of project."

Gensemer said the CAC would go ahead with its earlier plans to conduct a survey of housing conditions throughout the urban renewal area, and requested that CCC members help recruit volunteers to assist with the survey.

Several members objected to asking community residents to do work which must be done for the project without pay. "If you don't get volunteers, your staff will have to do it, and they're

(Please turn to page 16, col. 8)

in the program we now are soliciting bids from any contractor who can come up with this type of housing at our price," he added.

Another local contractor also has expressed interest in the projects, he said.

Under HUD regulations, a housing authority can negotiate with any developer once it rejects the original bids.

Plans for the 120 units, to be built on two sites, already have been drawn up by the architects.

Although Creative Builders had taken out specifications before last Tuesday's deadline, it did not submit a bid itself.

in the program we now are soliciting bids from any contractor who can come up with this type of housing at our price," he added.

Another local contractor also has expressed interest in the projects, he said.

Under HUD regulations, a housing authority can negotiate with any developer once it rejects the original bids.

Plans for the 120 units, to be built on two sites, already have been drawn up by the architects.

Although Creative Builders had taken out specifications before last Tuesday's deadline, it did not submit a bid itself.

the specifications, we did not think we could make a bid without a long list of alternatives," explained Virgil Dearduff, special representative for Creative Builders.

"Instead we indicated in writing that we would be interested if the job couldn't get done through the conventional approach," he said.

"What we come up with now will depend on what HUD says should be done under the circumstances," he continued.

The housing authority has indicated it would consider a "turn - key - project only as a last resort."

The authority already has HUD's approval of a \$2,140,000 loan for construction, equipping, and other costs.

Owens land
It also already owns the land, 7.9 acres in Champaign's urban renewal area, and 4.4 acres on North Harris Avenue, near Franklin

But this should not stand in the way of handling the project through a turn-key approach, Dearduff said.

Under turn-key, a private developer ordinarily would buy the land, draw up the plans, build the structures, and then "turn the key" over to the housing authority for a price previously agreed upon.

The advantage of this approach is that the developer can produce his own plans best suited to his particular means of construction, Dearduff said. This frequently can result in a reduction of costs.

Although Dearduff said the housing authority now has the option "to go in any direction they want," Marsh said any radical departure from the two 60-unit projects was unlikely.

"We already own the land and we feel this would be the most expeditious route," he explained.

downtown... improved traffic access and new off-street parking will make it possible for many to expand. We will solicit another large retail store and new specialty shops.

"One or more sizable office buildings are being planned in the area. The developers have told us of their projects."

Announcements on some of the new business improvements and expansions contemplated are expected to be made in the near future.

"The Mall itself will house expanded local firms, new large restaurant and bar facilities, and is the site of a new large store, as yet unsigned," Hagan said in his announcement statement.

"Presentations are being made to major national general merchandise firms, and the project is being well received."

"You may be sure that Champaign Development Corporation will keep the community informed of progress during the winter months, as the architects speed their work."

"The downtown improvement projects will be financed by several methods. Paving of alleys, repairs to curbs and sidewalks will possibly be a part of an assessment district, which will also finance ornamental lighting for sidewalks and alleys, benches, drinking fountains, street trees, and small parks."

"The Mall itself will be financed and operated separately. We are considering several procedures."

Hagan thanked Mayor Virgil Wikoff, members of the City Council, the news media and others in the community "for your support."

He declared that "we intend to make downtown Champaign the liveliest, attractive and con-

(Please turn to Page 3 Col. 1)

Will Ask To Condemn UR Sites

By L. H. Alexander

The city will enter the first eminent domain proceedings against property owners on the urban renewal project 1 area soon, David Gensemer, director of urban renewal, said Friday.

Gensemer said he will recommend to the city manager "almost immediately" that legal action be taken to have the courts set property prices on some parcels.

"I am a little disappointed in several instances," he said. "Some owners are holding out for prices we can't pay."

Gensemer declined to name any specific property owners, saying only court action would be initiated against "those property owners whose prices appear to be exorbitant."

Prefers Negotiation

Gensemer said his department "would rather negotiate and resolve the question amicably," but in many cases "this appears to be out of the question."

If the city manager approves the recommendation, it will go before the council for a vote. The council must approve all eminent domain proceedings.

Gensemer did not mention any specific area within the project, but it is believed many parcels lie in the southwest section where the public housing units are planned.

Gensemer and other city officials, including several councilmen, have cited the need to proceed with the public hous-

Contractor Is Sought

A former Champaign man has been reported as having disappeared from Indianapolis, Ind., where he left six demolition jobs unfinished and several bad checks.

According to the Indianapolis Star, Henry Matthews, formerly of 613 W. Green St., Champaign, has been missing since Friday. The city of Indianapolis would like to find Matthews because he was awarded \$25,000 worth of demolition contracts by the city.

Matthews also left behind more than \$300 in unpaid bills, the report said.

In 1965, Matthews offered a parcel of land for the Champaign Urban Renewal project to be used for low-cost housing. Records from that time list Matthews as a construction worker.

Matthews offered the city a plot of land at 412 E. Grove St., the site of the old Lawhead School.

In May of 1965, Matthews was charged with three separate zoning violations on the property. He was later charged with contempt of court for failure to appear to answer to one of the zoning charges.

Matthews got the Indianapolis contracts on behalf of the ABC Brick and Wrecking Co., which was licensed in Indiana as an Illinois company, newspaper accounts stated.

A check of the address of the firm in Indianapolis showed that the company was non-existent at the location given the state.

Housing Board Faces Delay In Building

By TONY BURBA

News-Gazette Staff Writer

Property acquisition difficulties may delay even further the construction of 120 units of public housing scheduled to be built in conjunction with Champaign's urban renewal project.

The Champaign County Housing Authority is scheduled to buy a large tract of land in the southwest corner of the renewal project area as a site for 60 public housing units.

However, the city has found tough going in getting the current owners of lots in the tract to sell their land.

City Urban Renewal Director David Gensemer said he expects to have to ask the City Council to file eminent domain suits to obtain some properties for the area.

But eminent domain proceedings take time. The city had hoped the housing authority could begin construction early next spring.

The land cannot be sold to the housing authority until it has been completely cleared and all utilities relocated.

Property acquisition has generally been going well, Gensemer said, and sales agreements have been reached on more than one-third of the 178 land parcels the city is scheduled to purchase.

However, most of the 34 sales closed to date have been outside the area eventually scheduled for public housing, as are most of the 26 others awaiting title clearance.

Gensemer attributes the difficulty in negotiating sales in the public housing area to the publication of the appraised values of the properties in that area in a local newspaper last July.

"Even when we offer them the top appraisal now, they think they can get a little more if they hold out," he said.

"I wish we could avoid the suits, because they'll be costly to both parties involved," he added.

The public housing already has been delayed many months.

The city had originally expected construction work on 60 units to be built near Spalding Park, outside the project area, to be

Urge Speedy Action For Home Repairs

By TOM SLOCUM

News-Gazette Staff Writer

The Champaign Citizens Advisory Committee Tuesday voted to recommend that the City Council authorize a federally funded loan program that would allow some families in the proposed Project II of urban renewal to begin rehabilitating their homes immediately.

Under the program, homeowners could receive either grants or low interest loans to cover the expense of rehabilitating their homes. David Gensemer, Champaign director of urban renewal, said the program can be used in areas where the city is considering future action similar to the proposed Project II or urban renewal. The city recently applied for funds to survey and plan the area to be included in the second project.

The area recommended by the CAC for the program is bounded roughly by Grove and Washington Streets and by Wright and Fifth Street. Gensemer said this area was chosen because it is a single-family neighborhood and will remain so if Project II is initiated.

Available Now

Gensemer said one of the advantages of this program is that the money is available now. Homeowners in the area do not have to wait for the urban renewal project to enter its execution phase. Planners have estimated that it would be at least three to four years before Project II could begin execution if the City Council decides to proceed. Gensemer estimated it would take only 90 to 120 days to receive answers to applications under the recommended program.

Two forms of assistance are available under the program. Families that meet income, age and handicap requirements can receive grants up to \$3,500. Others can receive loans up to \$15,000 at a 3 per cent rate of interest. To be eligible for the program, the structure must be owner-occupied and capable of being rehabilitated. Gensemer said the houses would have to be inspected to see if they would

In all, the city has acquired 241,986 square feet of property in the project area.

Genesmer reported that some progress had been made in the southwest public housing area. Two of the large tracts have been purchased and three smaller residential properties.

Seven other smaller residential properties are now under sale contract waiting for the department's attorneys to clear up legal titles to the property.

The two large lots are a 52,272-square-foot lot belonging to the W. C. Noel Trust and a 30,413-square-foot lot belonging to C. T. Kinnear. Both are adjacent to the Illinois Central tracks.

Plant Purchase Negotiations

The old egg crushing plant on N. Poplar Street, by far the most expensive piece of property slated for acquisition, has not yet been acquired, Genesmer said. He reported, however, that negotiations with Standard Brands Inc., the owner, are progressing satisfactorily.

The plant is also in the area slated for development of public housing and a park.

Genesmer said he can give no estimate as to when his department will have acquired all the property necessary to allow the start of construction on the public housing units.

The beginning of demolition of structures already acquired, however, will begin around Dec. 1, he said.

The city council will receive bids on demolition work at the Nov. 7 council meeting and will probably award the contract on Nov. 21. Genesmer said demolition will begin immediately after the contract was awarded.

"The unoccupied substandard dwellings will be the first to go," he said.

Council Promises Decision at Next Meeting.

The Tuesday meeting between the Champaign City Council and Champaign County Housing Authority lasted an hour and a half and left nothing resolved on whether the city should take over ownership and operation of the public housing within the city limits.

The council promised an answer by next Tuesday's regular meeting. The county group has just received authorization to proceed with condemnation proceedings for public housing units on N. Harris Street, and does not want to initiate legal action without being able to carry it through.

The meeting took the form of a housing authority report on progress on the planned 120 units of low-cost housing to be built in conjunction with Champaign's urban renewal project.

Councilman Paul Somers several months ago charged the housing authority would have no available public housing by the time demolition of residential structures began in the urban renewal area.

Simple Majority

Somers said then he believed the public housing phase of redevelopment could be better coordinated with the city's urban renewal plan if the city also controlled all public housing within the city limits. This led to Tuesday's meeting.

By state law, the city council can by simple majority, vote to take over all ownership and operation of public housing within the city limits.

Harold Sloan, assistant directors of public housing for the county, reported Tuesday night the housing authority has received approval for both the 60 units to be built inside the project area and the 60 planned for the N. Harris Street site.

Sloan estimated it would take at least six months to complete condemnation proceedings on the Harris Street site.

The clearing of the project area site may take longer, depending on how quickly the city can acquire the land. Sloan said the housing authority would purchase the site from the city immediately after it was acquired and cleared.

Mayor Virgil Wikoff asked if

it would speed construction of either of the two 60-unit residences if the entire project were split into separate projects for each.

Sloan replied that he doubted the federal government would approve splitting the projects because of local Negro insistence that persons in the area be given the opportunity to move outside the area.

Wikoff suggested that the city ask the urban renewal regional office in Chicago if this would be possible.

James Williams, relocation officer for the city's urban renewal department, said he expected to need 10 to 20 low-cost housing rentals before March. Sloan reported there were currently no units available.

Sloan said also the housing authority board believed that while persons displaced from the urban renewal area in Champaign would be given priority for future vacancies in Champaign public housing, this would not be the case for public housing in Urbana or Rantoul.

Sloan said the board believed that persons from Urbana or Rantoul should have priority for public housing in those towns.

Greater Need

City Manager Warren Browning asked Sloan how many units were located in Champaign and Urbana. Sloan replied there were 140 in Champaign, not counting elderly housing, and 125 in Urbana.

Browning replied that in that case, considering the population of the two cities, it would appear that the need in Champaign was twice as great as that of Urbana.

Sloan said he would check the backlog of applications to determine if this were true.

Councilman Frank Schooley asked Sloan if the city could save time by setting up its own housing authority. Sloan said with the time required to establish the board, hire the staff and learn the operation, he did not see how any time could be saved.

The city council has scheduled a meeting with the Citizen's Advisory Committee on Urban Renewal at 5 p.m. Tuesday to discuss further the possibility of

taking over the public housing.

So far, according to Genesmer, there have been no difficulties in finding new homes for families being displaced from their homes.

However, the city had been counting on the Spalding Park public housing units to help absorb some of the displaced persons.

Demolition in some areas is expected to begin in early December, Genesmer said.

"If the buildings are vacant and substandard, we'll start having them pulled down," he said.

Genesmer said title clearances and ownership clearances also are causing slowdowns and may require some court action.

"We're in trouble where some of the lots have never been recorded," he said. "First we have to determine the legal boundaries of the land and then find out who all the owners are."

Renewal Suits to Council

The first condemnation proceedings in the Champaign urban renewal Project 1 area will probably be approved by the city council Tuesday night.

David Genesmer, director of the urban renewal department, has requested action against two properties in the project area.

Genesmer said Monday, however, that the court action is being requested only to clear title to the properties and is not prompted by any disagreement over prices.

The two properties in question are a residence at 401½ E. Beardsley, the probable owner of which is Harvey Johnson; and a vacant lot on North Pop-

lar Street, the probable owner of which is Joptha Tisdale.

"These actions are to clear up title imperfections rather than for disagreements over prices with the owners," Genesmer said. "In these cases, we just don't know who the owners are."

Genesmer said there are no condemnation proceedings planned for price disagreements at this time. He said there may be more in the near future for clearing of title.

"In both of these cases, the owners are willing to sell once the title is cleared," Genesmer said. "You would have to say this is a friendly suit."

ing in the program did not require the city to proceed with Project II. The decision on the future of urban renewal could be decided at a later date. The city, Genesmer said, would have to pay for the administration of the program applications. He said this cost could be included in the general urban renewal expenses if the city retains an urban renewal department.

Close In May

Genesmer said Project I will close out in May and if the city decides to dissolve the department after that date the cost of administering the loan program would have to be paid by the city. Genesmer has estimated it would cost the city about \$200,000.

Members of the concerned Citizens Committee attended the meeting and urged the CAC to actively promote the continuation of urban renewal in Champaign. John Lee Johnson said "We want an urban renewal program because it is the only way we can treat our land and solve some of our problems." He warned he hopes the certified loan program under consideration would not be used by the City Council to forget about urban renewal. He said such a program would only help a small section of the area.

Genesmer said those certified for program would only "fix up fixable houses" and would not eliminate substandard conditions in the area or build sewers and roads and other needed improvements.

The CAC also urged the CAC to ask the opinions of the people in the area effected by the certified loan program before they made only plans. Dick Davis said, "The people should plan it along with the CAC."

HUD Calls For Updating Of City Program

(Continued from Page 3)

so it is uncertain when city officials will meet with Kane.

The city's workable program expired on July 1, 1967, but so far the expiration has caused no loss of federal funds.

A certified workable program is required for local governmental units to qualify for funds for programs such as urban renewal and low-cost hospital loans such as are now being used by the city; open space land acquisition and development and urban beautification as being undertaken by the Champaign Park District; and construction of new public housing by the Champaign County Housing Authority.

Federal funding already approved will not be affected by lack of recertification. However, the delay could slow or prevent development of federally assisted privately constructed low-cost housing projects now being planned by Mt. Olive Baptist Church and the Interfaith Apartment Corporation.

Rule Of Public

THE NEWS-GAZETTE

HUD Calls For Updating Of City Program

By TONY BURBA
News-Gazette Staff Writer

The City of Champaign has received notice from the federal government to virtually start over again in preparing data required for long-overdue recertification of the city's workable program for community improvement.

The recertification application was prepared last summer and has been submitted to the U.S. Department of Housing and Urban Development (HUD) several times since.

Each time, HUD has returned the application to the city, together with "suggestions" for revisions.

THE NEWS-GAZETTE

WEDNESDAY, FEB. 19, 1969

PAGE 44 Section 6

Two Of Four UR Housing Schemes Out

By BOB GESKE
News-Gazette Staff Writer

The Champaign Advisory Committee on Urban Renewal "informally" eliminated two of the four proposed redevelopment schemes Tuesday noon in the council chambers, and planned excursions for next week to study existing sites by the two remaining redevelopers, National Homes Inc. and A. Lippman and Associates of Indianapolis.

The committee decided to eliminate the proposals of Consumers Construction Co. of Chicago and Creative Builders of Urbana in favor of low-density construction on the site which would employ the town house concept of construction and allow the maximum possible land usage for planting of shrubs and trees.

The committee did not record the deletion of the two plans in meeting minutes but those plans ended up on the floor with an agreement to investigate the other two submitted proposals for a building decision.

Commission member Henry Spies felt Consumers had submitted a "quite unimaginative land plan," and had small kitchens as well as furniture not drawn exactly to scale in their proposal. It was also felt Consumers would be unable to adapt to the town house concept because of prefabricated box type of construction.

Small Facilities

Creative Builders fits into the box construction constraint problems and also planned extremely small dining and kitchen facilities. Spies also noted that Creative's plans call for

GAZETTE

No Decision, Meet Again On NE Center

By TONY BURBA
News-Gazette Staff Writer

The only apparent outcome of a meeting Wednesday evening to discuss a new community facility for Northeast Champaign were plans for another meeting Thursday evening on the same subject.

Most of the meeting Wednesday was devoted to criticism of the Champaign Park District for not having done anything about a new center before.

During the few moments of discussion on how to actually go about getting a new center someone suggested having another meeting Thursday to begin drawing up plans for the center and Park Board President Don Bresnan readily agreed.

Dave Downey, president of the Model Community Coordinating Council, pointed out that one day probably was not enough time for the various agencies involved to decide what they wanted to do.

However, Downey was quickly shouted down. The plans for the Thursday meeting apparently was still on, although no one suggested what should be done at the meeting.

Agencies Present

Most of the agencies which probably would be involved in planning and operating a new center were present at Wednesday's meeting, but it was apparent that none was ready to commit himself.

When a speaker asked how many agencies would be ready to commit themselves Thursday evening, about five hands went up.

The meeting Wednesday was jointly sponsored by the park district, SOUL and the Champaign County Economic Opportunity Council.

The meeting was called so representatives of agencies interested in a new center could meet with an official from the Chicago office of the U.S. Department of Housing and Urban Development, which may provide up to two-thirds of the cost of building the center.

The HUD official, Woodrin Kee, told the meeting that the first step in getting a new center should be to "pull yourselves together and start deciding what you want."

have been farther along on the 120 units had they taken over the housing several years ago.

"The question now is what will happen to those 120 if we take over at this time," he said.

Barr said he thought that through institution of a Turnkey project, under which a private developer would purchase the land, build the units and sell them to the city, the 120 units would still be finished faster than if the County Housing Authority builds them.

Councilman Frank Schooley said the county board had been very accommodating in dealing with the city. "We have slowed up the construction by not moving faster ourselves," he said.

Councilman Robert P. Pope said he was against all public housing. "If you want to turn Champaign into a big welfare city, I suppose this would be a good idea," he said, "but despotism lies in this direction."

Pope added, "All we will be doing in public housing is putting the Negro on a reservation, and his fate will be the same as that of the American Indian."

Kuhne said he was not yet convinced that the city could not get a better response from the county board.

"Let's get these 120 units under construction," he said, "and if there's no response on future units, we might consider this again."

Snyder said Barr had many many good points on faults in the current system of operating public housing.

"Maybe we will eventually have to take this over to change the system," he said, "but I don't think we should jeopardize the units being planned now."

Somers disagreed, however. "Nothing could be more immaterial right now than those 120 units," he said. "It's too late for them. The question is what is going to happen in the future."

Snyder said Barr had made ture, in connection with other urban renewal projects.

"We currently are not building enough public housing to keep up with the population growth, let alone to meet unusual needs like urban renewal," he said. "And I don't believe the majority of people in the city are, of Mr. Pope's persuasion, feeling that there is no need to house the less fortunate."

Barr pointed out that if the city goes into future urban renewal projects as planned, nearly 1,000 families eligible for public housing may be displaced from their homes.

Barr's presentation took place

at a special City Council study session before the regular meeting.

Later, at the business meeting, about 30 people from the Skelton Place housing for the elderly appeared, obviously prepared to hear a discussion of the public housing takeover.

Wikoff explained that the discussion already had been held and that the council consensus was that there should be no change at this time.

However, several of the people present addressed the council, expressing their satisfaction with the Skelton Place Project.

"Leave us alone," said Susie Gary. "We're happy. I don't want to see anything changed."

Wikoff said the elderly people apparently had somehow received the idea the city would kick them out if they took over. "We would have no intention of disturbing anyone," he said.

he said.

needs to be updated.

HUD Responsible

Tuesday morning, City Manager Warren Browning commented that HUD was responsible for at least 5 1/2 months of the nine-month delay.

Browning cited a two-month delay between Jan. 24 and March 12 of this year, during which the city heard nothing from HUD after submitting a letter and HUD's objections to four portions of the workable program's submission.

There was no response to the city's letter, Browning said, until March 12, when Champaign County Regional Planning Director Richard Maltby made a personal visit to Chicago to discuss the application.

A similar HUD delay took place between April 25 and July 10, Browning said.

In that case, the city submitted another letter on April 25, assuring HUD that the city would try to comply with certain requirements.

The city heard nothing until July 10, Browning said, when Maltby called the Chicago office of HUD "to ask what was going on."

Call Necessary

"If he hadn't called, I don't know whether we would have heard from them yet," Browning said.

HUD's initial objections to the recertification concerned the city's progress toward completing its systematic housing code enforcement program.

Also mentioned were alleged lack of progress toward completing a city-wide neighborhood analysis and a need for updating of the city Minimum Housing Code.

Browning said the city felt it had met all these objections.

A committee currently is being formed to review and update all city codes, and the Regional Planning Staff is working on the neighborhood analysis, he said.

The city also has devised a plan to accelerate the housing inspection program by using building inspection personnel as part-time housing inspectors during the off-season for construction.

No Definite Plans

The city has no definite plans to meet the new objection that the data is obsolete, Browning said.

"Our next step is to arrange a personal meeting with Mr. Kane and try to make him aware that most of the delay is not the city's fault," Browning said.

Kane is unavailable this week, he said, and Browning begins his own vacation next week.

(Please turn to Page 5, Col. 4)

to rent at \$125 a month, and six four-bedroom units at \$145 a month. Urban renewal director David Gensemer said he had conferred with a representative from National and said they would be willing to make any adaptations within reason, such as modifying for five or one bedroom units.

The commission agreed in favor of the townhouse concept which allows a family to inhabit an entire unit, develop a sense of identity and not be stacked one on top of another.

Lippman's proposal calls for 106 units of townhouse and apartment development with rents ranging from \$82 to \$130 monthly. They have also indicated a willingness to adapt their plans to local desires and the commission may question them on a total townhouse development.

Proposes Tour

Commission member William Wretler suggested that the commission members schedule excursions, with the mayor, city manager and council, to visit existing developments by both National and Lippman. He said he thought they could make a better selection after seeing the companies at work.

Gensemer said he has arranged a Chicago excursion for next Wednesday to visit a National Home development at 50th and Blackstone in Chicago. He said the mayor and city manager had committed themselves to accompany the group and, city manager Browning will canvass council members to see which of them are able to make the trip.

Gensemer is also arranging a trip to visit a Lippman development in the near future. Lippman built Hessel Manor but, because of the time lapse and the different usage of building space, this is not considered an adequate appraisal. Lippman has developments in Lafayette, Ind., and has a proposed 192 unit development in Danville.

The commission looked to some potential problems by the two remaining companies and management seemed to be the most important consideration. Lippman manages the complexes it builds while National Homes build and turn the project over to non-profit managers. National has promised however to guarantee that professional management

would be ready to take over by the suggested completion date of Christmas.

The commission also noted that of the four developers submitting drawings to the city, only National guarantees the installation of the tree and shrubs in the sketches. The other developers made no mention of planting.

priorities are considered in deciding which communities get funds.

First, he said, at least one-third of the families in the neighborhood to be served by the center must have annual incomes of less than \$3,000.

Second, he said, "Neighborhood residents must participate in preparing the plans and application, and they must continue to be involved when the center goes into operation."

Third, and most important, Kee said, was that the center would have to be designed "to meet the most pressing problems of the community. If your greatest need is for job training and education, and you try to do at a center from the standpoint of recreation, you probably won't get any money."

Centers normally are controlled by a policy advisory council, consisting of residents of the neighborhood and representatives of the agencies providing services at the center, he said.

Major Portion

"Commitments from agencies to provide services play a major part in our consideration of any application for funds," Kee said.

There are slow and fast ways of applying for funds, he said. The slow way involves submission of preparatory plans to HUD, getting them approved, then going on to hire an architect and prepare complete plans before beginning construction.

The fast way, he said, is to prepare program plans and architectural plans at the same time and submit them all at once.

"If this is done, we can probably decide whether or not to fund you within six months," Kee said. "The only drawback to this is that if we decide not to grant any money, the cost of the architect will come out of your own pockets."

Bresnan pointed out that although the park district has repeatedly committed itself to build a new center, there might be a problem raising the local community's one-third share of the cost.

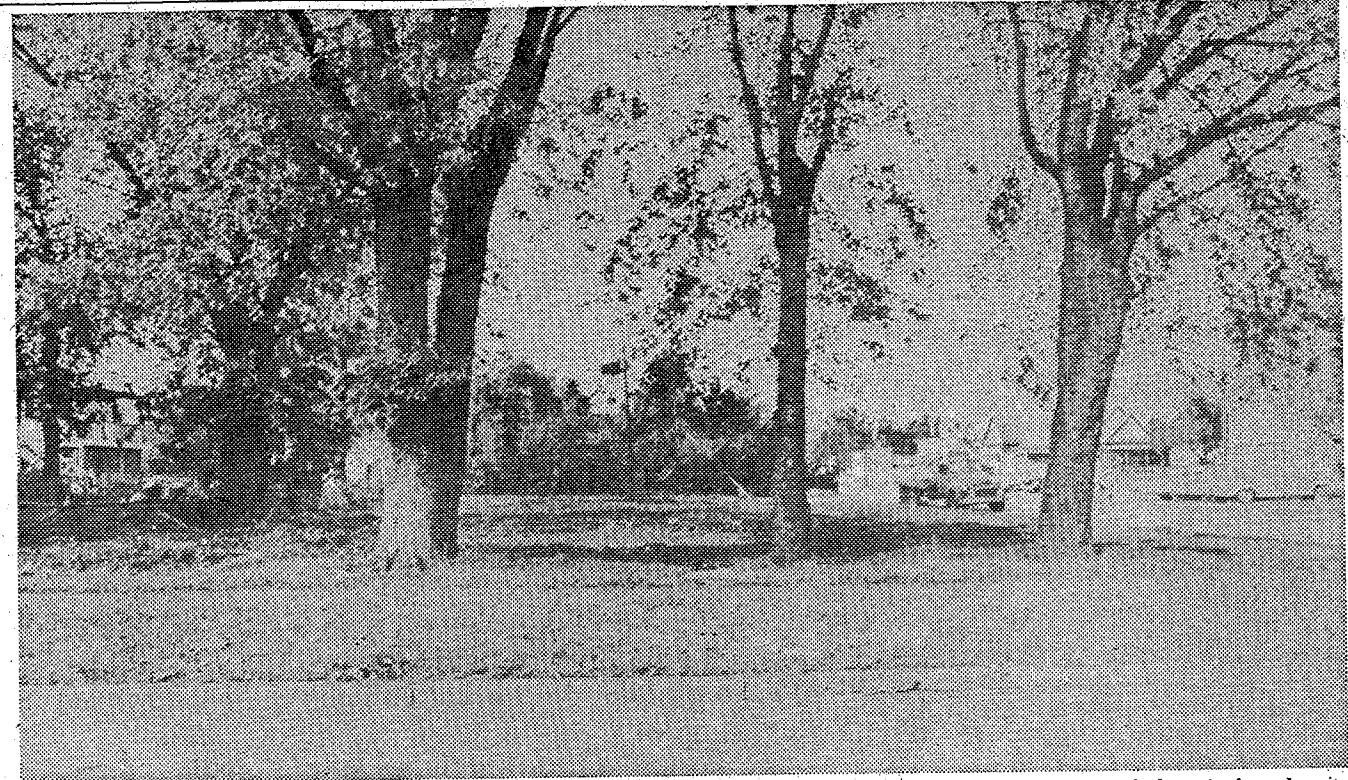
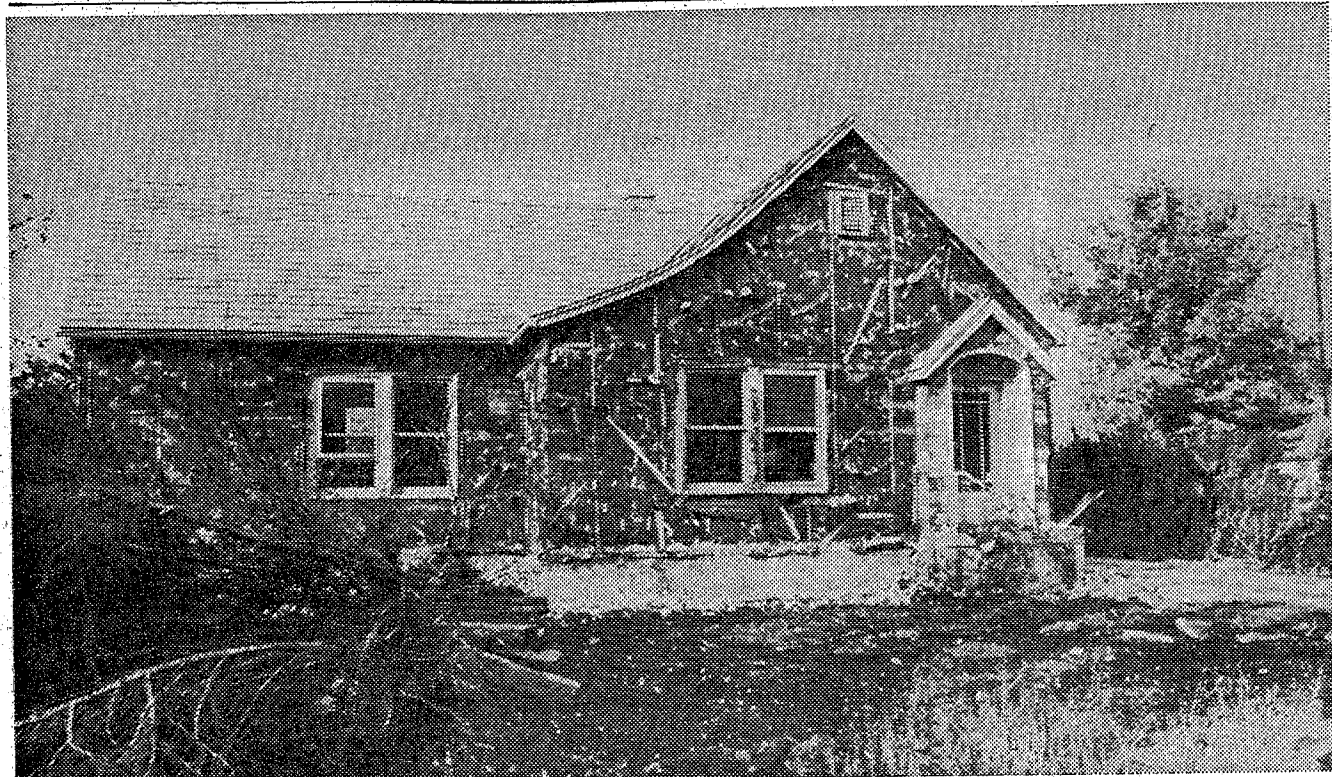
Kee commented that the eventual plans probably would be for a building costing at least \$500,000.

The Park District will contribute the land for the building, valued at about \$92,000. The remainder of the local share would have to come from other sources.

Kee suggested private contributions and donations of building materials and services as possible sources.

NAME CASE WORKER

Mrs. Carol Knott Carlet, 206 W. Beardsley, C. was appointed a case worker in Champaign county for the Illinois Department of Public Aid.



FIRST ROUND OF HOUSE JUGGLING. The house at left, now located at 503 E. John, C, will be moved sometime this week to a lot at 512 E. Vine, C, right, as the first effort of Champaign Homes Inc. The house was donated to Champaign Homes by the University YMCA. If it is not moved, the University of Illinois will demolish it. Champaign Homes, a corporation of Champaign women, intends to move the house to its

new location, refurbish it and sell it at their cost. The house is in better shape than it looks. Workmen have removed a stone veneer which would not have stayed on during the moving. The women also plan to buy a number of homes in clearance areas of the city's urban renewal project, move them to conservation areas and rehabilitate them. They hope to make the homes available for purchase prices between \$6,000 and \$8,000.

CHAMPAIGN-URBANA COURIER

Agree on Price:

City to Buy Egg Crushing Plant Soon

By L. H. Alexander

An agreement has been reached between property owner and city on the old egg crushing plant on N. Poplar Street, the most expensive and most controversial piece of property in the urban renewal Project 1 area.

Urban Renewal Director David Gensemer said Thursday that he hoped to have title to the property by Christmas.

Gensemer did not reveal the agreed price, but the maximum appraisal price on the property was \$213,000 and the final agreed price is expected to be at least

Let \$80,605 Contract For UR Demolition

A contract for all demolition work to be executed within the Champaign urban renewal project area was tentatively awarded to the Moon Construction Co. of Olivet, Mich., Tues-

Spies Offers Rental Plan: Dec 5, 1967

Backers Defeat Attempt To Dump Urban Renewal

By L. H. Alexander

The city's urban renewal program received another vote of confidence from the Champaign City Council Tuesday after an unexpected motion by one councilman to discontinue the program.

Councilman Robert P. Pope moved the program be dropped because the city is "getting into deeper and deeper trouble" and the program has kept the people of the area "in a state of constant fear and harassment."

Pope also cited the federal government's rejection of the city's annual submission of the Workable Program, a year-by-year progress report dealing mainly with housing.

The government rejected the initial submission, as it has annually some weeks ago on grounds the city has not made enough progress in its housing

adequately staffed to carry out the citywide program in a reasonable time. Councilman M. G. (Bob) Snyder replied to Pope asking if he would "throw away" the more than \$1 million the city has borrowed and allocated for use in the urban renewal program.

Seven Years

"This will give the people in that section of the city the opportunity for better housing and improve a situation that we all know has been bad for a great deal longer than necessary," Snyder said.

Pope replied that planning of the program has gone on for seven years with almost no progress to date.

Councilman Frank Schooley said he does not care "if the program has gone on 4, 7 or 14 years," and he has confidence in the program and believes it is in the best interests of the city of Champaign.

abandoning the program with Pope and Councilman Seely Johnston in favor and Councilman Paul Somers abstaining.

Later in the meeting, Henry Spies, a member of the Citizen's Advisory Committee on Urban Renewal, presented a plan which he said could solve the problem of relocating families from the Project 1 area despite the fact public housing would not be available.

Spies said in conversations with federal officials in Washington, he learned it is possible under a section of the Federal Housing Act to receive federal funds to rent houses and apartment units for displaced urban renewal persons until adequate public housing can be built.

The city has had no problems on the planned 120 units of public housing to be built in conjunction with the urban renewal program. The city will begin demolition of structures within

Snyder Rebutts UR Attack From Pope

By TONY BURBA News-Gazette Staff Writer

Champaign City Councilman M. G. Snyder vigorously defended the city's urban renewal project Tuesday evening in reply to one of Councilman Robert P. Pope's regular attacks

on the project. Tuesday evening, Pope went so far as to move that the city withdraw from the project which has been under way since June.

The motion sparked an angry debate, and was defeated, four to two, with one abstention.

Withdrawal from the project would have meant that the city's taxpayers instead of the federal government would have had to pay the more than \$500,000 already spent on the project.

"Do you propose to throw away all this money and all our efforts to provide people with decent places to live in this area?" Snyder asked Pope.

"We are trying to solve a problem that you and I know has existed here for many years," he went on. "You are fortunate. You can afford to come and go and do as you please."

"We are trying to give the people who haven't been able to afford it the same opportunities as you have," Snyder added.

before Christmas.

The egg crushing plant became a subject of controversy in the city council last summer, when some councilmen charged that the appraisals were much too high.

Some suggested even a \$100,000 offer for the property. There was evidence then that the 4-3 council majority supporting urban renewal was cracking on this issue, but apparently these cracks have been cemented.

Gensemer reported that the rest of the property acquisition program in the urban renewal area was running smoothly, with about one-fourth of the total area now owned by the city.

Other Property

The city has acquired 47 parcels of land with a total of 350,569 square feet of the 1,320,978 square feet to be acquired in the area. Gensemer said another 24 parcels were under sale contract now awaiting title clearance by city attorneys.

Progress also was reported in the critical southwest area of the project, where 60 units of vitally needed public housing are scheduled for construction.

Gensemer said 10 of the 28 parcels there have been acquired and another 12 are under sale contract, leaving a total of six to be acquired. Two of these six are presently being held up because of unclear title due to estate trusts.

"We hope to clear these other two parcels within a week," Gensemer added.

Housing and Urban Development and the posting of a performance bond by the Moon company.

At a study session before Tuesday's meeting, the council had decided to reject Moon's low bid because of the small size of his operation. Several councilmen expressed doubt that the firm would be able to satisfactorily execute the work.

However, Henry Moon, the owner of the company, was in the audience during the regular business meeting, and the council recessed to meet with him before taking a vote.

When the council emerged after the recess, they voted to grant the contract to Moon, under the conditions specified.

Bids from eight companies were received on the work, which will involve the demolition of as many as 20 buildings. Some of the bids were more than \$100,000 higher than Moon's.

The vote to grant the contract was 5-2, with Councilmen Robert P. Pope and Seely Johnston voting "no."

Public Housing Authority to make application for such funds to the federal government.

Spies said he has been assured the government would look favorably on such a request.

Demolition Bid

The council took the request under advisement and Mayor Virgil Wikoff said he will discuss the possibility Wednesday with regional federal officials in Chicago.

The council approved a contract with the Moon Construction Co. of Livette, Mich., for demolition of structures in the urban renewal area. The company made the low bid of \$77,000 for all demolition work.

Urban Renewal Director David Gensemer said the contract will have to be approved by federal officials before becoming effective. This is expected to take a week to 10 days.

After this approval, Gensemer said, the notice to begin will be sent to the contractor.

"We hope to begin demolition of the unoccupied houses before Christmas," Gensemer added.

Pope Attack Against UR

(Continued from Page 3)

nice vacant lot."

Wikoff then ordered the city clerk to call the roll.

When Wikoff's name was called, he voted "Yes" out of force of habit.

However, Councilman Frank Schooley leaned over and advised him that a "Yes" vote on the motion would stop the urban renewal project.

Change To 'No'

Wikoff ordered the city clerk to continue the roll call, and changed his own vote to "No" after the others had voted.

The four-man majority that passed urban renewal in May defeated Pope's motion. Wikoff, Schooley, Snyder and Councilman William Kuhne voted "No."

Pope and Councilman Seely Johnston voted "Yes," and Somers abstained.

Pope made his motion as one of his regular, powerful verbal attacks against the urban renewal project. Until Tuesday, his statements usually received no rebuttal.

"Recently," he said, "We have been given the shocking data that at least five more urban renewal projects are being contemplated by the city."

Pope went on, "Every day the project is in existence, we find ourselves in deeper trouble. The people who will be displaced live in constant fear and harrassment."

For Seven Years

"This has gone on for seven years," he said. "I don't expect this project to be completed in a day, but so far all we've got is a lot of paperwork stacked up."

He then made reference to the fact that the U.S. Department of Housing and Urban Development recently turned down the city's application for recertification of the Workable Program for Community Improvement.

"Let this letter from HUD be a red flag to us before more and more federal officials come here to tell us what to do," he concluded before making his motion to direct the city manager to begin the necessary steps to break the city's contract with HUD.

Johnston seconded the motion.

Schooley said, "It doesn't mat-

ing to do?"

Wields Gavel

The argument then began to get out of hand as Pope and Snyder tried to shout at once Mayor Virgil C. Wikoff gavelled for silence.

Councilman Paul Somers, another urban renewal opponent, called one of Snyder's statements "astounding."

"You say that we are trying to provide people with a place to live," Somers said. "Maybe I'm missing something, but I don't see anywhere in the urban renewal project where we provide homes. Instead, we're tearing them down."

Snyder replied, "We're clearing land and improving it so they can buy lots with decent streets and lighting and utilities. Doesn't that give them an opportunity to have a better place to live?"

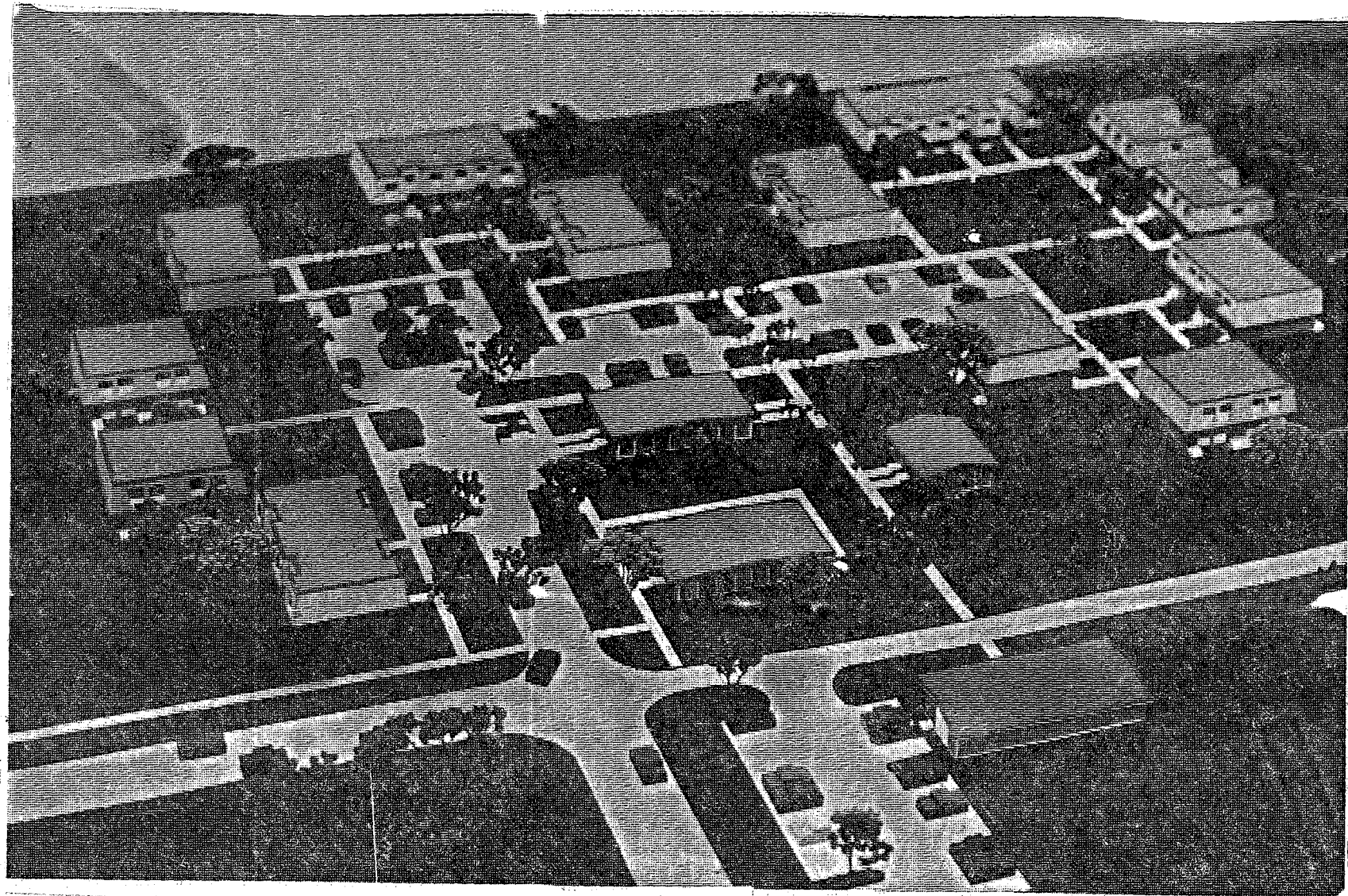
Somers retorted, "No, it gives them a chance to have a

(Please turn to Page 10, Col. 5)

ter to me whether it takes three, seven or 14 years. I will vote in favor of this project as long as I believe it helps the citizens of Champaign."

"Does it help them to keep dangling all this time?" Pope asked. "Does it help to make them move into less comfortable quarters than they are now living in?"

"I do not accept the validity of these statements," Schooley replied.



CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION TELEGRAM

W. P. MARSHALL
CHAIRMAN OF THE BOARD

R. W. MCFALL
PRESIDENT

SYMBOLS

DL = Day Letter

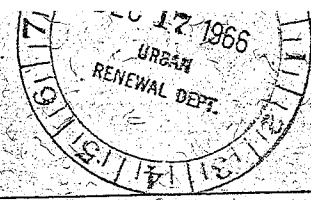
NL = Night Letter

LT = International Letter Telegram

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination.

DEA644 PD436

P WA423 GOVT PD=FAX WASHINGTON DC 16 600P EST=
DAVID D GENSEMER, DIRECTOR OF URBAN RENEWAL=
ILLINOIS BLDG ROOM 400 CHAMPAIGN ILL: 1966 DEC 16 PM 9 07
PART I APPROVED FOR NORTHEAST PROJECT NO. 1. LETTER
FOLLOWS FROM REGIONAL OFFICE=



WU1201 (R2-65)

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

In proposed urban renewal area

To consider aid to homeowners

By Darlene Napady
Of The Courier

A program for immediate financial aid for certain homeowners in Champaign's proposed second urban renewal area is expected to be presented Tuesday to the city's urban renewal advisory group.

Urban Renewal Director David Gensemer said today he plans to discuss a Certified Area Program with the Citizens Advisory Committee on Urban Renewal (CAC) at the group's meeting at noon Tuesday in the city building.

Under such a program, homeowners in areas where a city is considering action such as urban renewal can begin receiving federal grants and low interest loans at once to rehabilitate their property.

Normally such assistance would not be available until a project was under way.

But Champaign applied for planning funds for a second project only a month ago.

Planning consultants have estimated it will take about two years for the Department of Housing and Urban Development to process the application and another 18 months of planning before renewal activities could begin.

In the past such long wait-

ing periods have aroused uncertainty among area property owners, who delay making repairs until they qualify for federal assistance.

This, in turn, has tended to accelerate deterioration of the area.

But under the certified area program, homeowners in parts of the area tentatively slated for rehabilitation or conservation would be eligible for the loans and grants at once.

Champaign's planning application estimates that about 60 per cent of the 160 acres bounded by Project I on the north, the Illinois Central tracks on the west, University Avenue on the south and Wright Street on the east needs only rehabilitation rather than total clearance.

The federal grants, raised to a maximum of \$3,500 by the 1969 housing act, would be available only to those who meet the income, age, or handicap requirements, Gensemer said.

The federal loans can go as high as \$15,000 at 3 per cent interest.

"This federal program is the only way these homeowners can borrow the money at 3 per cent," Gensemer said.

The program would be open only to owner-occupants, not absentee landlords, he added.

To carry out such a program, the city should not need more than \$200,000, he said. It could be administered by an urban renewal staff member, on a part-time

basis, with clerical help.

As long as Project I continues, the staff member's salary would continue to be met out of project costs, but once Project I is terminated in May the city would have to pay the administrative costs, he added.

He also said that as far as he could tell there would be no legal commitment on the part of the city to go ahead with an urban renewal project once it initiates a certified area program.

If the CAC and then the city council both approve the certified area idea, the renewal staff could have an application ready within a week, Gensemer said.

Apparently HUD has sufficient funds to finance such projects, he added.

Urban Renewal:

Wikoff Seeks Council Okay On Rent Plan

By Paula Peters

Champaign Mayor Virgil Wikoff said Thursday he intends to ask the city council to take action on a plan that could bring federal funds to the city for rental of houses and apartments for persons displaced by the urban renewal program here.

The plan, presented at Tuesday's council meeting by Citizens' Advisory Council member Henry Spies, makes the funds available to local housing authorities which have been directed by the local city council to apply for them.

Now at the top of the priority list for regional housing authority officials, the leasing program could, Wikoff estimated, have people placed in housing within twelve weeks of the time the application for funds was submitted.

Two Provisions

Wikoff outlined two ways in which the plan could work:

—The local housing authority can lease the property from the owner and sublease it, in turn, to individual tenants. The lease would run from one to five years with a five-year option to renew, and the landlord would be guaranteed rent for all units, regardless of whether they were occupied.

—The landlord can lease units directly to occupants, with the housing authority retaining the right to accept or reject the tenants.

Subsidies under the program vary, Wikoff said, according to the size and location of the house or apartment to be rented.

The subsidies "do not depend on the income of the individual" who will live in the unit.

Another provision of the plan is that subsidies can be used to rent older homes as single family dwellings, or those that have been broken into apartments, with the stipulation that the owner will bring the buildings up to

Wikoff Suggests Existing Buildings As Quick Public Housing Solution

By TONY BURBA
News-Gazette Staff Writer

A new quick way of providing public housing in Champaign County by using existing buildings has been suggested by Champaign Mayor Virgil C. Wikoff.

Under the new method, according to Wikoff, the Champaign County Housing Authority would place families in existing rental houses and apartments and subsidize their rent.

"This is the Federal Housing Authority's newest plan for pro-

viding public housing," Wikoff said after a meeting with FHA officials in Chicago Wednesday.

"They implied that the traditional method of providing housing, by having the public housing authority build and operate it, probably will become obsolete soon," he added. "They seem to be gearing their whole operation to leasing or buying existing units."

Under the program, he said, the county authority could either lease units from private landlords and sublease the units to

tenants, or let the tenants lease the units and simply pay part of their rent.

The subsidy would vary according to the units being leased, Wikoff said.

Subsidy Varies

The subsidy normally is based on what the federal government would pay if the housing authority were to construct units.

"In other words," he said, "instead of building units that would be rented for \$60 a month, they would subsidize the

rent of an existing unit to a level of \$60 a month."

As under existing public housing programs, tenants would have to pay some rent above the subsidy.

Wikoff said he would ask the City Council to approve a request that the county housing authority apply for such subsidies, especially to help provide housing for displaced from the city's urban renewal project.

"It would take four to six weeks to get a program approved and another four to six weeks to start implementing it," Wikoff said. "We could have housing available under this program within three months."

He said that the federal housing office was giving top priority to requests for such programs.

"The type of program that has been used in this county in the past is now at the bottom of the priority lists," Wikoff said.

However, he added, the 120 public housing units scheduled to be built in Champaign next year under the old method would not be affected.

"Some people might see this as merely a stop-gap until the 120 units are finished," Wikoff said, "but I would hope it could continue afterwards."

He said the housing units to be rented would only have to meet local building codes. They could be located anywhere in the county.

"It might encourage the owners of rehabilitable properties to fix them up if they knew they would be able to make a profit renting them this way," he said.

Lease Option

The normal procedure would be to rent the units on a basic one- to five-year lease, with an option to renew for another five years.

Wikoff added that the county housing authority and the federal government would be responsible for all damage to private housing units beyond normal depreciation.

"One thing to be determined before such a program could be approved, Wikoff said, was the normal vacancy rate of rental housing units in the county.

The government will not approve such programs if they would drop the normal vacancy rate below 3 per cent.

"They don't want to deplete the market and compete with

WEDNESDAY, NOV. 30, 1967.

Site Purchase Progress For Housing Units

By TONY BURBA
News-Gazette Staff Writer

Champaign officials report good progress in acquiring a site for 60 public housing units scheduled to be built inside the city urban renewal area.

Urban Renewal Director David Gensemer said sales contracts have been signed for the purchase of 22 of the 28 parcels of property which will make up the site.

Of the 22, he said, nine sales have been closed and 13 are being processed.

Gensemer said he could foresee no major difficulties in acquiring the remaining parcels. Only residential lots remain. The only larger lot in the site area was acquired more than a month ago.

Not Definite

However, Gensemer declined to predict when the site might be cleared so it could be sold to the Champaign County Nursing Authority.

"That will depend on how soon we can relocate the people who are now living there," he said.

It had been suggested during recent discussions between the County Housing Authority and the City Council that the Housing authority was not making rapid enough progress toward starting construction on the

Public Housing Takeover Declined by Champaign

By L. H. Alexander

The Champaign City Council decided without formal vote Tuesday to leave the ownership and administration of public housing in the city to the Champaign County Housing Authority.

Only Paul Somers favored the city takeover, despite an hour and a half plea prior to the regular meeting by the city-appointed Citizen's Advisory Committee on Urban Renewal.

Mayor Virgil Wikoff set the tone for council dissent by saying a city takeover will only slow the already long overdue construction of the 120 public housing units to be built in conjunction with the urban renewal Project 1307.

The issue, however, may not be totally dead. Wikoff indicated he and perhaps other city officials would talk to federal housing and urban renewal representatives in Chicago to determine if such action would slow construction of the 120 units.

The housing authority has been given nine months by federal officials to start work on the units. After this deadline, no federal funds will be available for the project.

1,000 More Units

John Barr, chairman of the CAC, and his committee met with the council two hours prior to the regular meeting to request the city takeover of the public housing. The special meeting was requested after the council met in study session with the county housing authority board a week ago.

Barr told the council that it is necessary to look beyond the present problems and produced figures showing that urban renewal will make necessary in the future some 1,000 more units of public housing. "There are presently no plans for public housing past the 120 units," Barr said.

Barr said he agrees the recently completed housing for the elderly in Champaign was a worthy achievement, but "this is not where we have our problems."

"We need low-cost housing for families and individuals, primarily Negroes, that will be displaced by urban renewal. If

our discussion here than the 120 units," Somers said.

"Not even the Almighty himself could get them built in time to help the people in the Project 1 area, so we might as well write these people off."

Ratholes

Somers said demolition of houses in the area will begin in December, and the public housing units were not even out of the planning stages.

Somers said the persons in the Project 1 area "will end up moving from one rathole into another rathole."

Urban renewal director David Gensemer disagreed with Somers and pointed out federal law requires that each person to be relocated must be given a choice of two standard housing units within his income.

"Where are you going to get them?" Somers said.

Approval Expected:

UR Rental Units Plan to Council

By L. H. Alexander

The Champaign City Council Tuesday is expected to approve a resolution requesting the County Housing Authority to apply for federal funds to obtain temporary housing for persons displaced by the city's urban renewal program.

Mayor Virgil Wikoff will propose the resolution which came as the result of comments in a recent council meeting by Henry Spies, a member of the city's advisory committee on urban renewal.

Wikoff conferred with federal officials in Chicago shortly after that meeting and said he found them favorable towards such a solution.

The federal funds would be used to provide low-rent hous-

ing and the city is ready to begin demolishing houses.

Referendum Discussion

Since some of these persons own property in land intended for the construction of these public housing units, an impasse had almost been reached.

There is expected to be some opposition to the measure, but a majority vote in favor is certain.

The council also will discuss when to hold the referendum on whether to retain the city manager form of government. Councilman Seely Johnston has indicated he will make a motion on the question, so a council vote is expected.

The council could vote to postpone a final decision on the

If the plan were undertaken there, he indicated, the contract would probably be returned to Champaign in four to six weeks, and people could occupy the units within 12 weeks of the time the request for funds was made. The application would be made for "a certain number of units, with no need to specify that we have a certain number of them available," according to Wikoff. Also, it would not be restricted to available units located only in Champaign — housing anywhere in the county could fall under the plan. In all cases, the Public Housing Authority would be "responsible for any damage to property other than normal depreciation."

Council Sets UR Meet

The Champaign City Council will meet in public study session Tuesday afternoon for a discussion with members of the Citizen's Advisory Committee on Urban Renewal.

The special session is scheduled to begin at 5 p.m. in the City Council Chambers.

One of the matters expected to be discussed is the possibility that the city could take over the public housing within the city limits now administered by the county housing authority.

The study session will precede the regular session of the council, which will begin at 7:30 p.m.

Little Trouble

"We had surprisingly little trouble with some of the owners we thought were going to be the most difficult," he said.

Some of the other places have problems in "title clearance," he added. "For instance, we have no accurate legal descriptions of one of the lots we have to acquire."

In all, Gensemer said, 50 sales have been closed so far throughout the entire urban renewal area and sales agreements have been signed on about that many more. A total of 175 properties are to be acquired during the three-year program.

Under the project schedule, acquisition is not scheduled to be completed until early 1969.

Finalize Sale Of Processing Plant

A formal agreement between the City of Champaign and Standard Brands Inc. for the sale of the industrial processing plant and adjacent urban renewal area is expected to be signed this week.

Urban Renewal Director David Gensemer said, "we have finalized the price in telephone negotiations, but the formal contract has not been signed yet."

He declined to reveal the price the city will pay for the vacant factory building, the most expensive single piece of property in the urban renewal area.

The highest appraisal placed on the property by private appraisers hired by the city was \$218,000. However, Standard Brands reportedly had been holding out for a higher price. The City Council had taken a particular interest in the negotiations and it is expected they approved in advance the offer the company finally accepted.

Council Passes New Pay Scale

By L. H. Alexander

The Champaign City Council Tuesday approved by a 5-2 vote a pay increase for all city employees.

Councilman Seely Johnston and Paul Somers voted against the increase on grounds the longevity pay for policemen and firemen is less than that of other city employees.

The pay increases, a controversy for almost five months, range from more than 30 per cent for patrolmen and firemen to 7 per cent for non-uniformed city employees and most fire and police department officers.

The council attached an amendment to the salary ordinance increasing the city manager's salary from \$18,375 to \$19,658, an increase of seven per cent, the same as other non-uniformed city employees.

Councilman Seely Johnston attempted to amend the salary ordinance to allow policemen and firemen to keep the two per cent per five years of service longevity plan they presently have, but the amendment was defeated 4-3 with Robert Pope joining Johnston and Somers on the issue.

Study Time

Pope asked for more time to study the longevity pay system because the city had just learned it could expect some \$75,000 less per year from the increased sales tax than was estimated perviously. Pope also asked for more time to consider the city manager's salary increase on grounds it was not discussed by the council until five minutes before the meeting.

During the interval between the defeat of the amendment and vote on the salary ordinance, Pope moved that the council give more study to the longevity plan.

Mayor Virgil Wikoff ruled the motion out of order because another motion, the salary ordinance, was already before the

council. "You can move to table it," the mayor said, but Pope did not reply.

Councilman Bob Snyder pointed out that the city should take action then if the pay raises were to go into effect Dec. 1, as was previously planned.

The salary schedule passed Tuesday was the same as proposed by Wikoff a week ago as a compromise to police and fire department demands and recommendations of the city manager.

Liquor Law

In other action Tuesday, the council approved an amendment to the liquor code to allow package liquor stores within 1,500 feet of the University of Illinois campus. There is a package store planned for the southwest corner of Wright and University.

The council action brought the city's liquor code in conformity with the Illinois liquor code, which allows package stores but not hard liquor bars within 1,500 feet of the campus.

The council passed another change in the city liquor code prohibiting consumption or possession of liquor with the seal broken in motor vehicles. This change was also made to bring the city code in conformity with that of the state.

The council voted to defer action on a request for vacating an alley off Prospect avenue in Lincolnshire subdivision.

Public Housing

Somers said in his opinion the land is still valuable to the city and could be paved in the future to provide ingress and egress from Prospect Avenue and Kirby Avenue.

About two dozen residents of the public housing for the elderly in Champaign attended the council meeting and asked that the city allow the county housing authority to retain control of the housing within the city.

Snyder explained that if the city were to take over the public housing, nothing in the present system would be changed and the housing for the elderly would remain as it is. A city official said after the meeting that someone had apparently told the group that they would lose their housing if the city took it over.

The council also set 3:30 p.m. Dec. 1 for a public sale of unclaimed bicycles found by the police department.

Champaign County

"This is a very serious situation. There is a good chance that the 120 units here will be cancelled."

Barr called for a city housing authority which he said would be more responsive to the needs of Champaign. He also asked such a board be structured differently than the present housing authority.

"We need a representative from the persons being served, one from the university, a woman with background in social sciences and also a businessman — not all businessmen like the present board."

The board should also meet at least once a month, Barr said, as opposed to four times yearly as the county board does currently.

Such a board could also lead to "real desegregation," Barr said, describing past efforts as token.

The concern of the council, however, remained with the construction of the 120 units for the Project Area.

Reasons For Delay

Wikoff said if the council voted to take over public housing, it would consume a good deal of time towards the federal deadline for start of construction to appoint a board and hire a director.

Council members also pointed out that part of the delay was caused by the city changing the plans for the number and location of the units.

Councilman William Kuhne said the council should take much of the blame for the fact nothing has been planned beyond the 120 units. "I don't believe we have ever gone to the housing authority and asked them to begin planning other projects. If we did, I'm sure they would."

Somers argued with the council concern over the 120 units. "Nothing is more immaterial to

the housing authority will administer whatever funds can be obtained and will be responsible for selecting the housing to be leased, Wikoff added. Owners of private rental property have the right to refuse tenants on some grounds, the mayor said, but not on the grounds of race, color or national origin.

If federal funds can be obtained for this program, the city will have dug itself out of a serious hole which would have slowed the urban renewal program, finally in the land acquisition stage, to a crawl.

The urban renewal department has had difficulty locating housing for indigent families.

The 120 units of public housing which were to be used for this are not yet under construction.

Opponents of the city manager form of government are expected to push for the June state primary as the date to hold the election, but Wikoff has said he does not favor this time, and a majority of the council will probably support him.

Annexation Due

The council is also expected to approve an annexation ordinance for more than 50 lots in Lincolnshire subdivision, one of the largest land annexations in recent years.

The property, if annexed by the council, will add more than \$1 million in assessed valuation for tax collections by the city. City Manager Warren Browning said Saturday nearly \$7,000 would be collected from this property if annexed.

The land in question is surrounded by the city and contains less than 60 acres and can therefore be annexed without petition by the property owners. Nearly all the lots in question are developed.

The council will discuss purchase of a closed circuit television system for the new police headquarters in city hall. The system will allow desk officers to observe other officers with prisoners in interrogation rooms and thus be available quickly if help is needed.

The council is also expected to authorize the purchase of another motorcycle for the police department.

The council will be asked to approve the Westall apartment development plan already approved by the plan commission.

The council will also consider rezoning for two parcels in Lincolnshire Fields subdivision from agricultural to multiple family residential.

Urbana builder told to begin on units for elderly

By Darlene Napady
Of The Courier

An Urbana contractor Thursday was given the go-ahead on two apartment buildings for the elderly, subject to final approval by federal housing officials.

At a special meeting, the Champaign County Housing Authority board authorized General Structures to proceed with plans for the two structures, one in Champaign and the other in Urbana.

The board said it would issue a letter of commitment, saying they will lease the 40 units under the rent supplement program, as soon as the Chicago regional office of the Department of Housing and Urban Development inspects and approves the sites.

The firm already has selected a site at Washington and Lynn streets for the Champaign building and is negotiating for a site in Urbana.

Bud Finney, executive director of the authority, said it could afford the company's asking price of \$130 a month per unit if some tenants pay more than the \$40 monthly minimum rent.

Paying the difference

The housing authority would use federal funds to pay the difference between the total rent and what the tenant can afford to pay.

Representatives of General Structures said that if they received a commitment immediately they could break ground about April 1 and have the building ready for occupancy by next September.

They also outlined certain changes in their plans since first presenting them to the board two weeks ago.

Each building still would consist of two levels, an English basement about 4½ feet below ground level and a full top level an identical distance above the ground.

But the stairway had been moved from an enclosed tower outside the building to the interior of the building, allowing each three-room apartment to be increased to almost 400 square feet.

All will have a standard-size kitchen equipped with range, refrigerators, and cabinets similar to those being used in other apartment buildings being built by the firm.

Floors carpeted

The bedrooms will be large enough to accommodate queen-size beds. The bedrooms and living rooms, as well as the corridor and stairway will be carpeted.

Besides the range, sink, and refrigerator, the builders said they would supply draperies and curtain rods.

Grab rails will be provided in the bathrooms as well as along the hallway and stairs.

In other action, the board increased the monthly electrical allowance for units in certain projects from a range of \$3.25 to \$5.75 to one of \$5 to \$7.75, depending on the size of the unit.

Vote Tuesday On Loans For Area Rehab

By TOM SLOCUM
News-Gazette Staff Writer

A resolution seeking permission to apply for a Certified Area Plan for rehabilitation loans for homes in a five-block area of the proposed Project II Urban Renewal area will be acted on during the Champaign City Council meeting at 6:45 p. m. Tuesday.

The CAP plan would allow about 20 home owners in an area bounded by Washington and Park and First and Fifth Streets to apply for grants or low-interest loans to fix up their homes. The council must approve the program before applications can be made.

The program is federally funded and allows grants up to \$3,500 for eligible families and loans up to \$15,000 at three per cent interest. Specifications in the HUD program prohibit the expansion of the program at this time.

Some Opposed

Some black groups have claimed they are opposed to the program because they say it will stop the city from initiating Project II of urban renewal.

The Council will also hear a rezoning petition seeking to allow the construction of townhouses along a strip on Crescent Drive from William

Street to around the corner on John. The area is now zoned businesses or corporations, to allow the construction of duplex apartments.

The petitioner, Stonegate Inc., said the townhouses would form a buffer zone between the school, park and industry on the west and a residential area on the east. Stonegate Inc., originally asked for the high-density R-6 zoning, but the Champaign Plan Commission recommended the council approve the lower density R-4 classification.

CHAMPAIGN-URBANA COURIER Saturday, Feb. 17, 1968



RECEIVES CERTIFICATE

Mrs. Alberta Crenshaw, 1101 N. 6th St. is presented with a certificate for being the first to rehabilitate her residence using Urbana morning. Mrs. Crenshaw's house now meets the minimum

For Project II Urban Renewal

Area Rehab Loans Receive Approval

By TOM SLOCUM

News-Gazette Staff Writer

Approximately 24 residents of a five-block area in the proposed Project II urban renewal area can now apply to the federal government for low-interest rehabilitation loans and grants following approval of a Certified Area Program by the Champaign City Council Tuesday by a 4-1 vote.

The area eligible for the CPA plan is bounded roughly by Fourth, Fifth, Park and Washington Streets. To be eligible for the program, the homes must be owner occupied, either sin-

gle family or duplex, and be re-habitable. The homes must also be located in a potential urban renewal area.

The voluntary program, allowing grants up to \$3,500 and \$15,000 loans at three per cent interest, received strong approval at a study session on Jan. 28, and received only one negative vote from Councilman Robert Pope. Councilman William Kuhne and Seely Johnston were not present during the voting.

Pope said although he tried to rationalize a favorable vote on the CPA plan, his conscience would not let him. A long-time foe of federal intervention in local government, Pope said, "We must find ways to get the federal government off our backs and out of our pockets." He said the government would be taking the money at eight per cent interest and giving it out at three per cent, with the people making up the difference.

Other councilmen did not comment Tuesday but gave the program strong support before. They have said they liked the program because it is voluntary, fully federally funded and does not commit the city to the second urban renewal project. Also, homes that are rehabilitated under the program cannot be demolished in a later urban renewal action.

Richard Davis, chairman of the Concerned Citizens Committee, commended the council for passing the program but warned that it is not a "cure-all" for the city. He said the city must now "push on and go into Project II of urban renewal."

David Gensemer, director of the department of urban renewal, has told the council that the CPA program does not build streets, sewers or street lights but only fixes up those houses that are fixable.

RECEIVES CERTIFICATE

Mrs. Alberta Crenshaw, 1101 N. 6th St., is presented with a certificate of achievement by City Manager Warren Brown-

ing and Mayor Virgil Wikoff for being the first to rehabilitate her residence using Urban Renewal funds. She received the certificate Friday

morning. Mrs. Crenshaw's house now meets the minimum standards of the Urban Renewal department.

SATURDAY, FEB. 17, 1968.

THE NEWS-GAZETTE



News-Gazette Photo by Joe McNamara

FIRST RENEWAL REHABILITATION. home using federal urban renewal funds. Champaign Mayor Virgil C. Wikoff, left, Looking on is William Hall, the project and City Manager Warren B. Brown, rehabilitation officer. Grants and low-interest loans are available to owners of substandard but habitable houses in the project area, and several other rehabilitations are under way.

in the bathrooms as well as along the hallway and stairs.

In other action, the board increased the monthly electrical allowance for units in certain projects from a range of \$3.25 to \$5.75 to one of \$5 to \$7.75, depending on the size of the unit.

The allowance is the portion of the electrical bill paid by the authority. Tenants have to pay anything above this amount.

Marvin Marsh, board chairman, twice speculated that the increase recommended by the housing administrator in the regional office, must be due to the exorbitant rates charged by the utility company.

But a representative of the Illinois Power Co., who attended the meeting, said rates have not been increased at all.

Any increase in electricity bills must be the result of increased use, he said.

Although this will mean a saving for tenants, it will cost the authority a minimum of \$2,000 a month, Finney estimated.

Federal Aid To Champaign Jeopardized By Dispute

WEDNESDAY, MAY 22, 1968.

City Progress Unacceptable To Agency

By TONY BURBA
News-Gazette Staff Writer

Future federal aid for Champaign may be jeopardized by disagreement between the city and the federal government over the city's Workable Program for Community Improvement.

The U.S. Department of Housing and Urban Development (HUD) recently refused to re-certify the city's workable program.

HUD returned the city's draft of a progress report, stating that the city would have to make several changes in housing code policies or explain satisfactorily why the policies should stay as they are.

The city is preparing its answer to HUD's objections, according to City Manager Warren Browning.

Although the City Council is the public body responsible for submitting and implementing the workable program, it is a prerequisite for federal aid to the Champaign Park District and the Champaign County Housing Authority.

Lack of a certified program could jeopardize future programs of the park district and the housing authority as well as those of the city itself.

The workable program is closely associated in most people's minds with urban renewal, since the City Council originally adopted the original workable program to qualify for urban renewal.

If the program is not re-certified, the current renewal project probably will not be affected, Browning said.

"The federal government is already committed to that," Browning said.

However, the city would be ineligible for any further renewal projects, at least five of which were included in the original General Neighborhood Renewal Plan (part of the workable program).

But urban renewal is not the

Urban Renewal Tell Findings On Relocation Of Families

Residents of Champaign's North End who were relocated because of urban renewal have been widely dispersed around Champaign - Urbana, have moved into better housing, but are now paying substantially more for that housing.

These are the main findings of a study by three students from the Jane Addams Graduate School of Social Work, Daryl Bender, Phyllis Cline, and Patricia Wolf.

The students were studying the economic, social, and emotional impact of urban renewal relocation upon those residents who were relocated before April 1 by the Champaign Urban Renewal Department. Thirty-eight of the families scheduled to be moved first were interviewed. Twenty-four of them had moved by April.

Although the students received the full cooperation of the Urban Renewal Department, the department was not directly involved in or responsible for the study.

It was found that urban renewal has resulted in better quality housing for those who have been relocated. However, relocation has also cost the residents a significantly high proportion of their income for housing.

Housing Cost Up

The housing cost, consisting of rent or mortgage payment plus utilities, increased from a monthly average of \$80 to \$116. This represents a median increase of 10 per cent, from 22 per cent to 32 per cent of the family's income.

The standards of the Department of Housing and Urban Development indicate that a reasonable expenditure for housing is 20 - 25 per cent of a family's income. Considering that the income of the families studied is considerably below the national median, there is

Council Condemns Home As Renewal Foes Protest

By L. H. Alexander

The urban renewal program was resurrected as both an issue and a target Tuesday night at the Champaign City Council meeting.

The first 4-3 vote on the urban renewal program in several months was recorded as the council approved initiation of condemnation proceedings against Mr. and Mrs. Prime Thomas for their residence at 1108 N. Poplar St.

City officials reported that the elderly couple had refused to speak with city urban renewal officials on either price of the property or possible relocation to another residence.

Councilman Robert Pope launched another attack on the program, saying the case of Mr. and Mrs. Thomas was some-

thing he had foreseen when the program began.

"I saw us running into instances like this a year ago," he said. "The people who originally sold their homes and moved out of the area are those who were willing and financially able. Now we are beginning to run into these instances where a person has nowhere to go."

Couples' Dilemma

Pope told the council the Thomas' "paid for their home the hard way a long time ago — at the rate of \$5 to \$10 a month.

"Now the city wants to give them \$6,500 for that home. Where are they going to go? Are they going to houses that cost \$15,000 or \$18,000 or \$20,000?"

Pope said the family wanted somewhere "near their church and among their own people and friends."

Neither, he said, was capable of earning a living because of age.

"Under some peoples' philosophy, I suppose, it is all right to benefit the many at the expense of the few.

"I'd like to know where those groups like the League of Women Voters who supported this program for so long are now."

Pope said also "the newspapers do a lot of breast beating about improving the community. What are they doing about situations like this?"

Pope closed his remarks by saying, "I don't know how you can do it to these people."

The council, however, did it anyway, with Councilmen Seely Johnston and Paul Somers joining Pope in dissent. Later in the meeting after Mrs. Thomas had addressed the council, Johnston moved to rescind the action, but dropped the motion after none of the four who voted in favor indicated they would change their vote.

Objects to Price

Mrs. Thomas told the council

David Gensemer, urban renewal director, said families had been successfully relocated by the department so far and none will be displaced from their homes without offers of standard housing within their means.

Barkstall asked how many cases like the Thomas family existed in the urban renewal project 1 area. Gensemer said there were less than 10 and each was receiving maximum attention of department personnel.

Roy Williams, publisher of the *Plan*, challenged Johnston to make a promise made during his campaign for mayor over a year ago.

Williams said at that time Johnston, as an opponent to the yet to be approved urban renewal program, had pledged that if the program was defeated he had a group of businessmen who had indicated they would contribute \$30,000 to help repair houses in the urban renewal area.

"Wouldn't this be a good time to make this available to people like Mrs. Thomas?" Williams asked.

Johnston replied that Williams gave him credit for being worth more money than he was and the pledge had been for \$20,000. His remarks indicated the money is no longer available.

The council deferred the only other urban renewal item on the agenda, the procedures for disposing of land acquired through the project.

UR Problems With Relocation Cited

By TONY BURBA
News-Gazette Staff Writer

Council and citizen opposition to Champaign's urban renewal program, dormant in recent months broke out again Tuesday evening in questions about what the city is doing about difficult relocation cases.

Urban Renewal Director David Gensemer told the council there would be only about ten families for whom finding relocation housing would be a serious problem.

One of the ten, Mrs. Mamie

Raps Mayor's Power Law In Emergencies

Champaign Negro activist Roy Williams told the Champaign City Council Tuesday evening that he would have no respect for a city ordinance granting the mayor emergency powers during a civil emergency.

"I would not consider this a law," Williams said. The ordinance he was referring to was tabled for further study at the last council meeting. When it will be brought up again is not known.

Williams charged that the law was aimed specifically at "control of black people."

When another Negro, James Ransom, made a similar charge two weeks ago, Mayor Virgil C. Wikoff had him ejected from the council chambers. However, the council listened without comment Tuesday.

Williams noted that even

(Related Story on Page 7)

Thomas, 1108 N. Poplar Street, was present to protest that the city had offered her and her husband only \$6,500 for their home and they had been unable to find another home they could buy for that amount.

Earlier in Tuesday's meeting, the council voted 4-3 to institute condemnation proceedings against the Thomas' home since they had refused to sell.

Mrs. Thomas said what money she has goes to pay for medicine.

Seeks Answer

Vernon Barkstall, director of the Champaign County Urban League, asked what the city was doing to meet problems such as that of the Mr. and Mrs. Thomas.

Gensemer replied, "We have been looking for and arranging for houses costing between six and ten thousand dollars. Those should fill the bill."

When Barkstall asked whether the Thomases had been offered such housing, Gensemer replied, "We have been unable to help her because she refuses to let us. She has not permitted us to show her any houses and will not even let us on her property when we come around to try to talk to her about it."

Barkstall asked whether the city was taking any unilateral action to help find housing for the Thomases "since you're going to evict her whether she lets you help her or not."

Has Two Choices

Councilman William M. Kuhné replied that under federal law, the city could not evict anyone without first offering at least two choices of relocation housing within the person's ability to pay.

said, referring to powers the mayor would have to temporarily stop sales of liquor, gasoline and firearms.

The ordinance also would give the mayor power to declare curfews in all or limited sections of the city.

"We don't want to give any white man the power to decide whether we will be able to walk the streets," Williams said. "Black people have been lax in letting white urban renewal and school integration and open occupancy be forced on them. We will not be lax again."

He suggested that the council could better spend its time looking at its own employment and promotion policies.

"If you want law and order you better get your own house in order before you talk about law," he said.

who opposed the condemnation of the Thomas property along with Councilmen Seely Johnston and Paul Somers, cited the Thomases as the first instance of what he had predicted would be the major problem of the urban renewal project.

"Here are people who cared enough to be homeowners who bought their home the hard way, five or ten dollars at a time. Their homes might not be the kind that would mean much to other people in this community, but to their owners, they're a very precious retreat."

What To Do?
"These people are both probably beyond the age where they can make their own living. Where are they to go? I don't know."

He went on, "I know there are some people who believe it's all right to sacrifice a few people for the good of the greater number, but I don't see how that idea can work."

Another urban renewal problem was brought up by James Talley, 213 Edgebrook Drive, head of a group forming a cooperative grocery store for the Northeast Neighborhood.

Talley asked that the city sell the cooperative a tract of land urban renewal land zoned for business for \$1.

"We are selling our stock now," he said, "and when we get enough money, we're going to have to build a store."

He said the not-for-profit cooperative could result in revenues of up to \$200,000 a year to help provide health services, education and recreation programs and community pride.

Gensemer explained that under federal law the land must be sold for "a fair market value." The appraised value of the tract Talley's cooperative group wants is \$45,000.

"I asked a federal official whether there was any way we could lower the cost, and he said it couldn't be done. But I think there are ways of getting around it, by providing other income to the urban renewal project, and I am investigating them now," he said.

"I personally am very much in favor of this enterprise," he said, "and I will do anything I can to try to help it along."

Councilman Pope added that he too was "very happy" to see the formation of the cooperative "but we shouldn't promise these people something we can't deliver. This land is not going to be available for at least another two years. If you're holding your breath, don't."

ditions could be affected. The Champaign Park District also benefits from the program. The district recently received \$50,000 in HUD funds under the Open Spaces Act for the purchase of Spaulding Park. The district also has applied for \$30,000 in development aid.

Plans to apply for \$150,000 in federal funds to aid in the purchase of a large new park adjacent to the Parkland College campus also have been announced.

Without the workable program, the district presumably would not qualify for the funds, which would then have to come from local tax revenues.

Future public housing projects in Champaign also could be jeopardized by lack of a workable program.

The recently-completed high-rise elderly housing project would not have been funded without the workable program.

Neither would the 120 family housing units scheduled for construction in the city next year.

The County Housing Authority currently has no plans for other public housing in the city, but lack of a workable program presumably would prevent the housing authority from receiving federal funds for any more projects in the city.

Urbana currently is having a workable program drafted, just so the housing authority can apply for HUD funds to build an elderly housing project in Urbana.

Browning said the major reason HUD gave for rejecting the city's recertification application was that the city did not report sufficient progress toward completing a city-wide minimum housing inspection program.

When the minimum housing inspection first began, about three years ago, it was expected it would take at least 10 years to inspect every housing unit in the city once.

It was expected it would take only about three years to complete inspections in the deteriorating areas of the city, mainly the Northeast neighborhood and the residential areas north of the central business district.

To accelerate that timetable according to Browning, would require the city to hire a third housing inspector.

It might also require the city to become stricter in forcing housing owners to correct defects found during inspections.

So far, the city has never used its legal power to compel an owner to make housing meet standards.

HUD also has suggested the city make several changes in housing standards, mainly by adding more requirements.

"I can't understand that one," Browning said. "They said our ordinance was all right three years ago."

nousing is provided that presently exists.

To date urban renewal seems to be breaking down existing segregation patterns, the researchers said. The residents, 77 per cent of whom are Negro, have dispersed widely throughout the Champaign-Urbana area.

53 Pct. Owned Homes

Most low income neighborhoods are assumed to be highly mobile. However, the researchers were surprised to discover that the residents have lived in Champaign-Urbana an average of 23.4 years and an average of 11.7 years in their pre-relocation house. In addition, 53 per cent of the residents were home owners.

The average monthly income per family income per family is slightly over \$350, with an average family size of 4.7

highlighted by the fact that 13 families receive their income from one source, while 24 families receive their income from two or more sources. Most families have two or more members working, and some fathers are holding two or even three jobs. Only four of the 38 families rely solely on public assistance for their income.

The area studied, Phase I of the first Urban Renewal Project is bordered by Bradley Street on the north, the Illinois Central Railroad tracks on the west, Poplar and Fourth Street on the east, and a line running just below Tremont Street on the south.

Faculty members who advised the students were Shirley Watenberg and Merlin Taber. The detailed study is available at the School of Social Work, 1207 W. Oregon, U.

them "my enemies," and said she will find a home independently. Her initial efforts had failed, she said, but had not shaken her determination.

Vernon Barkstall, director of the county Urban League, asked if housing will eventually become available for persons like this through the urban renewal department.

Council Support Seen For NDP, Affirmative Action

By BOB FRUMP
News-Gazette Staff Writer

Resolutions endorsing a city affirmative action program, and instructing the City's urban renewal department to proceed with Neighborhood Development Program plans will be considered at the July 15 Champaign City Council meeting.

At a study session Tuesday, a majority of council members seemed to support both urban renewal plans and an affirmative action program, although details of final forms of both

items remain vague.

The council would not commit the city to a Neighborhood Development Program form of urban renewal, until the area is thoroughly studied and applications approved by federal departments.

The Citizens Advisory Committee on urban renewal has recommended the council launch an NDP renewal program in an area bounded by the Illinois Central tracks on the west, Fifth Street on the east, an alley south of Washington Street on the south, and

the southern border of the Project I area on the north.

The council discussed urban renewal briefly, stressing that careful study of the area is necessary and the council is in no way committed to an NDP program until after the study is completed.

May Ease Costs

It is believed the City will apply for a study grant from federal agencies to ease City costs.

Only Councilman Robert Pope appeared to oppose the planning resolution at the study session.

Councilman Seely Johnston was not present. Cost of a study has been estimated at \$25,000 by City Manager Warren Browning.

The council discussed at length a proposal presented to the city council at its July 1 meeting by the Peace Stones, a Northend Coalition of youth gangs, requesting the city engage in an affirmative action program.

The proposal asked that the city appoint an affirmative action officer, and follow a policy similar to federal and state guidelines of minority group employment for firms contracting with the city.

Councilman William Kuhne distinguished an affirmative action program from an equal opportunities policy by explaining that under an action program, contractors with the city must "initiate attempts to procure minority group members."

Under an equal opportunities employment policy, contractors are passive, he said, but assure that all job applications will be considered without regard to race.

Quiet Debate

The discussion quickly turned into a quiet debate between Councilman James Ransom and Kuhne. Kuhne argued that any affirmative action program "need not lessen standards of the employer, 'if education programs are coupled with minority group hiring policies.'"

Kuhne backed an affirmative action program with "as little paper work as possible, we want results from the program, but I think the best way to get results is leave it up to the individual firms."

Kuhne also stressed that there is "difficulty with skills. Con-

Rent Subsidy C-U Program Authorized

Champaign and Urbana are now authorized by the federal government to proceed with a rent subsidy housing program, M. R. Marsh, Champaign County Housing Authority Chairman, said Wednesday.

The applications have been approved by the Department of Housing and Urban Development (HUD), Marsh said, and allow 60-units in Champaign and 50-units in Urbana to be included in the rent subsidy program.

Champaign requested the housing authority to make application for the program over a year ago. The program originally was conceived as one means of providing housing for persons displaced from the city's Project I urban renewal clearance areas.

The program would allow a disadvantaged citizen, working through a government agency, to rent a house at predetermined level within his means.

Alter planning on renewal project here

By Darlene Napady
Of The Courier

Planning for Champaign's second urban renewal project apparently will follow the same pattern as envisioned for a Neighborhood Development Plan, although prospects for an NDP have been ruled out at least for the time being.

City Manager Warren Browning reported Monday that he had been told in Washington that no federal money will be available for new NDP's, a new approach to urban renewal that allows a city to plan and execute renewal work at the same time.

Instead of preparing an NDP application, the city's urban renewal department will draw up

Says Advisory Committee

Council 'Insistence' May Cause UR Lag

By Darlene Napady

"Insistence by the Champaign City Council that it see 'tangible results' before expanding urban renewal work outside the present project area will cause a major time lag between phases of the project, the vice chairman of the Citizens Advisory Committee on Urban Renewal said Tuesday.

Henry Spies of the University of Illinois' Small Homes Building Research Council, presided over the monthly CAC meeting in the absence of chairman John Barr.

"I am greatly disappointed in the city council for this attitude," Spies said. "They asked for our planning help and now say they don't want any."

At last month's CAC meeting Champaign Mayor Virgil Wikoff said a proposal to expand the

James Williams, relocation officer, reported.

This represents about 75 to 80 per cent of the total to be relocated.

Williams said he needs several three and four bedroom homes to rent for \$100 or less a month, including utilities, for large families still to be placed.

Some of the families are on public aid and this is the maximum rental fee allowed under public aid guidelines, Williams explained.

These families probably could be placed in temporary quarters, but the office wants to avoid this if possible, he added.

Unfortunately, most dwellings this size have been subdivided into smaller units, and the number of such units available probably will not increase for 18

These three, plus the fourth, which will remain at its present location, 1012 N. 5th St., will be rehabilitated and sold for costs.

Gensemer added that his office was working on the sale of seven more houses to Champaign Homes and negotiating other sales.

He also outlined new provisions in the federal housing act which make it possible to undertake urban renewal work in one-year stages rather than first investing up to three years in preliminary planning.

The Department of Housing and Urban Development will be putting pressure on communities to use these neighborhood development programs, because it will permit better utilization of federal urban renewal funds and show tangible results

allow 60 units in Urbana to be included in the rent subsidy program.

Champaign requested the housing authority to make application for the program over a year ago. The program originally was conceived as one means of providing housing for persons displaced from the city's Project I urban renewal clearance areas.

The program would allow a disadvantaged citizen, working through a government agency, to rent a house at predetermined level within his means.

The federal government would provide funds to make up the difference between this level and the actual rental price charged by a private landlord.

Marsh, who recently replaced Oscar Steer as chairman of the authority, said the county body would implement the rent subsidy program as quickly as possible.

pattern as envisioned in the Neighborhood Development Plan, although prospects for an NDP have been ruled out at least for the time being.

City Manager Warren Browning reported Monday that he had been told in Washington that no federal money will be available for new NDP's, a new approach to urban renewal that allows a city to plan and execute renewal work at the same time.

Instead of preparing an NDP application, the city's urban renewal department will draw up an application for a federal planning grant for a second conventional project.

This project would be developed under the General Neighborhood Renewal Plan, which requires extensive planning before acquisition, clearance or other renewal work can begin.

"The only difference between the two is timing," Urban Renewal director David Gensemer stressed today.

There will be as much citizen participation, planning by the community and similar activities in a GNRP as in an NDP," he said.

The GNRP has come under criticism recently because critics say it has left large parts of the Project I area desolate at least for the time being.

Although it took several years for the city to win approval for Project I, the Project II application should be processed much faster, urban renewal officials said.

The Department of Housing and Urban Development already has designated the entire area east of the Illinois Central tracks, between Bradley and University avenues, as a GNRP, they have pointed out.

Project I, scheduled to be completed next April, occupies the northern tip of the GNRP area. The proposed Project II area is just south of this, bounded by the tracks, an alley south of Washington Street and 5th Street.

into a quiet debate between Councilman James Ransom and Kuhne. Kuhne argued that any affirmative action program "need not lessen standards of the employer, "if education programs are coupled with minority group hiring policies."

Kuhne backed an affirmative action program with "as little paper work as possible, we want results from the program, but I think the best way to get results is leave it up to the individual firms."

Kuhne also stressed that there is "difficulty with skills. Contractors cannot put a person on a payroll who is not qualified for a particular spot. There are a good many firms in the city — which cannot afford educational programs."

Kuhne and Mayor Virgil Wikoff explained to Ransom that under equal opportunities programs blacks have not answered job openings even when advertised.

Ransom replied that, "There have not been honest to goodness recruiting programs. There are many unskilled or semi-skilled jobs for which untrained blacks would not need prolonged training."

'To Fight Apathy'

"We have to have guarantees," Ransom continued later, "to fight apathy. It takes more than equal opportunities."

"How can you tell people who have been kept from running a race for so long that is all right to start running now, and expect them to catch up to the other fellow who has such a large head start?" Ransom asked.

"You can't attach all the red tape. I have a few more positive ideas which I'll present to the city council before the next meeting, in a package," Ransom said.

A majority of council members seemed to favor an affirmative action program of some sort, but not so strong a program as Ransom advanced.

The council will vote on a resolution Tuesday endorsing the idea of an affirmative action program, and will receive Ransom's package proposals for consideration.

Committee on Urban Renewal said Tuesday.

Henry Spies of the University of Illinois' Small Homes Building Research Council, presided over the monthly CAC meeting in the absence of chairman John Barr.

"I am greatly disappointed in the city council for this attitude," Spies said. "They asked for our planning help and now say they don't want it."

At last month's CAC meeting, Champaign Mayor Virgil Wikoff said a proposal to expand the urban renewal area would not get a single vote if it were to come before the city council at this time because of the lack of visible results in the present project.

Planning of future stages of urban renewal work should be done now, while the present project still is being completed to prevent a major gap between work on different renewal areas, Spies said.

David Gensemer, urban renewal director, also has said he would like some definite sign from the council that it intends to undertake additional renewal work so that he can assure his staff that they will be needed when the present project is finished.

At Tuesday's meeting, Spies also expressed concern over the community's apparent apathy toward urban renewal.

"Letters were sent to 18 civic organizations asking that each name a representative to a committee on relocation," he said. "So far, only three have replied."

To date 93 families and 20 individuals have been relocated by urban renewal personnel,

which still to be placed. Some of the families are on public aid and this is the maximum rental fee allowed under public aid guidelines, Williams explained.

These families probably could be placed in temporary quarters, but the office wants to avoid this if possible, he added.

Unfortunately, most dwellings this size have been subdivided into smaller units, and the number of such units available probably will not increase for 18 months, Spies added.

David Gensemer, urban renewal director, said 151 parcels of land, or 87 per cent of the total, had been acquired and clearance was proceeding on schedule.

Richard Warren, in charge of land acquisition, said condemnation proceedings are under way for five pieces of land. Of these, two involved failure to agree on price and the other three involved problems in obtaining a clear title.

Two are vacant lots on which the amount of back taxes exceed the value of the land, Warren said.

Only one parcel of land remains to be acquired. It will be sold to the Champaign County Housing Authority for public housing, he added.

Spies pointed out that the first sale on the project was concluded Tuesday. Four houses and land were sold to Champaign Homes Inc. for \$8,338.

Three of the houses, at 901 and 921 N. Poplar St. and at 305 E. Tremont St., will be moved to the 500-block of E. Bradley Avenue and the 500 and 600 blocks of E. Eureka Street.

He also outlined new provisions in the federal housing act which make it possible to undertake urban renewal work in one-year stages rather than first investing up to three years in preliminary planning.

The Department of Housing and Urban Development will be putting pressure on communities to use these neighborhood development programs, because it will permit better utilization of federal urban renewal funds and show tangible results in earlier stages, Gensemer said.

Apple Trees to Get the Ax?

Pastor Wants Them Removed for Parsonage

Champaign's Urban Renewal Department Tuesday found itself in a version of Anton Chekov's classic play "The Cherry Orchard" when the department had been discussing the possibility of relocating the Mount Olive parsonage on one of the lots.

It now is located at 506 E. Grove St. on land that will be used for an expansion of Douglass Park.

"When we first began planning, people pleaded with us to spare the trees, so we did," Gensemer said.

"Don't you want a tree in your front yard?" he asked Offutt.

"If I want a tree in my front yard, I can plant one myself," Offutt answered.

Gensemer then promised that if Offutt tells them which lot he wants, the department will remove the trees before turning it over to him.

of proposed construction work, such as relocated streets.

Offutt, pastor of Mount Olive Baptist Church, and the department had been discussing the possibility of relocating the Mount Olive parsonage on one of the lots.

It now is located at 506 E. Grove St. on land that will be used for an expansion of Douglass Park.

"When we first began planning, people pleaded with us to spare the trees, so we did," Gensemer said.

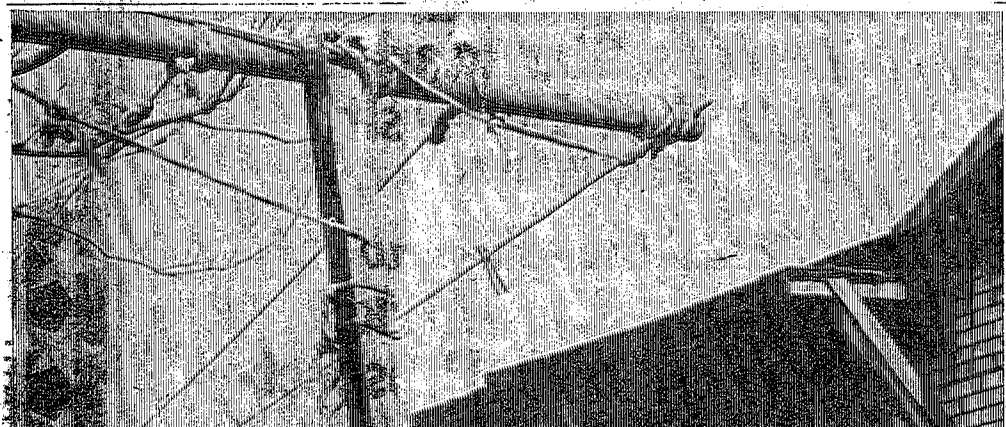
"Don't you want a tree in your front yard?" he asked Offutt.

"If I want a tree in my front yard, I can plant one myself," Offutt answered.

Gensemer then promised that if Offutt tells them which lot he wants, the department will remove the trees before turning it over to him.



Mr. and Mrs. Leon Brent and grandchildren, formerly of 1104 N. Fourth, enjoy new living room at 111 Bellefontaine.



Urban Renewal Displacees Move Into 'New' Houses

By TONY BURBA
News-Gazette Staff Writer

What once was a living neigh-

borhood, they were paid enough for their old homes to purchase new ones outright.

Most Satisfied

cases, they were paid enough for their old homes to purchase new ones outright.

She now owns a older home

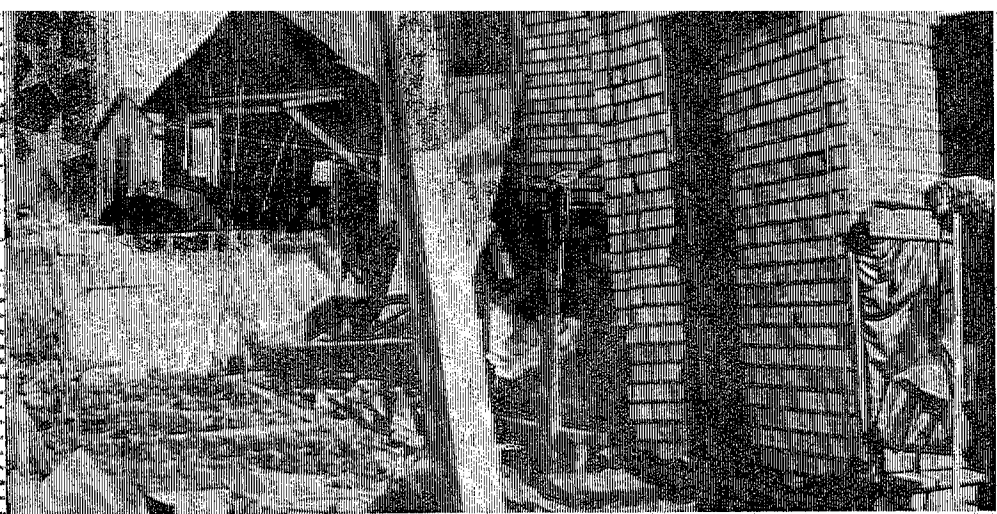
nos fraternity. She lived in her old house on Fourth St. since 1922.

The block was marked for

which also contains some of the worst shacks in the Project I area.

The living room floor is newly

need too much more room because we've only got one daughter left at home.



HOUSES THAT 'JUST WORE OUT' NOW AWAIT BULLDOZER

Good Houses Minus Slum Background Will Give 'North End' A New Face

By TONY BURBA
News-Gazette Staff Writer

The house is old and creaky. The years had eaten into the wood, and the construction never had been very solid.

The house had been jerry-built originally and had been added to many to many times, making the floor plan a crazy labyrinth.

The foundation is collapsing, and the floor gives way under a man's weight. In one room, wall and floor have begun to separate and newspapers have been stuffed into the crack to keep out the cold air.

Dangling flues show where a gas heater and a coal stove labored to keep the drafty old house warm.

In modern parlance, it is a "ghetto" house. To put it bluntly, it is a slum dwelling. Until a few days before, a family had lived in it.

Clean floors and a neat yard showed efforts at good

time the renewal project was completed in 1970, but, in the meantime, what has happened to the people who made the neighborhood live?

Have they been cast out of secure homes forever, as some urban renewal opponents predicted they would be?

So far, they apparently have not. About 30 families have been moved out of their old homes since relocation began last summer.

Because of a high rate of owner occupancy in the project area (79 per cent), all but two of the relocated families left behind houses they owned.

In most cases, they are still homeowners, although they have changed neighborhoods. In many

right next to each other who tried to keep our houses up," said Mrs. Callie Gordon, who formerly lived at 1011 N. Fourth.

"A lot of people say all the colored people let their homes go bad," Mrs. Gordon said, "but that's wrong. We wanted clean, nice homes just like everybody else, but it makes you feel badly when the people around you won't clean up their yards and make the neighborhood look bad."

Mrs. Gordon is 74 years old, and is preparing to retire from her job at a University of Illi-

And the neighborhood here is a lot nicer and quieter."

She owns the house free and clear. Urban renewal paid her enough for the old home to completely pay for the new one.

"I was going to buy a place up in Garden Hills," she said, "but it would have cost me too much extra money."

"I was never against urban renewal," she added. "People shouldn't fight something that's going to be good for them."

Mrs. Gordon's old home was well kept and met the city's housing standards, but it happened to be in one of the blocks

"It's probably just as well," Mrs. Brent said. "We'd been planning to have the old house completely remodeled and have a room added, and it probably would have cost eight or nine thousand dollars."

Instead, they were able to find another, larger home at 111 Bellefontaine Dr. which they are paying for by assuming the former owner's payment contract. They now live there.

"We were satisfied with the neighborhood where we were," Mrs. Brent said, "but this is a nice neighborhood, too, and I like the house a lot. We didn't

there, too," Mrs. Brent said. "That's a lot of gas to cut." The Brents said they had not been actively opposed to urban renewal and added they felt the program was doing a considerable amount of good. "It might be hard on some of the older people, but it won't cause the younger ones any problems," Mrs. Brent said. "Some of them are paying high rents for places that are rat-infested and roach-infested and everything else-infested. The landlords won't do anything about them. People need to be pushed out of places like that."

Blames City

She said she blamed the city for making urban renewal necessary. "If they didn't let some of the places get that bad, if they enforced all the laws and codes, and made people keep the places fixed up, there wouldn't have been any problems."

Although both Mrs. Gordon and the Brents found homes in "changing areas that will probably soon be entirely Negro, some of the places are quietly helping achieve the difficult goal of integrating formerly all-white neighborhoods.

An younger couple who asked that they not be identified by name moved from the Northeast to the Southwest neighborhood where there became one of only a handful of Negro families in many square blocks.

"I was one of the people who was going to try to stop urban renewal," the man said. "The day David Gensemer (the city urban renewal director) came to town, I was at a meeting with SNCC over on campus to discuss how we could stop it."

However, when the group filed a citizen's petition to ask that the program be stopped, they found they would have to propose an alternate program that would do the same job as well.

"We just didn't have one," he said. "Then, as things went along, I began to see that the program wasn't going to be as bad as we thought. Nobody was going to be moved until they had found standard housing, and the government would make sure people got fair prices for their houses."

Eligible For FHA
The locked doors and having the program as a temporary measure are not eligible for FHA and my kids are going to be segregated in the neighborhood," he said. "Now they have only three blocks to go to grade school, and the junior high and high schools are within walking distance, too."

He and his wife cited many



FAMILY OF EIGHT LIVED IN RENTED HOUSE ON EDGE OF JUNKYARD

fully, will soon notice a curious anomaly. The very new and the very old, ranch houses and shacks, neat cottages and monstrosities are found on the same block.

The reason apparently is that until recent years, Negroes did not have the housing mobility shared by whites which results in economic segregation of white neighborhoods.

There are poor whites who live in shacks too, but they're not mixed in with the houses of Devonshire

Over the years, however, Negroes have been confined to the Northeast area, and the very poor and the relatively well off grew up side by side.

There are many pleasant, well-kept houses in the North End. But since the most eye-catching aspect of their neighborhoods is the shacks, the entire neighborhood bears the stigma of "slum."

But take the good houses out of the slum background, and even the most firm believer that the presence of Negroes cause property values to drop would be hard pressed to find cause for complaint.

Urban renewal seeks to take away the slum background. The worst areas will be completely cleared and redeveloped.

In the conservation areas only the substandard buildings will be cleared. You can't take the good houses out of the slum, but you can take the slum away from the good houses.

The result is a new neighborhood.

housekeeping, but the house had just worn out.

"The man who owned this place was stuck. He couldn't buy a new house unless he sold this one, but nobody in their right mind would buy his place," said James Williams, relocation officer for the Champaign urban renewal program.

"Urban renewal gave him enough for it that he was able to buy another house in a better neighborhood," Williams said.

The house is on North Oak, in one of the very worst neighborhoods in the city. Within a matter of months, it and many of its neighbors will be obliterated, as will the junkyard next to them.

On the site will be 60 new units of public housing. There are many houses like that one in the city's Northeast Neighborhood. Many of them will probably remain occupied for many years to come, for the Phase I renewal project now under way covers only about one-sixth of the North End.

Another labyrinth dwelling was rented by a couple with six children for about \$80 a month.

The utilities have been turned off, but the smell left in the wood floor by a leaky toilet in the curtained-off bathroom still pervades the entire building.

The walls are green and dingy and the floor is covered with cracked linoleum. The laths in the ceiling are visible where a roof leak has crumbled the plaster.

"People shouldn't be allowed to live in places like this," said Williams, who was born and raised in the North End. "If the landlords were made to follow the codes the way they should, people wouldn't have been living here."

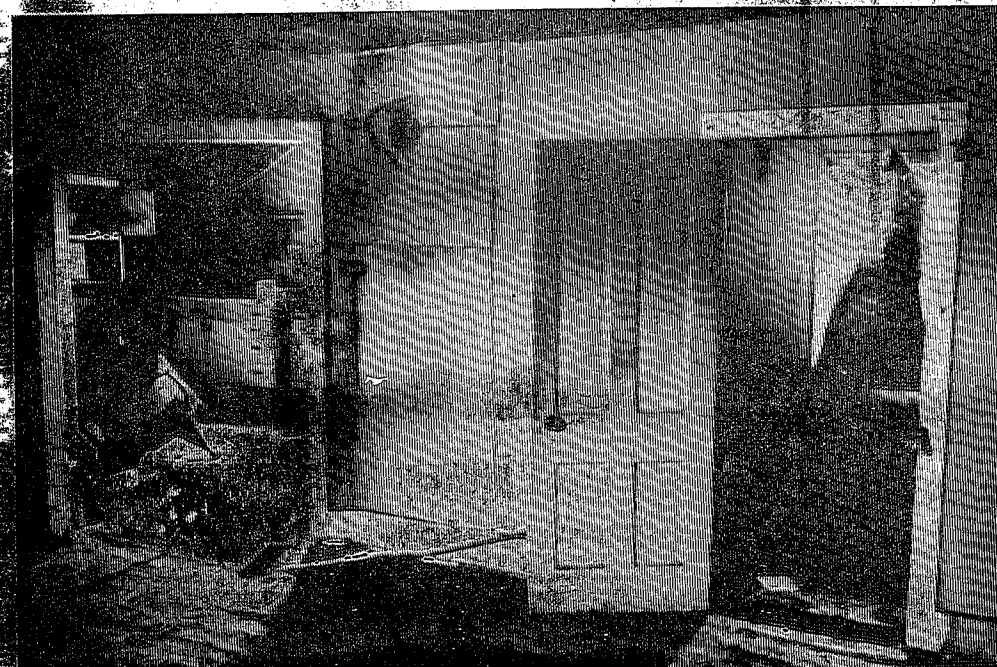
The horror show can go on almost without end if you want to keep looking. Each street and each alley has a new story to tell.

Some houses are dirty and some are clean. The yards of some are neat, where an attempt has been made to create a pleasant spot to live. Other yards are muddy and filled with trash and junk.

But the houses all have one thing in common—they're beyond saving.

A slum house with a clean yard around it is still a slum. Paint won't cover it, and anyone with enough money to "fix it up" would be wiser to use the cash to buy a decent house.

Anyone driving through the North End and looking care-



OWNER HAS TO BUY NEW HOUSE

Councilman Pope cites 'urban renewal horror'

Deaf-mute couple fear forced move

Fear of losing their home through urban renewal has driven a deaf-mute couple to the brink of despair, Champaign councilman Robert Pope charged Tuesday.

Pope called the case of Mr. and Mrs. Harold Edwards as "another instance of horror that urban renewal has brought."

The council recently granted the urban renewal department permission to initiate eminent domain proceedings against the Edwards' North 4th Street home, the last piece of property to be acquired in the city's first urban renewal project.

Urban renewal director David Gensemer said no action has been taken pending outcome of his staff's attempts to find the couple a new home.

The department had requested the eminent domain authorization in case all else failed, he said.

"Mr. Edwards is home sick in bed and relatives tell me that the threat of having his home taken away could be the principal reason," Pope said.

Councilman Seely Johnston said if he had been fully aware of the situation he would not have voted with the majority in approving the proceedings.

"Do we have to have this piece of property?" he asked city manager Warren Brown.

"This cannot be bypassed because federal requirements demand that all structures that cannot be repaired must be removed," Browning said. "The couple has been offered far superior houses at no additional costs."

Recently urban renewal staff members have been waiting for Edwards to become well enough to travel so that they can show him another house.

Department defended

Councilman M. G. "Bob" Snyder said he was sure "it was not the intension of urban renewal officials to impose undue hardships on anyone."

"For the sake of the record we should say urban renewal has helped many people better themselves, although we are sorry for those who have suffered hardships," Snyder said.

"When we went into this we knew some people would be hurt, yet we felt it would be for the over-all benefit of the people of Champaign," added Councilman William Kuhne.

He closed the issue by asking that the department make a final report to the council so that it can be absolutely certain that everything possible had been done.

At a recent study session, Councilman James Ransom, who was absent Tuesday, said he had met with the couple and was satisfied that the urban renewal department was following proper procedures in handling the case.

Funds invested

In other urban renewal matters, the council authorized the department to invest \$140,000 in federal securities.

Eventually this sum will be used to pay off costs connected with the first urban renewal project scheduled to be phased out next spring.

It also authorized the sale of a house at 412 E. Eureka St. for \$100.

The urban renewal department

negotiated the deal after there were no bids to save the structurally sound building from demolition.

It would have cost the city \$1,400 to have the building demolished.

But instead it will be moved to another lot in the urban renewal area. The council also approved the sale of the lot for the house at Tuesday's meeting.

Discussion of an applica-

tion for more federal urban renewal planning funds was postponed pending the outcome of a joint study session with the Citizens Advisory Committee on Urban Renewal next Tuesday.

Champaign Plans for UR Land Sales

By L. H. Alexander

The Champaign City Council met in study session Tuesday to consider a lengthy resolution establishing requirements for disposal of land for private and public redevelopment in the urban renewal Project 1 area.

Urban Renewal Director David Gensemer told the council sale of the city-acquired land can begin after 75 per cent of the square footage in the area has been acquired. He said this will take about three months.

The council struggled with a mass of federal regulations on the disposal of land, and the Tuesday meeting seemed more to determine what the city is allowed to do, rather than establishing its own policy.

The final form of the resolution hammered out must be approved by the U.S. Department of Housing and Urban Development (HUD), as must all sales of property in the area.

Price Determination

The city will obtain two independent appraisals of each land parcel in the area and from this determine a fair market price. The price cannot be more than the maximum appraisal nor less than the minimum, somewhat the same policy used to purchase the land.

No land may be sold to private or government development unless plans for the development are approved and in accordance with the overall urban renewal plan.

The city can dispose of property under a sealed bid system, providing that the bidder selected has bid equal to or more than the city's predetermined fair

Try Again Thursday HUD Meeting Inconclusive On Douglass

By Robert Frump

A meeting Wednesday evening of local service and government organization leaders with a "Neighborhood Facilities" federal program specialist apparently failed to satisfy black leaders concerned with a lack of recreation facilities in Champaign-Urbana's North End.

Woodrin Kee, of the "Neighborhood Facilities" program, a division of the Department of Housing and Urban Development (HUD), told the group of about 10 persons how to obtain federal funds for such a project. The local community, he said, must assure HUD officials in an application that location and administration of the planned center are designed so that

"something really can be done to help the people who need facilities."

The meeting with Kee resulted from a visit by members of SOUL to a July meeting of the Champaign Park Board. They demanded an explanation for the lack of facilities at the present Douglass Center in the North End.

Blacks were again critical of the Champaign Park Board and Donald Bresnan, chairman of the Wednesday night meeting, for what they contended was neglect for North End recreation facilities over the years.

Letter Filed

Paul Hursey, former member of the Economic Opportunities Council, stated that the EOC had filed a "letter of intent" with HUD in 1967 to initiate action toward obtaining federal aid for such a facility. He said

Program, Kee said, is "short funded," and grants funds on a priority basis determined by a local group application. He stressed that the application must indicate that the administrative group is representative of the community.

A meeting scheduled for 7 p.m. Thursday at the former St. Mary's School auditorium will attempt again to take a step toward coordination of various government and service organizations.

The park board apparently will not, however, assume a central role in the coordination. Bresnan declined to serve as an organizer for the meeting.

The park board did not notify community organization leaders of the initial meeting with Kee Wednesday. A board official said Thursday, however, that coordination of groups for HUD programs "usually is per-

Racial Justice Group Meeting

Some 175 persons attended the semester's first meeting Tuesday of Citizens for a Racial Justice. The group, attempting to organize and get started work for the current academic year, discussed a proposed constitution and is expected to

Former Owners
The city provides that former owners of property shall be given preference in purchasing in cases where resale of the land is not in conflict with the urban renewal plan. The council suggested a 30-day option on the 20 parcels to which this applies.
Before accepting any price offer, the city must determine the financial responsibility of the prospective purchaser. This will be done to insure the property will be redeveloped in accordance with city standards and within a reasonable period of time.
If no bids are received in response to any invitation for bids, the city may begin negotiations with all potential redevelopers for the sale of land in question.
The council indicated Tuesday the form of the resolution will be submitted to HUD for approval before any final action is taken. No concrete disposal procedures will be established until after this time.

"Yes, I'm afraid it is," Champaign City Councilman Robert Pope said, with a wry smile, after leaving a 2 1/2-hour study session Tuesday on sale procedures for urban renewal property.
The stringent federal regulations on sale of urban renewal property were taken, good naturedly by councilmen during the session, with a few exceptions.
At one point, Councilmen William Kuhne and M. G. (Bob) Snyder, proponents of urban renewal, suggested that Pope may have been right all along.
Pope is an avid opponent of urban renewal and all forms of federal assistance to cities.
Reconsideration?
After one particularly scathing comment about the federal government by Snyder, Councilman Seely Johnston suggested that perhaps the council should vote on whether to continue the project again.
Urban renewal passed 4-3.

most intransigent opponents of urban renewal, sat silently for most of the session. Pope was moved to comment on one section, however. When the resolution provided that the price to be paid for a property for development of housing would be the same as that paid by a well-informed, prudently acting buyer who is motivated solely by the objective of meeting housing needs of moderate-income families or individuals rather than by profit or gain.
"Where are you going to find such a person?" Pope asked, and the council agreed, scrapping the definition.
The definition was gleaned from a large book of federal regulations, which urban renewal director David Gensemer frequently consulted during the meeting.
Not Holy
The book was consulted so often in fact that, at one point, City Manager Warren Browning was moved to point

at one point, suggested the council send a warranty deed for the whole area to HUD and let them take it from there.
As the session dragged on, the council became more and more hurried in its consideration of the resolution. From an almost nitpicking precision about separate words in the beginning, one of the largest sections, located near the end, was approved by a unanimous vote.
"Everything in here looks all right to me."
As a couple of councilmen suggested, it didn't really make much difference because whatever they approved Tuesday would be changed by HUD before final passage.
At the close of the meeting, Gensemer asked if there was anything else and, receiving no reply, said it's been a pleasure.
"Oh, I don't know about that," Mayor Virgil Wikoff replied, heading for an exit.

aware of the fact that the park board in April 1967 to include the Champaign Recreation Department in the EOC letter was filed before April 1967. Bresnan said then the City Recreation Department would have been responsible for making application, and not the park board.
Kee told the group that the speed with which funds were granted for the recreation center depended on speed in coordination of service and governmental organizations into an administering body.
Although the park board has agreed to serve as the government body through which the application for funds is to be made, HUD requires a representative administrative board composed of members of government, service organizations, and the people serviced by the center.
Priority Funding
The Neighborhood Facilities

white and black leaders at the meeting.
A group walked out of the meeting about 9:30 p.m.
Kee said an informal discussion with several black leaders after the meeting.
"Everywhere I try to explain this program, I get the same old thing. People want to know why there can't be immediate action. I think I could write a script for it. What you've got to understand is that you've got to do this thing yourself."
Kee told the main group that HUD would notify the community within six months of application whether funds will be granted for the project.
Park district officials envision purchase of \$96,000 of land improved in the Champaign Urban Renewal area adjacent to present Douglass Center facilities. No cost has been set on construction of a new center itself, however. HUD would meet two-thirds of the cost of such a facility.

non-academic finance, elections, court watching, police-community relations, housing discrimination and the University of Illinois' "Project 500."
The 500 Program and the incidents at the Union, a CBJ-prepared summary of events leading up to the Sept. 9 and 10 disorders in the Illini Union and the subsequent arrest of 24 students, was also distributed at the meeting.
FEDERAL FUNDS GOING TO SCHOOL DISTRICTS
Approval of Title I projects for four area school districts has been announced by Ray Page, state superintendent of public instruction.
The allocations of federal aid funds under the Elementary and Secondary Education Act follow:
DeLand-Weldon Community Unit \$12,702; LeRoy Unit \$10,804; Mahomet-Seymour Unit \$9,928; and Villa Grove Unit \$7,154.



'AT HOME' IN NEW HOUSE. Mrs. Rosie Pickle, 2014 Parkdale Drive, C, whose family was the first to be moved out of Champaign's urban renewal area, shows off the dining room of her new home to guest Kathryn Lee. Mrs. Pickle's old house was the first to be

torn down when the demolition phase of urban renewal started. For more pictures and stories telling how Northeast Neighborhood residents are faring under urban renewal, see page 32 of today's News-Gazette.

News-Gazette Photo by Tony Burba

'Tangible' UR Results Ask Housing Bids

By TONY BURBA

News-Gazette Staff Writer
Champaign's urban renewal project apparently is getting closer to achieving some of the "tangible results" demanded by the City Council.

Urban Renewal Director David Gensemer said Tuesday the city has invited 12 firms from all over the country to submit proposals for development of a 194,000-sq. ft. tract in the area.

Plans call for construction of not more than 120 units of moderate-cost rental housing on the site, Gensemer said. The hous-

PAGE 42 Section 5

'Displacees' In New Homes In Champaign

(Continued from Page 32)

pleasant experiences they have had since moving in several months ago.

"The neighbors came over to welcome us," he said, "and the women have visited my wife during the day. We've been to some of the parties in the neighborhood, and we've invited people over here. Two ministers of churches nearby have come by to ask us to join their congregations."

"This is a very fine neighborhood, and the people have gone out of their way to be good to us. I'm going to do everything I can to hold up my end of it."

He said that the program had apparently been successful so far. "I hope it can continue this way," he said. "People said urban renewal hasn't worked in other places, but it seems to be working here."

That statement raised the same question as was brought up by City Councilman Paul Summers, who recently commented: "So far, we've been dealing with the happy people who are getting a lot of money for their homes. What of the ones who are renting and won't get anything for moving?"

That problem apparently is yet to be solved, according to urban renewal relocation officer James Williams. Only two of the families relocated so far have been tenants.

"We know we're going to have a tough time with some of them," Williams said. "There's one place where a woman is living with her nine kids in a basement where she's paying about \$85 a month. We're going to have to find her a four-bedroom unit she can afford, and right now, there aren't any."

Williams said a new public housing program, under which existing housing units will be leased by the county housing authority and rented at low cost to tenants might provide relief.

"Our biggest problem is large families with low incomes. There's only one five-bedroom unit in all the existing public housing," Williams said.

Parkette

The Champaign Park Board Monday evening voted to purchase a 1.6-acre park site from the City of Champaign for \$19,500.

The site is in the west portion of the city's Phase I urban renewal area. The new parkette was designed to provide recreation area for residents of two large housing projects planned for the area.

The Park District agreed to purchase the site several years ago. It also agreed to purchase a much larger area adjacent to Douglass Park, but clearance of that land probably will not occur until later this year.

In other actions Monday, the board approved a \$1,000 contract with landscape architect Louis Hunley to prepare site plans for the new parkette and the Douglass Park addition.

Funds for various other projects were approved, including \$3,000 to relocate and renovate the baseball diamond at Columbia Park, \$2,500 to install an irrigation system in a tree nursery at Morrissey Park and \$2,360 to buy 59 picnic tables.

before the Feb. 12 deadline, he added.

The price of the site has been set at \$55,000 Gensmer said, so the developers will not be bidding competitively to buy the land.

"The developer will be selected on the basis of his design and construction proposals, use of space and esthetic values," he said.

3-Story Limit

The housing would be in buildings not more than three stories high. Units would contain from one to five bedrooms and would rent for \$20-\$30 a month less than comparable housing on the private market.

Families with incomes of between \$4,000 and \$7,000 would be eligible for the housing, he added.

The site probably will be completely cleared and rough graded by June, Gensmer said, and development probably could begin soon after.

Another large tract, this one for public housing for low-income families, also will be ready for disposal late this spring, Gensmer said.

The city recently acquired the last parcels of land in the public housing tract, he said, and clearance and rough grading will proceed simultaneously with the work on the tract to be privately developed.

Gensmer said he hoped the Champaign County Housing Authority could begin constructing 60 units of public housing on the site by June.

Church Project

In addition, the Mt. Olive Baptist Church has received FHA approval of funding to construct 72 units of moderate-income housing on a third tract in the renewal area. The church is expected to file its final application for the project later this month.

Successful redevelopment to be made for other projects provide improved housing for residents of the Northeast Neighborhood has been the goal.

The price of the site has been set at \$55,000 Gensmer said, so the developers will not be bidding competitively to buy the land.

"The developer will be selected on the basis of his design and construction proposals, use of space and esthetic values," he said.

The housing would be in buildings not more than three stories high. Units would contain from one to five bedrooms and would rent for \$20-\$30 a month less than comparable housing on the private market.

Families with incomes of between \$4,000 and \$7,000 would be eligible for the housing, he added.

The site probably will be completely cleared and rough graded by June, Gensmer said, and development probably could begin soon after.

Another large tract, this one for public housing for low-income families, also will be ready for disposal late this spring, Gensmer said.

The city recently acquired the last parcels of land in the public housing tract, he said, and clearance and rough grading will proceed simultaneously with the work on the tract to be privately developed.

Gensmer said he hoped the Champaign County Housing Authority could begin constructing 60 units of public housing on the site by June.

In addition, the Mt. Olive Baptist Church has received FHA approval of funding to construct 72 units of moderate-income housing on a third tract in the renewal area. The church is expected to file its final application for the project later this month.

Successful redevelopment to be made for other projects provide improved housing for residents of the Northeast Neighborhood has been the goal.

In 'certified area' of Northeast Neighborhood

Council passes home rehabilitation program

By James Kroemer
Of The Courier

Champaign City Councilman Robert P. Pope, long a critic of federal programs, cast the only dissenting vote Tuesday night as the council approved a certified area program for the city.

Under the program, homeowners in a five-block area of Northeast Champaign will be eligible for federal grants or low-interest loans to rehabilitate their properties.

"I've debated this since it first came up," Pope said, "and I've tried to justify a 'Yes' vote because I recognize housing is so important.

"But we all recognize the one great burden to people is the crush and cost of government," he continued. "The time is here that we find ways to get the federal government off our backs

and out of our pockets." Pope said he couldn't justify voting "yes." "We must find other ways," he said.

Councilmen Seely Johnston and William Kuhne were absent for the vote, and the tally was 4-1.

The city will now apply to the U. S. Department of Housing and Urban Development (HUD) for approval of the five-block section of northeast Champaign as a certified area, and ask HUD to reserve funds for Champaign.

The area under consideration is bounded roughly by 5th, Grove, Wright and Washington streets.

24 eligible

City Urban Renewal Director David Gensmer has told the council that 24 property owners in the five blocks are eligible for assistance under the program. Six would be eligible for outright \$3,500

In the meantime, he said, some families have been placed in temporary standard housing within the renewal area. Those units were sold by their owners and vacated, but they will not have to be torn down for another year of two because they are in areas scheduled for later development.

"We don't like to make temporary moves if we can avoid it, and we can only keep them in the temporary housing for six months. But the places they were in were just too bad for us to let them stay there any longer, and we hope that before the six months are up we'll be able to find something else for them," Williams said.

So, although the initial stages of urban renewal have gone well, the embattled program is far from out of the woods.

The degree of Williams' success in finding improved housing for tenants as well as owners, apparently will provide the key to whether Champaign will eventually point to a successful program or a failure.

grants, he said, and the rest would be eligible for loans of up to \$15,000 to be repaid at 3 per cent interest.

Gensmer and City Manager Warren Browning have emphasized the program is voluntary, applies only to single-family homes, and can be obtained only by property owners who live in the home to be remodeled.

The council deferred action Tuesday night on a request by Mervin Ozier that an "L" shaped piece of property he owns at the corner of Crescent Avenue and John Street be rezoned from single-family and duplex to multi-family.

Although Ozier had requested R-6 zoning for the land, the plan commission recommended the city grant R-4. Both are multi-family classifications, but R-4 allows less density and fewer uses than R-6.

Ozier said he could carry through with his plans to build five apartment buildings containing 46 units under the R-4 classification.

However, several residents of the area asked the council to deny the rezoning request. They claimed the apartments would add to traffic and parking congestion, already heavy because Centennial High School and several other apartment complexes are in the area.

The council asked for more time to study the request, although Ozier said he felt his plans had been discussed often at open hearings and he wanted to go ahead with his plans as soon as possible.

The council also passed an ordinance establishing a new city code on flammable liquids on Browning's recommendation. Among other things, the ordinance re-

quires all underground gas storage tanks be tested for leaks annually.

Action deferred

The ordinance was to have been passed two weeks ago with an entire group of new construction code ordinances, but action was deferred at the request of the American Petroleum Institute who reportedly objected to the annual testing requirement.

In other business, the council passed two annexation ordinances, one annexing a lot in Carriage Place and the other annexing property owned by Carpenter's Union Local 44 at the corner of Springfield Avenue and Duncan Road.

However, Browning said he has not heard from the API since it first requested deferral, and recommended the council pass the ordinance.

"We can always amend it later," he said.

CCC Browning In Meeting On Federal Funds

By ELLEN ASPROOTH
News-Gazette Staff Writer

Members of the Concerned Citizens Committee will meet with Champaign City Manager Warren Browning to discuss the city's urban renewal program and Browning's statement that federal funds are no longer available for the Neighborhood Development Program under urban renewal.

If funds for the city are only available under the old General Development Plan, according to CCC Chairman Richard Davis, "It will have to mean the same thing as NDP."

"The name isn't important," Davis added, "but what the people get out of the program is."

He said the CCC had planned to meet with neighborhood block clubs and the planner for the area "so that we could have input into the plans" which would have progressed on a neighborhood-by-neighborhood basis.

Sway Votes

He added if the plan envisioned to replace the NDP were "like the old urban renewal project" in Champaign, the CCC "would be able to sway votes against it on the city council."

One member reported difficulties were being "ironed out" in housing construction for the CCC's North End Progressive Development Corp.

Through the corporation, the CCC hopes to sponsor construction of low-cost housing under the urban renewal program. The group is attempting to get funds for the project through the Federal Housing Administration, which would not be affected by the lack of appro-

Fund Shortage Death Blow To NDP Plan

By BOB FRUMP
News-Gazette Staff Writer

Champaign has dropped plans for a Neighborhood Development Plan approach for a second urban renewal program, and will begin planning for a program similar to the Project I version of renewal, city officials said Tuesday.

The city is forced to abandon the NDP approach, City Manager Warren Browning said Monday, because federal funds simply are not available for such programs.

Browning learned of the federal Department of Housing and Urban Development NDP fund shortage at a Conference of federal officials with Illinois City officials in Washington Friday.

Immediate continuation of urban renewal in Champaign now seems to hinge on the availability of funds for the project-type program.

Although Urban Renewal Director David Gensemer earlier had warned that competition among cities for federal NDP funds was stiff, the extent of the fund shortage apparently took City officials by surprise.

Confer With HUD

Browning and Gensemer plan a trip to Chicago Thursday for a conference with the HUD regional director to determine what chances the city has of obtaining funds for what amounts to Project II in Champaign.

Both officials believe funds may be more readily available under this program, as opposed to the NDP approach created by congress in 1968.

One advantage, Browning said, to obtaining project-type funds, is that the city already has federal approval of a General Neighborhood Renewal Plan, consequently a federal pledge

Fund Shortage Death Blow To NDP Plan

(Continued from page 3)

proach is the time element.

"It depends how the program is administered," he said. "With early acquisition of land, we could even eliminate much of the time difference. It would have been easier to work with the NDP, but there really is very little difference in the operation of the two programs."

Browning said Tuesday that no council vote is needed to authorize the department to begin surveys and planning for a project-type program. The council has already authorized survey and planning for application for an NDP program, Browning said, and the resolution applies to a project approach application as well.

Some changes will occur in survey and planning procedure, Gensemer indicated. When funding for an NDP program was believed possible, the department planned to concentrate on an area bounded by an alley south of Washington Street to the south, Illinois Central tracks to the west, Fifth Street on the east and the Project I boundary on the north.

Conduct Survey

Now, Gensemer said, the department will conduct a survey which includes nearly all of Northeast Champaign outside the Project I area, then select another project area for planning.

The question of final approval for a second urban renewal project will not be decided until the surveys and studies are complete and an application is ready for the city council's decision.

The council so far merely has authorized survey and planning. Gensemer said that the city probably still will apply for a federal survey and planning

Monday, July 28, 1969-3

HUD cutback forces change in UR project

By L. H. Alexander

Of The Courier

Plans for a second Champaign urban renewal project will have to be drastically altered, city manager Warren Browning said today.

Browning said he and Mayor Virgil Wikoff were told by chief officials of the U.S. Department of Housing and Urban Development that no funds are available for a Neighborhood Development Program (NDP) approach to urban renewal.

Browning and Wikoff returned Sunday from a two-day conference in Washington for Illinois city officials. Sen. Charles

Percy sponsored the conference which concentrated on urban housing problems.

"We were told there are no funds for an NDP now and there won't be for some time to come," Browning said.

The city will proceed with planning another urban renewal project, Browning said, but it will be done on the same basis as the first project.

The primary difference between the first project and the NDP approach is the time required and the area involved.

The NDP allows a more flexible schedule by allowing work and planning to be done on a year-to-year basis, taking only an area which the city determines can be completed in a year.

Under the old approach, a specific area, usually large, is selected and the project must be completed in three years.

Browning said the city has dropped plans to prepare an NDP application. "They (HUD) already have requests for three times as much money as Congress appropriated for NDP's," Browning said.

Instead, the city will prepare an application for a planning grant for a regular project. The application was expected to be ready within several months.

ing construction for the North End Progressive Development Corp. Through the corporation, the group hopes to sponsor construction of low-cost housing under the urban renewal program. The group is attempting to get the project through the Federal Housing Administration, which would not be hindered by the lack of appropriations for the NDP. Jacki said Lipman & Associates of Indianapolis, developer of the project, had agreed to pay for its fees and closing (but before completion) of project agreements with builders, and to pay for its fees and closing on the obtaining of FHA loans by the CCC.

He also said the CCC and the city had agreed that any project in the project would be guaranteed to complete construction for estimated cost.

Approved
A representative of the Inter-City Council reported that the city's directors had unanimously approved a plan to work with the CCC in sponsoring the project and the proposal now being voted on by the membership of all the Champaign area churches who are members of the council. In other business, Mrs. Shirrillinger of the State Department of Children and Family Services told the CCC that the department is interested in working in the North End on a neighborhood basis to help provide services needed by children in the area.

He said the department was interested mainly in providing and training for programs already set up or proposed by groups. Davis Clark, a member of the faculty for University Relations at the University of Illinois, added that the group was interested in instituting a work project for Black students at the University to share what they have learned with the people of the North End.

Davis said neither program would be successful unless the groups involved agreed to work with personnel from the North End who would be paid and share equal responsibility with the other directors of the program.

taining funds for Project II in Champaign. Both officials believe funds may be more readily available under this program, as opposed to the NDP approach created by Congress in 1968. One advantage, Browning said, is that the city already has federal approval of a General Neighborhood Renewal Plan, consequently a federal pledge for assistance which places Champaign higher on a list of fund priorities than cities just entering the project type program.

Project II in Northeast Champaign was initiated under the project approach. Plans several years ago called for urban renewal in most of Northeast Champaign encompassed in the area designated as the General Neighborhood Renewal Plan. Under this original project approach, Champaign would have selected another project area after completing or nearly completing the Project I area.

Long Range Type
But the Citizen's Advisory Committee on Urban Renewal recommended this year that the city adopt the NDP approach, which would allow the department to make plans and begin construction one year in an immediate action area and while construction was under way in this area, begin plans the next year for another action area.

Most city officials and councilmen favored the NDP approach, stating it would be quicker, and would allow residents of renewal areas more of a voice in renewal matters.

But Gensemer said Tuesday the only real difference between the NDP and the project approach is that the NDP approach

(Please turn to page 18, col 6)

another project approach. The question of final approval for a second urban renewal project will not be decided until the surveys and studies are complete and an application is ready for the city council's decision. The council so far merely has authorized survey and planning. Gensemer said that the city probably still will apply for a federal survey and planning grant. In a memorandum to the city council several weeks ago, Browning recommended the city form a department of urban development which would include a beefed-up code enforcement program, a zoning enforcement officer, and the city's building inspection department, if the city decided against urban renewal. He also recommended formation of a city public housing authority. In the memo, however, Browning stated he knew of no program other than federal urban renewal capable of solving city housing problems.

Ransom's Conditions For Project Support

Champaign City Councilman James Ransom Tuesday said he might support a project approach to city urban renewal, if the city assures adequate feedback from residents of the area. "If the Neighborhood Development Plan is dead," Ransom explained, "I could only support a project approach if the city expanded its Citizen's Advisory Committee on Urban Renewal to include more residents of the area affected."

Ransom named this as his primary condition for approval of a project approach, such as used in the Project I area.

"I don't believe the project

version has as much flexibility as an NDP program," Ransom said, "but with cooperation of the city and renewal area groups, the needs of renewal area families can be noted and acted on." He said the city must work closely with such groups as the Concerned Citizen's Committee and SOUL to assure planning which meets this need. Ransom said he will not commit himself to endorsement of a project approach until the CAC condition is acted on, or some similar feedback channel is provided.

Browning said he had dropped plans to prepare an NDP application. "They (HUD) already have requests for three times as much money as Congress appropriated for NDP's," Browning said. Instead, the city will prepare an application for a planning grant for a regular project. The application was expected to be ready within several months. The area involved will probably be the same as that covered in plans for the first year action program under NDP, Browning said. This would be an area bounded by 5th Street, Illinois Central tracks, an alley south of Washington Street and the southern boundary of the first project.

February 5 '68

BANA COURIER

Job Training, UR Quarters To Old Store

The relocation office for Champaign's urban renewal department will be moved soon from its present location at 808 N. 5th St. to a new site at 804 N. 5th St.

Urban Renewal Director David D. Gensemer said Saturday he expected the new building, formerly Gagliano's IGA store, is expected to be ready for occupancy by March 1.

In addition to relocation and rehabilitation personnel of the urban renewal department, the building will house some office or other space for an Opportunities Industrial Center, Gensemer said.

An agreement with the Rev. James Offutt, head of the proposed job training center, was completed this week. The center will be given a portion of the building under a lease calling for \$1 rent per year.

A similar lease arrangement for a house at 512 E. Tremont St. has been worked out with Community Services, a neighborhood project of the Adair Zone Center.

Project personnel sought use of the house for a recreation program, Gensemer said.

The Tremont Street house is "available to them at any moment," and the \$1 leasing arrangement was drawn up so that, "if we have to clear the building out in a hurry" because of work required by the urban renewal project, "we can cancel the lease."

UR Bureaucratese Confuses Council; Some Is Left Out

By TONY BURBA
News-Gazette Staff Writer

It says leave the damn thing out, city councilman commented as the council struggled to understand a particularly obscure passage of federal bureaucratese.

The passage and many others were left out of the final draft of urban renewal property disposal regulations.

The council, evidently lacking the insight granted to those in Chicago who have nothing better to do than sit around making weird new rules, could see no sensible reason for including many of the tortuously abstruse guidelines "recommended" by the U.S. Department of Housing and Urban Development.

Probably the most summarily rejected was the adoption of separate contract sale forms for

buyers intending to live on the property and for buyers not intending to live on it.

"Why can't we just use one form?" Mayor Virgil Wikoff asked. "What if a guy changes his mind about living in the house?"

City Urban Renewal Director David Gensemer, armed with his HUD-issued urban renewal manual, shook his head as the council threw out one paragraph after another.

Stumped At Times
But even Gensemer, who daily treads the circular paths of the federal bureaucracy, occasionally was stumped as to the meaning of what the manual meant.

"I put that in because it was in the book, but I'm still confused about what it means," Gensemer said when he was questioned about a paragraph.

"Well, take it out then," Councilman M. G. Snyder snapped. "If you don't understand it, how is anyone else going to?"

Moving on to another section, Gensemer said, "You can leave paragraph 7 out completely. You don't need it, but I stuck it in there because I was typing along and didn't notice it."

"Good," said Councilman Paul Somers. "Let's not even read it."

When a councilman asked what the council could require in another instance, Gensemer said, "You can put anything you want in there."

"That would be the first time," City Manager Warren Browning muttered.

Break For Supper
About halfway through the 2 1/2-hour study session, the coun-

UR Land Disposal Set, HUD Willing

The Champaign City Council begin construction and abandon Tuesday afternoon decided how it wants to dispose of the land it has acquired under urban renewal.

However, the council's decision is subject to approval of the U.S. Department of Housing and Urban Development.

The council occasionally seemed to be riding roughshod over federal "guidelines" as interpreted by city Urban Renewal Director David Gensemer, who later commented that he "doubted" HUD would approve the council's guidelines.

In general, the land will be disposed of on the open market, with the city determining a minimum price on each lot and taking sealed bids.

However, Gensemer said in some cases the city could fix a price for the land and seek

to someone who would complete the work.

Meet All Codes
Browning noted that all construction will have to comply with city zoning requirements and building codes as well as minimum standards adopted or recommended by HUD.

City Manager Warren Browning commented, "We have a moral obligation to see that these properties are properly redeveloped."

Gensemer said the city would have to determine the financial capability of each redeveloper, but there was still no guarantee.

The council finally concluded there probably would be no such cases, but if so the bank making the construction loan would take over the property and resell it to someone who would complete the work.

The council also reiterated that former property owners

that former property owners

By Park Board

Parkette Land Approved

The Champaign Board of Park Commissioners Monday approved the purchase for \$19,500 of a 1.6-acre parcel of land on the west side of the urban renewal area.

The small parcel will be developed into a parkette for use by the residents of public housing to be built adjoining the site.

The board voted to retain Louis H. Humley as a landscape architect to draw preliminary plans for the development of this plot and also for the Douglass Park enlargement planned in the urban renewal project.

The city eventually will sell some 7.2 acres of land adjoin-

ing Douglass Park to the district. This will more than double the size of the park.

In other action Monday the board authorized relocation of the baseball diamond in Columbia Park, the installation of an irrigation system in Morrissey Park on Windsor Road, the necessary funds for planting 42 trees donated by Wandell's Nursery and funds for 59 picnic tables to be located in various parks.

All these projects are part of the continuing urban beautification program which is partially funded by the federal government.

The board also authorized taking of bids on the annual gasoline purchase contract.

some cases the city could fix a price for the land and seek buyers at that price.

In no case, according to Gensemer, can the land be sold for less than its "fair, market value." The minimum price would have to be based on professional real estate appraisals.

No Speculation

Regulations also prohibit speculating in land, he said.

"Any purchaser must present a satisfactory redevelopment plan before the land can be sold," Gensemer said. "He must begin construction within 18 months and complete it within 36 months."

Several council members asked what assurance the city had that developers would not

on the basis of this past experience that I am seeking reelection, and it is my pledge that I will continue to fulfill the obligations of this office to the very best of my ability.

Harry is a graduate of Ogden High School and Illinois Commercial College. He and his wife, the former Shirley Waters of Tuscola, are the parents of three children, Diana, David and Richard. They live at 604 S. Broadway, U.

He served in both World War II and the Korean War as an infantryman.

The council also reiterated that former property owners who sold substandard building properties to the city would have first preference in buying back the cleared lot after the building is torn down.

However, persons who refused to rehabilitate structures and sold them to the city will have no preference in buying them back after they are rehabilitated by the city.

Gensemer said his department would attempt to contact all potential developers to give them a chance to express their interest.

Councilman Frank Schooley suggested the city advertise some of the land sales to reach persons the urban renewal department might not be aware are interested.

Dr. North Helps Pick New IWU President

Dr. Jack B. North, pastor of First Methodist Church in Champaign, was a member of the nominating committee which selected the new president of Illinois Wesleyan University.

Dr. North and six other committee members suggested the name of Dr. Robert S. Eckley to the university's Board of Trustees, which made the appointment.

About halfway through the 2 1/2-hour study session, the council broke for supper as Browning's No. 1 son Paul arrived with 16 of Arby's best roast beef sandwiches.

Then, with renewed vigor, they returned to slashing apart the seven-page resolution and turning it into something shorter that actually seemed to make sense.

Despite their show of independence and Browning's abrupt reply to Gensemer that "The manual isn't Scripture," the faceless, nameless deskmen will have the last laugh when the resolution is sent on to them for concurrence.

If the city decides not to accept HUD's "recommendations" HUD will decide not to cough up the \$2.5 million to pay for the renewal project. The council therefore, is expected to go along with whatever changes HUD may recommend.

"I just have a feeling that there are 14 guys at 36-inch desks up there who are going to read every line of this thing," Somers said as the meeting ended.

Mayor Wikoff added, "And they'll throw it back at us because we said 'established' instead of 'defined' and they've never heard of 'established.'"

Plan 5-Bedroom Units On Urban Renewal Sites

Sixteen five-bedroom units previously planned for two sites in Champaign's Urban Renewal area will be scattered on single

sites all through the City of Champaign, Bud Finney, director of the Champaign County Housing Authority said Tuesday.

The housing authority is constructing 120 units of public housing under the turnkey plan in Champaign. The contract was awarded to Creative Buildings of Urbana in January.

Originally, 56 units were to be built on a 4.4 acre site on North Harris Street, and 64 units on a 7.9 acre site in Champaign's Urban Renewal area.

With the revised plan, there will be 48 units on North Harris, and 56 on the Urban Renewal site. Finney said HUD officials in the Chicago Regional office recommended the change to lessen the density of the two sites.

The high density of the two projects had been one of the concerns of the Concerned Citizens Committee when the plans for the projects were being discussed last year.

Finney said the revised plans had been discussed with the CCC and had met with their ap-

proval. Construction of the units will begin later this spring, Finney said.

Urge More Housing For Urbana

The Urbana City Council has urged the Champaign County Housing Authority to obtain authorization for the construction of 300 units of housing in Urbana.

The council passed a resolution urging that 40 per cent of the units be low income housing and the remaining 60 per cent be housing for the elderly.

The resolution asks that the housing locations "be developed in scattered sites" in the city.

The resolution also urges "that the family housing be limited to no more than 40 units per site."

The council's resolution states that there is a "continued shortage" of housing in the city.

July 28

THE NEWS-GAZETTE

Browning Reports No NDP Funds

By BOB FRUMP
News-Gazette Staff Writer

Champaign City Manager Warren Browning back from a Washington conference with federal officials, said Monday that federal funds for a possible Neighborhood Development Plan urban renewal program in Champaign simply will not be available for quite sometime.

Browning and Mayor Virgil Wikoff in contact with top-level Department of Housing and Urban Development officials, said the department simply has been short funded by Congress.

The fund shortage has serious implications for the future of urban renewal in Champaign.

The city council has authorized the urban renewal department locally to begin studies and planning for an NDP project directly south of the nearly complete Project I area.

Applications to the federal government cannot be made until the planning is finished, Browning said. Planning would take about three months.

But the fund shortage, he said, already is in existence, and is not expected to be remedied for quite some time.

Although the NDP program on urban renewal is favored by most black community leaders, city administrators and councilmen, the city if it wishes to continue with another urban renewal program may be forced to seek funds for the old

area, the immediate action area, can be worked on while additional areas are placed in planning stages each year.

Black leaders appearing before the City Council have voiced strong preference for the NDP program because, they say, it allows residents of renewal areas more say in what use the land is put to, and more control over their own fate.

The city will continue, Browning said with plans for an immediate action area bounded by an alley south of Washington Street, Illinois Central tracks on the west, Fifth Street on the east and Project I on the north.

The city will, he said, apply for a survey and planning grant from the federal government.

Browning and Urban Renewal Department Director David Gensemer also plan a trip to Chicago sometime this week to clarify the city's position.

"We'll have to find out where we can go from here with the NDP program," Browning said.

The city council has only authorized planning for a possible NDP renewal program. The question of final approval for a second urban renewal program would be decided at a later date, after applications are approved by the federal government.

★ ★ ★ ★

Zippodt Says

Renewal surveys to begin

For second project

Champaign Urban Renewal Department personnel are about to begin surveying the area tentatively designated as the city's second urban renewal area.

"We hope all residents of the area will cooperate with the staff members going door-to-door to gather information on conditions of structures there," Gensemer said.

Present plans call for the survey to be confined to the area the Citizens Advisory Committee on Urban Renewal has recommended as a target for action during the first year of a Neighborhood Development Plan.

This area is bounded by the Project I area on the north, Illinois Central tracks on the west, the alley between Washington and Hill Streets on the south and 5th Street on the east.

The city council recently authorized the urban renewal department to prepare an NDP application for the entire North-east Neighborhood between Project I and University Avenue.

"But the people south of the alley and east of 5th Street will not be disturbed unless they call us and specifically ask that we come out and talk to them," an urban renewal official stressed.

The survey is designed to determine how many buildings are now inhabited, how many are substandard, and how many persons live in each unit.

Relocation staff members also will be seeking information on family income, and kinds of housing desired by each family to facilitate finding new homes for those who will be relocated.

"The last survey in 1961 showed 2,271 inhabited struc-

Champaign Urban Renewal members of the CAC are expected to begin working with various community groups to organize block councils of area residents in the first action area advise planners.

Champaign Council To Study Planning Grant For UR

By TOM SLOCUM
News-Gazette Staff Writer

The Champaign City Council will consider the authorization to submit the application for a survey and planning grant of \$640,000 for the proposed \$20 million Project II of urban renewal at the regular meeting at 7:30 p.m. Tuesday in the City Building.

The request for the grant, if authorized, will be made to the Department of Housing and Urban Development, City Manager Warren B. Browning said Friday, it would take from two to three years to receive an answer to the request from HUD.

Browning said he plans to recommend to the Council that they authorize the application. He said the grant is for the

planning of Project II only and does not commit the city to actually starting the program. He said the two to three years wait would provide ample time to study the feasibility of another urban renewal project in Champaign.

Browning also said the application would cost the city almost no money. He said the only expense involved is the mailing or delivering of the application to the HUD office in Chicago. David Gensemer, director of the Department of Urban Renewal, said the city has only spent a previously authorized \$2,000 on the application and he has said he would deliver the application in person.

If the city should decide not to

undertake another urban renewal program, the \$640,000 survey and planning grant would not have to be repaid. If the program is started, the cost of the grant would be included in the total cost of the project. This total cost is split between the federal and local governments.

The Council will also consider two compromise zoning ordinances in an attempt to settle the recent controversy over the R-2C zoning classification for nine lots in the city's north-east neighborhood.

At their previous meeting, the Council reversed an earlier decision and voted to defeat the R-2C classification for the whole nine-block area. The zoning classification would allow the construction of apartments under certain conditions in the area.

The two new ordinances would allow the construction of apartments on three lots in the area while leaving the remainder in a single family classification. The three lots, located at 310 E. Church, 312 E. Church, and a corner lot numbered 311 E. Hill and 305 N. Fifth, are owned by Skip Thompson, 715 Tawney, C. Thompson has tried for over a year to get the zoning change.

People in the area have agreed to support Thompson's plans to build a two building, 20- to 28-unit apartment complex if the rest of the area is left alone. One of the ordinances

16 public housing units to be on scattered sites

completed.
Under an NDP program, one

Washington, D.C. following a conference of officials from several Illinois cities to report that there is no money available from the federal government.

"The government is committed to more programs than they are funded for," he reported. "It was an interesting conference, but we found out we don't want to be wasting our time filling out forms for federal funds because there is no money available."

George Romney, secretary of the Department Housing and Urban Development (HUD), told officials from 92 Illinois cities that congress has appropriated about \$3 billion less than this department is committed to spend on urban renewal projects. Although this affects Champaign more than Urbana, Zippodt indicated that the excess of commitments over available funds is typical of all departments.

Zippodt called the conference "interesting," but he indicated that Urbana will have to trudge along for a while without the benefit of federal funds.

further, he explained.

"We are conducting the survey to find out exactly what condition each building is in now," he said.

The department also has been conferring with professional planning firms and probably will select one to prepare the NDP application, Gensemer added.

Once selected, the firm is expected to conduct its own studies to draw up a set of precise recommendations, such as boundaries of areas for work during specific years and what sequence should be followed in future renewal work in the area.

A major factor in selecting such a firm will be its willingness to take feedback from area residents on what they want done and incorporate it into the NDP application.

In the near future, urban renewal staff workers and mem-

bers, which are the largest, were removed from the two project sites to alleviate crowding, said Bud Finney, executive director of the Champaign County Housing Authority.

The Concerned Citizens Committee (CCC), a black community group, had particularly objected to plans to put 60 units on the North Harris Avenue site, which consisted of only 4.4 acres.

Under revised plans, 48 units will be built on the North Harris site, 56 on a 7.9-acre site in the urban renewal area, and 16 on individual lots.

The 16 five-bedroom mod-

Approve UR Area Land For Park

Approval of a \$24,000 land purchase agreement with the City of Champaign for approximately seven acres of land in the Project I urban renewal area will be decided at the regular meeting of the Board of Commissioners of the Champaign Park District at 7:30 p.m. Monday at the Meeting Center.

Plans for the new park, now being drawn, include a multi-purpose playing area, picnic area and a restatative outdoor performing area. If approved, clearing and landscape work will begin this summer, according to General Manager Robert Toalson.

The Board will also discuss rates for annual and season tickets for Centennial and the new Spalding swimming pools. Rates for year-round swimming at Spalding pool will be set for families as well as individuals.

In other business, the Board will open bids for concession contracts for Park District operated programs and facilities.

Inc. (CBI) of Urbana, contractor for the projects, have scheduled their last preliminary conference with the Chicago regional office of the Department of Housing and Urban Development for March 12, Finney said.

If all goes well the final conference with HUD will be held March 24.

Contracts then can be signed and construction can begin soon after, said Darrel Murphy, project director, regional representative for CBI.

Murphy also said he expected to finish buying the 16 scattered sites by the end

housing authority's plans were 43 per cent above the \$1,784,740 available for construction.

The authority rejected all bids and adopted the "turn-key" approach, under which a private developer constructs the projects from his own plans and then turns them over to the housing authority.

At this time, the authority also revised its specifications, raising the number of five-bedroom units from 10 to 16.

The new plans, still totaling 120 units, call for eight one-bedroom, 16 two-bedroom, 14 three-bedroom, and 10 four-bedroom units on the North Harris site and eight one-bedroom, 16 two-bedroom, 20 three-bedroom, and 12 four-bedroom units on the urban renewal site.

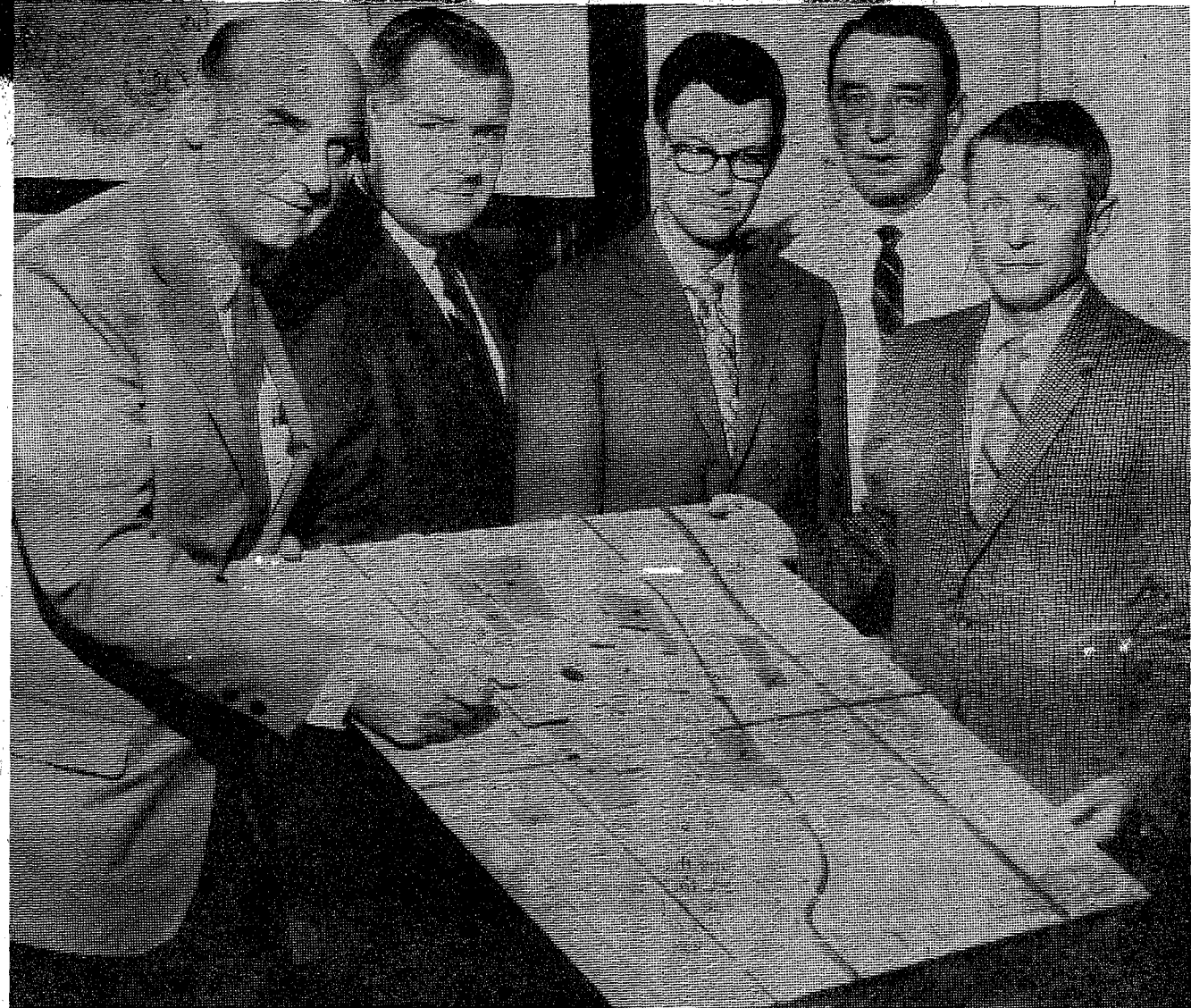
CBI hopes to have some of the units completed and ready for occupancy by September, Murphy said.

The rest are expected to be completed within a year.

Council now has the option of which ordinance to pass.

The Council will also consider an ordinance that would allow the construction of a trailer park on Route 150 west of Champaign. Browning said Friday the residents of the area have submitted a valid petition and it would take five yes votes by the Council to pass the ordinance.

In other business, the Council will deal with vacating two areas of land in the Project I urban renewal area. The vacancies, to be a strip on the corner of E. Bradley and N. Fifth and a strip on Eureka between Fourth and Fifth streets, were made necessary by a replatting of the area. The council will also act on a resolution to sell 10 lots in the urban renewal area to Community Homes.



News-Gazette Photo by Robert Arbuckle

MODEL FOR NEW DOWNTOWN. Leaders involved in plans for downtown Champaign's new \$23 million revitalization and expansion, pictured at Monday's press conference, are from left: Prof. A. Richard Williams, who headed the urban design team for the de-

velopment; Thomas Hagan Jr., president of the Champaign Development Corporation; Mayor Virgil Wikoff; Ambrose Richardson of the architectural firm of Richardson, Severns and Scheeler; and Joe E. Frank, president of the Champaign Chamber of Commerce.

Champaign Revitalization Plans Told

(Continued from page 1)

venient market place in the region."

Hagan added: "Throughout the design period, we kept the city administration and council informed of our progress, since this project is one of private and public cooperation."

Hagan said, "In order that we may symbolize the beginning of this building project, I present the mayor of Champaign with this set of the design and development plans, in the name of the officers and

Cooperation is essential and I'm sure we will continue to have it," Mayor Wikoff said. "It has been a real pleasure to work with you."

Present, with Hagan and Wikoff, for the press conference held in the Lewis Building, were Joe Franks, president of the Chamber of Commerce, several members of the Champaign City Council, designer-architect Ambrose Richardson, and Forbes, the developer-consultant. Forbes and Williams spearheaded the preliminary planning and urban design work carried on during the past 10

Mall will necessitate closing of Church-Main (on the north) to Chester Street on the south; and closing of one block of Park Avenue from Neil west to Randolph.

Forbes displayed land use plan drawings, a design model and maps depicting projected expanded motor parking areas within the project scope as well as maps showing the newly-planned auto traffic flow through the downtown region.

The traffic circulation plan and refinements, together with the public parking facilities expansion, were part of the new

further clearing to provide a greatly enlarged parking facility for the north part of the new downtown complex. This Hickory triangle area, when completed, will accommodate 475 cars.

Other new parking sites will include a three-story parking garage between Church and Hill (for 300 cars) and to the West, new parking west of Robeson's near the newly-planned Howard Johnson Motor Inn and one-half block of new city parking at West University and Randolph.

Forbes said "increased park-

Home repair loan program urged by CAC for second renewal area

By Darlene Napady
Of The Courier

An area of about five square blocks in Champaign's proposed second urban renewal area apparently will be recommended for a program that would make federal home repair loans and grants available immediately.

At a meeting Thursday, the Citizens Advisory Committee on Urban Renewal voted to recommend that the city council apply for federal funds to implement so-called Certified Area Program in this area.

Under such a program residents who own their own homes can apply at once for low-interest loans and grants that otherwise would not be available until the city began renewal work in the area, probably three years from now at earliest.

In recommending the program to the CAC, Urban Renewal Director David Gensemer repeated that in his opinion a certified area program did not legally commit the city to a second urban renewal project.

Application okayed

According to federal requirements, he noted, the

area need only be "planned for rehabilitation or code enforcement within a reasonable period of time."

Last month, the city council approved an application for \$640,000 in federal funds to plan a second project, although several councilmen stressed this did not necessarily mean the city would go ahead with actual renewal work.

After some consideration, Gensemer said the urban renewal staff considered the area bounded by Grove Street on the north, 5th Street on the west, Wright Street on the east and the alley between Columbia and Washington streets on the south as a suitable area for the program.

"We found that most of the persons in this area felt it should remain single family," he said.

The area also was slated to remain single family in the General Neighborhood Renewal plan drawn up in 1963, he added.

The staff also considered a second area, bounded roughly by Washington, 2nd, 5th streets and Park Avenue, Gensemer said.

But two areas would be too much to handle at once,

he said, adding that the second area could be added to the program once work is under way in the first.

Rehabilitate 20

Of the 41 owner-occupied structures in the recommended area, exterior surveys indicated that 33 probably have some code violations. But only 20 of these are still in the rehabilitable stage, Gensemer said.

Of these 20, four or five probably would qualify for the federal grants, up to a maximum of \$3,500 while the rest would be eligible for federal loans up to a maximum of \$15,000 at 3 per cent interest.

The certified area program may be able to reduce the overall cost of a second program somewhat by taking care of some rehabilitation costs beforehand.

But all such costs are borne by the federal government anyway, so it would not mean a reduction in the city's share of the project.

"We may, however, be able to catch some houses before they become substandard, beyond the point of rehabilitation," Gensemer said.

He estimated the city would need \$14,000 in fed-

eral grants and \$136,000 in loans to handle the 20 properties that probably would qualify.

For the time being the program could be administered by William Hall, the department's rehabilitation officer.

City burden

But after the first urban renewal program is phased out in mid-May, the city will have to pick up administrative costs.

John Lee Johnson, a member of the Concerned Citizens Committee, said the CAC should take a more active role in bringing pressure to speed approval of the planning application.

"When this is presented to the council I hope the CAC will stress that this is not an out and that urban renewal still would be needed," he said.

He also said that the CAC should present the program to residents of the area so that they can determine what areas should be included before taking the matter to the city council.

Richard Davis, CCC chairman, concurred, saying: "We agree with the certified area program, but the people themselves should plan it."

and others in the preliminary phases of the enterprise.

space for the... Mall will necessitate closing of which will pave the way for

hind the Human Hotel and across the I.C. tracks near the Commercial Bank.

One of the highlights for the program includes plans for 350,000 square feet of new retail space projected for new retail units in the downtown area.

The all-weather mall will have easy-access entrances from all directions from surrounding established retail stores.

Transportation improvements will include a new thoroughfare from the campus area to downtown Champaign, via Church-Main as well as the east-west thoroughfare of University Avenue.

Traffic flow north-south under the new city plan calls for north only traffic on Randolph and Chestnut and south only traffic on State and Walnut.

"I've been very fortunate as a developer-consultant in being able to work with 10 young business people with vital downtown interests — conscious the dynamics of the new, vital downtown center."

Williams, the design architect, observed that the all-weather mall will be "very compact" and serve as "the crossroads" and social center of downtown Champaign.

The rotunda probably will have a 90-foot dome and have an appearance similar to the Sheraton-Palace in San Francisco, he said.

With a large restaurant, bar and other features such as kiosks and live street, the Mall is contemplated as a colorful and relaxing "hub" for the new downtown shoppers.

Williams said compaction of the core area will make Champaign's central business district "more compact than most shopping centers" with parking facilities on the various sides located "an average of 500 feet from the very center."

He said suggestions have been made to business building owners for the remodeling and restoration programs envisioned in the overall program, to harmonize some of the unique architectural features of existing structures with the new central core construction.

Richardson said various studies and analyses are being made at the present time, such as soil tests, utilities inventories and other essential steps prior to start of a construction schedule.

"We hope to break ground and be under construction by next June or July. I am delighted to be involved with this exciting project. We hope it will be impressive and important not only for Illinois but for the country at large," Richardson said.

He noted that an effort will be made to keep the building facades correlated to the Mall, with extensive use of brick, correlated smaller business signs, cluster lights in and around the Mall and other decorative features.

Urbana was selected Wednesday to develop 120 units of public housing for Champaign, a project that has been on various drawing boards for several years.

With three of its five members present, the Champaign County Housing Authority board voted unanimously to pick CBI over seven other firms who also had presented proposals discussed in all-day conferences with the board Tuesday.

CBI President Roy Murphy had made no secret of the firm's desire to build the two housing projects, bringing eight associates with him to the presentation Tuesday.

"This is one case where the production team outnumbered the audience," Thomas Berger, architectural consultant to the board said at the time.

Both the board and members of the Concerned Citi-

offer. "We want to build these projects in the worst way," Murphy told the board Tuesday, explaining that CBI hoped to make it a show case for out-of-town visitors to their plant in east Urbana.

Bids high
As with the other proposals, CBI's plans would cost more than the \$1,784,000 available for the project.

The price tag for dividing the units evenly between the site in the urban renewal area and the site on North Harris Street came to \$1,750,000.

But after incorporating certain revisions asked by the board, including transferring four units from the North Harris Avenue site to the urban renewal site, the price rose to \$1,898,000.

It still is not certain if the Chicago regional office

784,000 figure was based on 1966 estimates of construction costs.

The board had taken bids on their own plans for the project, only to have the lowest come in 43 per cent above available funds.

At that time the regional office said it could not allot additional money to the project.

But several of the developers, including CBI, seemed to feel it was worth a try to get additional money for a well-designed project.

If selected as developer, Murphy said, the firm would begin construction in early spring and finish the two projects within a year.

CBI's modular construction approach in which units are constructed of cubes built in its plant and stacked on place on the site raised a number of questions on the livability of the units.

Murphy said most of these problems could be solved.

In cases where the bedroom of one unit is placed above living space of another unit, for example, an 18-inch air space between floor and ceiling will provide soundproofing, Murphy said.

Or the unit could be redesigned to confine all bedrooms to space directly above the unit, although this would cut down somewhat on outdoor area.

The CBI proposal consists primarily of townhouses with mansard roofs and a number of one-story apartments structures with one-bedroom units.

Murphy also said that crawl spaces would be provided under the units to make easier any repair on wiring or plumbing.

In the future, the units could be wired for clothes driers, although HUD at present does not include driers in the list of permitted household appliances.

CBI also would guarantee all construction for 10 years, Murphy said.

The firm will set up a show case in its plant where prospective tenants can give their preferences on colors, wall finishes and other decorative matters, he said.

CBI also intends to employ area residents in building the projects, Murphy said.

Building the cubes in the plant permits training an unskilled worker in about one-fifth the time required on the site, he said.

While being trained, they would earn union scale.

CBI currently is building North Mt. Olive Manor, a 72-unit federally-aided moderate income housing project slightly to the northeast of the urban renewal public housing site.

More than 50 per cent of the workers on this site and 20 per cent of the workers building the units in the plant are black, he said.

In Wednesday's action, the board selected CBI as the developer contingent on negotiations on design and costs.



STREET IMPROVEMENTS

"Revitalization" of downtown Champaign is barely off the ground, with the only actual work done the clearing of several buildings for new

parking lots. However, land acquisition is under way for more dramatic parking improvements, and a large mall may be under construction in

1970. Long-range downtown improvements that could affect neighborhood urban renewal include construction of "Illini Boulevard" (shown in

dashes on the aerial photo), which would begin on 1st street, curve to the west over numerous railroad tracks and

join Neil Street north of the downtown area. Also shown is the proposed route of a connection of Main Street and

Park streets via a new underpass at the Illinois Central tracks.

(Photo by Curt Beamer)

Downtown revitalization: a private project affected by several public improvements

EDITOR'S NOTE: This is the third in a series of articles on urban renewal in

tracks, the Champaign City Council will be faced with more than the crumbling

"We are concentrating on the downtown area, which we intend to redevelop by pri-

the city would have to pay.

Mayor Virgil Wikoff has said he hopes the city would

eral CAC members have pointed out that it would make little sense to clear

a proposed southern by pass expressway, it should qualify for federal assistance un-

\$50 Floor Under Rent Subsidies

By DIANE SPATZ
News-Gazette Staff Writer

The Champaign County Housing Authority passed a resolution at its meeting Wednesday fixing the minimum rent to be paid by tenants in the rent subsidy program at \$50 per month.

Bud Finney, executive director of the authority, told the board that much was necessary for the program to break even.

The rent subsidy program would allow the housing authority to lease private residences at market rates and then release them to low-income families at rates they can afford. The federal government would pay the difference.

A budget of \$140,000 for the first year of the program was sent to the HUD in Chicago early in September for approval. This allows for 50 rental units in Urbana and 68 in Champaign.

Finney said he expects word from Chicago on the final approval of the rent subsidy program sometime this week.

Marvin Marsh, chairman of the housing authority, told the board after discussions with federal officials in Chicago — he thought the 120-unit housing pro-

★ ★ ★ ★

Need Urbana Program To Get Housing

Marvin Marsh, chairman of the Champaign County Housing Authority, told the authority at its meeting Wednesday that Urbana's Workable Program, necessary for the housing authority to proceed with plans for 150 units for the elderly in Urbana, should go to the Urbana City Council for approval by the Oct. 20 meeting.

HUD has threatened to take the county's authorization for the program away due to "lack of local activity." The city of Urbana must have a certified workable program before the project can continue. Urbana has submitted the program to federal officials twice, but it has been rejected both times.

HUD gave the housing authority a 45 day extension in which to get the workable program submitted to federal officials. If the program is not submitted

ject slated for the City of Champaign's Urban Renewal area would have to be constructed under the "turnkey" method.

The project was bid last August, but the lowest bid was 43 per cent above the 1966 estimate of \$1,784,000 for basic construction. The board then tried to negotiate with the low bidder, but the costs were still too much.

The HUD offices in Chicago then decided to have the original plans resubmitted to the architect in an attempt to bring the costs down, but Marsh reported the estimates were still too high.

He said the Chicago office was trying to get another \$100,000 appropriated for the project, but probably couldn't get the money. Marsh said he would know whether or not the additional appropriation had been obtained within a week, but that he expected to call a special board meeting to turn the project into a "turnkey" proposal.

Under the "turnkey" method, the housing authority would sign a contract with a contractor to build a specified number of units for a specific price.

The contractor would then acquire his own land, provide his own plans, build the project, then "turn the key" over to the housing authority.

This method would eliminate much of the time the housing authority would have to spend in letting bids and having every phase approved by the Chicago HUD office.

Marsh said that under the "turnkey" method, he hopes to have ground broken for the project sometime next spring.

In other business, the housing authority awarded a \$12,968 contract to Hitchins Roofing Company of Urbana to roof 24 units in Mitchell Court. The present roofs have been there for over 27 years.

City programs nearly complete

Drafts of workable programs renewal or public housing projects for community improvement for Champaign and Urbana are being completed by the Champaign County Regional Planning Commission. Executive Director Richard Maltby reported Tuesday.

Champaign's currently is being reviewed in the office and should be ready to be forwarded to City Manager Warren Browning next week, said Doug Houston, a planning staff member.

Urbana's also is nearing completion, but Maltby refused to speculate when it will be ready for consideration by city officials.

A new urgency was added to work on the Urbana program last Friday when Marvin Marsh, chairman of the Champaign County Housing Authority Board, revealed that federal officials have threatened to withdraw preliminary authorization for an elderly housing project for the elderly in Urbana unless the city produces a workable program within 30 days.

A workable program describes local blight problems and any attempts or plans to deal with them.

It is a requirement for receiving various forms of federal aid, such as funds for new urban

ment Corp. that has spearheaded downtown efforts, stresses that his group is not interested in becoming bogged down in the urban renewal effort.

The 150-unit housing for the elderly project has been under discussion for several years. Federal housing officials had authorized the local authority to begin looking for a site and undertake related work.

But they have refused to even inspect possible locations for the high-rise project until the city obtained a workable program.

A new draft should be ready for Mayor Charles Zipprodt sometime before Oct. 20, Maltby said Tuesday.

"We are aware of the housing authority problem and hope to get the material to the mayor so he can discuss it with the city council as soon as possible," Maltby said.

The program already has been submitted to federal officials several times, only to be returned for additional work.

Champaign's current program is certified until Dec. 1. But it, too, is recertified, it could hamper federal consideration of additional urban renewal work.

The urban renewal staff currently is preparing an application for federal funds to plan additional renewal work in the city's northeast neighborhood.

But the lapse of Champaign's workable program would not affect the existing urban renewal project or the 120 new units of public housing already contracted for with the federal government.

Regional housing officials in Chicago are going over project costs to see if any additional funds are available, Marsh said.

But it looks doubtful at this time, he added.

If no solution is reached, the housing authority probably will have to seek a private developer to build the two 60-unit projects from his own plans and sell it to the authority, but his would delay actual work until next spring.

success of the private errors may hinge on a number of public improvement suggested several years ago in a report by Candeb-Fleissig, the same planning firm that drew up the proposed application for planning funds for the second urban renewal project.

One much-discussed recommendation has been a vehicle underpass under the Illinois Central tracks at Main Street.

In the past it has been suggested that the city shift the western boundary of the renewal area from the eastern to the western side of the tracks and build the underpass as part of the project.

This would have allowed the city to share the cost with the federal government. But representatives of the Chicago regional office of the Department of Housing and Urban Development have ruled this out because, they said, area residents would not receive the main benefit of such an underpass.

Still, if the city were to build the underpass out of its own funds, half the cost, estimated at more than \$600,000, could be counted as a local non-cash contribution to the renewal project.

This would reduce proportionately the amount of cash

improved during a second renewal project, City Urban Renewal Director David Gensemer has said.

Since this also is technically outside the area, it cannot be included in project costs, although half of any city expenditure also could be counted as a non-cash contribution, Gensemer added.

Besides the Main Street underpass, another downtown-related improvement of concern to urban renewal planners has been the proposed Illini Boulevard.

Boulevard route

As now projected, Illini Boulevard would begin at University Avenue, run north along what is now 1st Street, and then sweep upward on an overpass over the juncture of the IC and Norfolk and Western tracks.

It then would join into North Neil Street, just south of the interchange with Interstate 74.

Most city officials concede that Illini Boulevard is at least 10 years in the future.

But the Citizens Advisory Committee on Urban Renewal, for one, has been worried about the effect of such a major thoroughfare slicing through the southwest corner of the area.

The matter of timing has been of major concern. Sev-

as part of an urban renewal project, persons living there would be eligible for federal relocation payments and assistance from the relocation staff in finding new homes.

If the city were to apply for planning funds immediately, it will take an estimated eight to nine years to complete the renewal project.

Sot it might be possible to correlate Illini Boulevard with the renewal project, Wikoff concedes.

City can't afford

But financing is another matter. Since the city would not be able to afford such a massive expenditure on its own, it probably will have to try to obtain federal aid, Wikoff said.

Since Illini Boulevard would connect with I-74 on the north and possibly with

Council wants study Delay workable program

Despite an objection by City Manager Warren Browning, the Champaign City Council took no action Tuesday night on a new workable program for community improvement for the city.

A resolution approving the program and authorizing Browning to apply for recertification was defeated by the councilmen, who said they wanted to study and possibly revise the program before approving on it.

But Browning said federal certification of the current program expires Dec. 1, and the council should have approved the review considering the program would almost certainly have been returned to the council at least once.

However, Councilmen Robert Pope, Seely Johnston and William Kuhne voiced objec-

tions to certain portions of the review.

Pope especially criticized some of the conclusions drawn in the preview of the program, and some of the recommendations it made.

"If we pass this, we put a stamp of approval on a whole list of items that have been debated in study sessions since I've been on the council," he said. He added he didn't think the council should go on record as approving some of the recommendations on urban renewal and public housing that came in the review.

However, Browning told him, "If you want to cut all these things from the program, you might as well forget about re-certification."

The review probably will be discussed at a study session next Monday night.

to the Urbana Council a week before the Oct 20 meeting, so the councilmen would be able to study it and vote on it Oct. 20.

Delivered on R.F.D. Routes Nov. 20, 1969

On public housing take over HDC to hear new proposal

Another meeting of the Housing Development Coalition has been scheduled for Thursday to take up a new proposal for city take-over of public housing.

The meeting, at 8 p.m. in the Hays School library, will deal with a revised draft of a proposal discussed at a previous meeting, calling on Champaign and Urbana to form their own bi-city housing authority and take control of existing public housing units from the county authority.

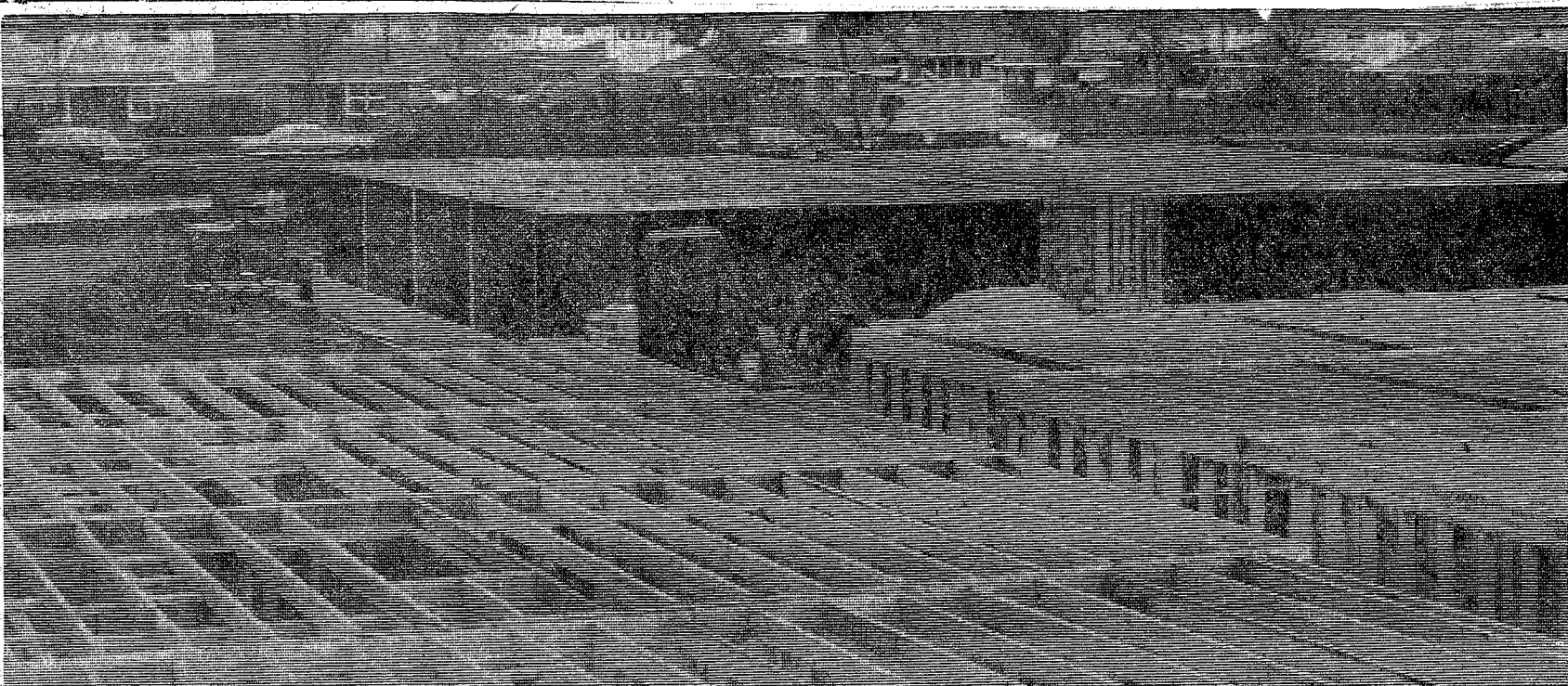
At the earlier meeting, the bi-city idea was rejected since any such authority, those at the meeting felt, would be as difficult for either city to control as a county authority.

A committee, subsequently, was charged with drawing up new proposals for the Champaign and Urbana city councils, asking each city to set up its own housing authority which can respond directly to the housing needs of its people.

"We hope that as many tenants of public housing as possible will attend Thursday's meeting so that we can get their ideas and include them in the proposals," John Lee Johnson reported Monday at a meeting of the Concerned Citizens Committee, one of the groups that make up the coalition.

The tenants also will be asked their suggestion on design of 120 new units of pub-

lic housing for Champaign, on which the county housing authority currently is seeking a private developer who will build them under a turnkey arrangement and then turn them over to the authority.



Factory pre-built modules being assembled into apartment complex in Champaign urban renewal area

New housing rises where slums stood

EDITOR'S NOTE: This is the fifth in a series of six articles on urban renewal in Champaign. The City Council currently is considering a new \$20 million extension of renewal work.

By Darlene Napady
Of The Courier

Tucked in among the conical piles of black dirt on what is known as "Block 3" of Champaign's first urban renewal project, the lower walls of six new apartment buildings recently sprang up.

Although they did not actually burst forth from the block-square site, they appeared with just about equal suddenness, having been partially preconstructed in box-like modules in the Creative Buildings Inc. plant in Urbana and then hauled to the site by truck.

There they and others like them will be assembled into what will be called North Mount Olive Manor, a 72-unit federally aided apartment complex sponsored by Mt. Olive Baptist Church.

This \$1,024,600 development, bounded by Bradley Avenue on

the east, is of major importance when the council takes up the proposed application for \$640,000 in federal funds to plan a second project, the total cost of which could be as high as \$20 million.

Until North Mt. Olive Manor got off the ground—or, more literally, on the ground—there was little concrete proof that anything would be built on the large tracts of land cleared by urban renewal.

To be sure, a number of existing homes had been rehabilitated, but large areas were vacant, occasionally containing only debris that had yet to be hauled away.

But now only a 53,934 square-foot business tract on North 4th Street, at Tremont Street have yet to be committed for sale, Urban Renewal Director David Gensemer has reported.

Besides North Mt. Olive Man-

or, another apartment complex is slated to be built on a 4.5-acre site just to the west.

Called the Bradley Avenue Apartments, this also will be federally aided through a non-profit corporation recently organized by the Concerned Citizens Committee, a black community group, and Interfaith Apartment Corp., a group of local churches.

An application for federal funding was submitted last month by the Concerned Citizens-Interfaith Non-Profit Housing Corp and the developer, Lippman as Assoc. of Indianapolis.

Construction is expected to start next spring on the 116 units, expected to cost more than \$1.5 million.

Construction may begin about the same time on 60 new units of public housing on 7.9 acres to the south of this apartment site.

Delays in providing additional public housing have long been a sore point between the city and the Champaign County Housing Authority, giving rise

in recent weeks to a new demand, this time by the newly formed Housing Development Coalition, that Champaign take control of its own public hous-

ing. Last week the county authority board finally voted to seek (Please turn to Page 16)

Sunday, Nov. 16, 1969

CHAMPAIGN-URBANA COURIER

\$20 million project in Northeast Neighborhood

Second urban renewal project before city

EDITOR'S NOTE: This is the last of six articles on a proposed second urban renewal project for Champaign. The first step, an application for federal planning funds, is now before the city council, which is expected to take action in coming weeks.

By Darlene Napady
Of The Courier

Before it can go on to Washington, the proposed application for \$640,000 in federal funds to plan a second urban renewal project in Champaign must get a stamp of approval from the City Council.

So far, the council has not discussed this particular proposal, presented to them at a

study session Oct. 28.

And at least five of the seven council members say there must be some discussion before they can form an opinion on whether the city should undertake renewal work in the remaining 160 acres of its Northeast Neighborhood at a cost that may go as high as \$20 million.

Probably the earliest the council can discuss the matter would be a study session on Nov. 25.

City Manager Warren Browning said the matter could be taken up at that time.

Only councilmen Seely Johnston and Robert Pope, both long-time opponents of urban renewal, would venture opinions before then.

Johnston called consideration

of more renewal work premature, saying: "It's like talking about Christmas, 1971, when we haven't even celebrated Christmas, 1970 yet."

The city has yet to finish Project I, he noted.

Pope also said the council has yet to see the outcome of Project I.

"But I haven't changed my mind one bit, I'm still against it," he said.

"More urban renewal would create a new level of local government, without any suggestion that it ever be terminated," Pope said.

"I have long said that if the council feels that such matters are the business of government at any level, the city should take the \$100,000 it is now spend-

ing," he said.

He added he had "an idea or two," to discuss with the rest of the council before making up his mind.

Councilman Dwyer Murphy also said he expected the council to "bat the subject around a little" before he reached any decision.

"Right now I just don't know, although the size of the thing did horrify us," he admitted.

Councilman William Kuhne also conceded that the cost estimates "look like a lot of money" but said he, too, would wait for some council discussion before venturing any further comment.

James Ransom, the only black member of the council, said he, too, was undecided.

work to help solve the area's housing problems.

Mayor Wikoff, likewise, said he was not sure about the present proposal, but added that urban renewal, in some form, seemed about the only way to deal with housing problems in the area.

In any case, Wikoff said, he did not expect the matter to come up for council action until December.

Gensemer has said he hoped the council could take it up at its Dec. 2 meeting.

In the past four months the council has twice approved preliminary steps for more renewal work, first by a five to two margin, then by six to one.

With Johnston and Pope dissenting, the council on July 15 authorized the urban renewal

renewal work simultaneously, eliminating a preliminary planning period.

But on a subsequent trip to Washington, Browning was told that all federal funds for this program already had been allocated.

He instructed the urban renewal department to prepare an application for federal planning funds to plan a second conventional renewal project.

On Aug. 19 the council voted 6-1, with only Pope dissenting, to employ Candeb and Fleissig, a private planning firm, to help prepare the application.

"I felt this would give us a kind of inventory for a \$2,000 fee that would have showed us we don't need urban renewal," Johnston said, explaining his vote.

cil would have to see some "real" results before they could vote to extend urban renewal. The status of Project I, consequently, is likely to be of mi-

New houses replace old

(Continued from Page 2)

a private developer to construct these and another 60 units on North Harris Street, under a "turnkey" arrangement, from the developer's own plans.

The board was forced into this approach after bids on its own plans came in 43 per cent above estimates.

A number of new single-family homes also are scheduled to be built in the area, including 22 through a federally subsidized program that would permit low-income families to become homeowners.

These are to be built by three local developers, Community Homes, Creative Buildings, and Thompson Lumber Co., under the sponsorship of another CCC corporation, the North End Progressive Development Corp.

Community Homes also is expected to build four duplexes under the program.

At present the city council has approved the sale of 14 of these 26 lots and is expected to act on the others within a month.

A total of three other single-family homes are expected to be built without federal assistance, including one on the southeast corner of 6th Street and Bradley Avenue.

This was to have been the site of the new Mt. Olive parsonage, the first new home in the Project I area.

But the partially constructed building mysteriously burned early this summer, and the church has since sold the lot.

Champaign Homes, a non-profit corporation formed by a group of local women, also arranged to move several good structures from clearance parts of the area into rehabilitation parts.

These houses then were remodeled and sold, mostly to low-income families.

In all, 39 houses in the area were scheduled to be rehabilitated, many with the aid of federal grants or low interest loans.

All have been completed, except seven or eight that are now in progress, Gensemer estimated.

Only six of 135 families and 51 individuals to be relocated have yet to move into new homes, he also said.

"Three of these six are waiting for their new homes to be completed or are in the process of relocating themselves," he said.

In all, about 110 dwelling units will be added to the Project I area as a result of urban renewal, he also estimated.

"We started with about 250 and should end up with about 360 by the time reconstruction is completed," he said.

Most site improvements also have been completed, Gensemer said.

"We only have to put up the light poles for the street lights, since a good portion of the electrical work is already done," he said.

At its last meeting the City Council awarded the contract for widening and improving Bradley Avenue, which borders the project on the north.

These improvements also will include street lights.

"All our other street work, sewers and storm drains have been completed, although we do have to finish a few driveways," he added.

Only one piece of property in the entire Project area has yet to be acquired. This is in the projected business area.

"Two local food concerns have expressed an interest in this site, although we have not heard from them lately," Gensemer said.

"This will be the only business area in Project I and, we feel, it would be an excellent location for a supermarket with a few other neighborhood-type businesses," he said.

At present there is no food

store in the area that would serve residents of North Mt. Olive Manor, the Bradley Avenue Apartments, and the public housing units, he noted.

"Once we acquire the site and are ready to sell it, the city council will ask for bids and then select the one that seems in the best interest of the community, although they will have to meet the federally set minimum of \$45,000," he said.

Across 4th Street, on land not in the renewal area, a laundromat has relocated into the remodeled former site of OUR Co-op Grocery store and Esquire Cleaners has restored its building, damaged by fire earlier this year.

Next: Will the City Council go along with more urban renewal?

house this year, not 10 years from now."

The city also could enforce its building codes to prevent large areas from becoming run down, he said.

But, he stressed, he favored such laws only as long as they sought to prevent safety hazards and not when they tried to impose one person's standard of beauty on another.

"Just like people are not allowed to dump garbage in the street because this would be a health hazard, neither should they be permitted to maintain buildings in such condition that they present a fire hazard," he explained.

Local program

Councilman M. G. "Bob" Snyder also mentioned the possibility of a local program, financed with funds that otherwise would be used to pay the city's share of renewal work.

"If we took the \$700,000 it might cost us for our share of a second project, we could make loans available to area residents to repair their own homes," he said.

"A lot of stuff needs to be done in the area, but I'm not sure urban renewal is the right

Workable Program Progress Report

By TOM SLOCUM
News-Gazette Staff Writer

The first draft of Champaign's workable program for the next two years is progressing as fast as the needed information is being received, according to Richard Maltby, executive director of the Regional Plan Commission, and it should be submitted to City Manager Warren Browning in the near future.

The city must submit a workable program outlining development plans for the future to the Federal Department of Housing and Urban Development to be eligible for Federal funds. The re-certification of the present program expires Dec. 1.

In the workable program, the city names projects that have

been done during the past certification period, the projects now under way and plans for future programs. Included in the report are costs of past programs and approximate costs of future programs.

Maltby said his staff has not received all the data needed from some departments in the city and must wait before the first draft can be completed. He said the workable program would be submitted before Dec. 1. He said there is no requirement that the program be submitted to HUD before that date, but said it would be preferable. He said if the program was submitted early no unnecessary time would be lost in gaining the

Ask 1,000 Housing Units In Decade

By TOM SLOCUM
News-Gazette Staff Writer

In a study session Tuesday night, the Champaign City Council agreed to prepare a resolution calling for the Champaign County Public Housing Authority to apply for 1,000 units of public housing over the next 10 years.

Mayor Virgil Wikoff said the resolution would be prepared for the next regular meeting on Tuesday. The resolution would include the provision that not more than 30 units would be located in any one location.

Wikoff said the 100 units per year figure was a number that could be realistically attained through Federal funding. Present city requests for public housing number 240 units including 100 units for elderly persons.

Councilman James Ransom expressed dissatisfaction with work of the CCPHA. He said that not one unit has been built.

Reasons for Delay

Mayor Wikoff said the delay was not entirely the fault of the County group. He said some of the delay was attributable to red tape and slowness in acquiring the necessary land. The cost of the units has to be determined in advance, and rising cost sometimes slow the work.

At the study session, Mayor Wikoff announced the resignation of Verne Van Buskirk from the Fire and Police Commission and said he would nominate C. D. Brownell Jr. as his replacement. Van Buskirk is resigning for health reasons. Action on the new nomination will be taken Tuesday night.

The Council will also vote Tuesday night on a resolution

allowing Campus businessmen to leave the lights strung over Green Street up for one year before again reviewing the situation.

The lights were strung by the businessmen when they mistakenly believed they had all the necessary permits. A city ordinance states any such action has to receive the approval of the city Council.

The mistake was blamed on the lack of communication between city offices and the Council said they would try to improve the situation.

Meeting Change

The Council agreed to have a resolution drawn that would move the meeting nights from Tuesday to Monday nights. No action will be taken immediately, but Mayor Wikoff said he wanted the resolution ready if the Council decides to act.

The council also discussed the bids received at the last meeting for five police cars, a street sweeper and a wrecker service to haul junk cars from city streets and private property. The winners of the bids will be announced at the next regular meeting.

A recent state law reaffirms the city's right to haul junk cars from private property after the owner has been notified. The owner will be given 10-day notice and the cars will then be taken.

The bids were for the exclusive right to haul cars to the city's landfill area. Private persons may contract privately for the removal of cars but they would have to be taken to another fill area.

Request passes by 4-2 vote

Council asks 1,000 more units of public housing

By James Kroemer
Of The Courier

A request for 1,000 additional units of public housing for Champaign, to be built over the next 10 years, was approved by the city council Tuesday night.

Introduced by Mayor Virgil Wikoff Oct. 14 and already deferred once, the request was passed by a 4-2 vote even though the mayor was absent last night.

Wikoff's request was in the form of a resolution asking the County Housing Authority "to take the necessary steps" for the construction of at least 1,000 additional units

in Champaign over the next ten years.

Councilmen Robert Pope and Seely Johnston cast the two opposing votes, and although Councilman James Ransom expressed reservations about the proposal, he ended up voting in its favor.

Pope cited an article in a recent issue of the magazine "U.S. News & World Report," which he said told of the manifold problems facing public housing today.

The article proved, said Pope, that "there is a crisis in public housing in this country today."

"This is an old program

that has fallen into disrepute and gets worse and worse every year," he said. "I can't see the city of Champaign urging the County Housing Authority to add an activity that is across the nation bringing nothing but ruin."

Johnston, who acted as mayor pro-tem in Wikoff's absence by virtue of his seniority, said he opposed the ordinance because of the number of units requested. He said he felt it would be sufficient for the council to recognize the need, but not set a specific goal.

Ransom voted for the ordinance "with reservations."

He said he is opposed to the County Housing Authority being responsible for obtaining the additional public housing, because he feels the body has a history of doing nothing.

But he was told the city could take over the administration of the units if a city housing authority is ever created.

And Councilman William Kuhne said perhaps the city should absorb some of the criticism that has been leveled at the county authority in the past.

"Maybe we have been derelict in our duty by never

telling them what we wanted," he said. He said he viewed the request for more housing merely as "an expression of a guideline for action for the county."

One member of the audience also rose to speak. John Lee Johnson, of the Concerned Citizens Committee, said his group favored the request for more public housing.

But he added, "We are concerned with the number of units requested. We might even need more than 1,000 units."

He said the CCC also felt the people who would live in the public housing should

be more involved in every facet of its planning and construction.

Councilman M. G. "Bob" Snyder, who finally made the motion for adoption, said he agreed with Kuhne that the city was merely trying to set a guideline for the county.

"This request is just an indication to the proper authority that we think a need exists," he said.

The request for 1,000 units must now gain approval from the County Housing Authority. Assuming that step is taken, negotiations for federal assistance and the purchase of land could begin.

To facilitate funding

Plan 2 urban projects

By Darlene Napady
Of The Courier

Northeast Champaign should be divided into two urban renewal projects areas, which would stand a better chance of being funded under special federal regulations, the Citizens Advisory Committee on Urban Renewal decided Tuesday.

An application for federal funds to plan more renewal work in the 160 acres immediately south of the first project is expected to be presented to the city council at its next meeting, Oct. 21.

But the application treats the area as a single unit, which in itself does not qualify for special federal fund-

ing.

"I think this is the wrong approach," said Henry Spies, CAC chairman.

"We will have to request an exception that one half of the project be within one-quarter of a mile of the University of Illinois campus," he said.

"This will take from 90 to 180 extra days in processing the application and the chances of approval are small, since only one such exception has ever been granted in the country," Spies explained.

But this same area could be divided into two parts, one of which would meet the quarter-mile requirement that

would allow the city to claim, as the local share, about \$3 million already spent by the U. of I. for land acquisition and clearance.

Under the federal matching formula, this would entitle the city to at least \$6 million to spend on renewal work in any project area.

"Proposals for the two areas would be submitted jointly with joint financing," Spies explained. "The second project would be contingent on the credit received through the first."

Regional officials of the Department of Housing and Urban Development also indicated, during a recent day-long conference, that no proposal would stand a good chance of financing without considerable political pressure, Spies continued.

"There would be about a three-year wait at the current level of activity," he said. "But HUD officials believe this period can be shortened considerably if local officials exert enough influence on Congressmen and Senators."

The CAC also will seek to

Future Housing Need Hard To Determine

By TOM SLOCUM
News-Gazette Staff Writer

Showing the need for public housing in Champaign should be no problem this year according to Edwin (Bud) Finney, executive director of the Champaign County Housing Authority, but he said he could not fortell the situation in three to four years.

The Champaign City Council has requested the CCHA to apply for federal funds to build 1,000 units of housing in the city over the next 10 years. Mayor Virgil Wikoff said the number was based on present need and projected needs over the 10-year period. No specific number of units was requested per year and Wikoff said the number could vary as conditions change in the city.

Finney estimated that the 1,000 units could cost up to \$20 million. He said the figure was



Urban renewal proposal going to council soon

By Darlene Napady
Of The Courier

An application for planning more urban renewal work in Champaign's northeast neighborhood should be ready for the city council by its next meeting on Oct. 21, urban renewal director David Gensemer has said.

"Work on the application is almost 98 per cent complete," Gensemer estimated.

"Our planning consultant will meet with us that afternoon when we will draw up definite figures to present to the council that night," he said.

Specifically, the application will ask for federal funds to plan revitalization of the rest of the city's North End, a total 160 acres bounded by the present renewal area on the north, the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the East.

If approved by the city council, it will be submitted to the Department of Housing and Urban Development for funding.

Planning
During the planning period, scheduled to run 18 months, all the work to be done in the area will be planned in detail.

"A Project Area (PAC) Committee will be set up, as required by federal law, to assure resident participation," Gensemer said.

This PAC probably will have several subcommittees to deal with such matters as relocation, rehabilitation, general design of the area, or whatever subjects the PAC itself wants to cover, he explained.

During the planning stage the PAC probably would have a permanent office in the area staffed with a secretary to help it handle communications and the other tasks assigned to the group by federal guidelines.

Block committees also will

any additional funds for executing the project.

Since the second project, approved, will not go into execution until after the results of the 1970 census are available, the federal government probably would match the local contribution on a two-to-one basis, or about \$6 million.

Champaign's population will officially rise above 50,000 in this census, meaning it no longer would be able to take advantage of the three-to-one matching formula for smaller cities.

But, Gensemer added, appraisal and other fees paid by the U. of I. in acquiring its land, have yet to be added to the \$3 million figure, meaning the city may be eligible for more than \$6 million in federal money.

Seven Firms Interested In Turnkey Units

By DIANE SPATZ
News-Gazette Staff Writer

The Champaign County Housing Authority Monday took under consideration proposals from seven developers to build

Dec 9 '69

apparent now, and he would apply for the number of units the City Council requested. He said his staff will begin immediately to study city records and surveys to get the needed information for the application.

He said it would take a month to gather all the needed information from the city and then another two to three months to receive the answer to the application from federal authorities. The federal government will balance the need in Champaign against requests from other cities and grant the money to those cities with the greatest need.

Finney said the need for housing in Champaign could vary in the next few years and said he could not judge what the situation would be for future applications. He said private, non-profit organizations could receive federal assistance for building low-cost and medium-cost housing and these groups could reduce the need. He said projects such as Mt. Olive Manor's 72 units could solve the housing shortage and make it unnecessary for the city to act. He also said unforeseen changes in federal programs could effect the situation.

Finney said the CCHA staff was adequate to build the housing but he would have to add a maintenance man for every 100 units, and a secretary for every 200 units.

HOUSING SPOKESMEN ELECTED.
The North End Progressive Development Corp. has elected an executive committee which will deal directly with representatives of Lippman Associates, the Indianapolis firm which will construct 116 units of housing in Champaign's urban renewal area. The Development Corporation is a non-profit

organization formed by members of the Concerned Citizens Committee and the Interfaith Housing Corp. It will finance the urban renewal construction. Executive committee members elected are, from left, John Lee Johnson, Franklin Shupp, Hugh Nourse, Robert Gillespie and Richard Davis.

NEWS GAZETTE NOV. 24, 1969

News-Gazette Photos by Jon Vance

7 proposals in for new housing

Nov 9, 69

A total of seven developers have submitted proposals for the construction of 120 units of public housing on two sites in Champaign, Bud Finney, executive director of the Champaign County Housing Authority announced this morning.

The proposals were opened late Monday, the deadline for submission, and so far have not been studied in detail, Finney said.

Such a study probably will take at least 10 days, he estimated. This will be followed by a final conference with potential developers before the housing authority board picks a developer, he explained.

Representatives of the Concerned Citizens Committee's North End Progressive Development Corp. also will be given a chance to go over the proposals and make their recommendations to the board.

They also will be studied by the Chicago regional office of the Department of Housing and Urban Development, who also will make recommendations, Finney said.

A developer is not expected to be chosen until after the first of the year.

The seven companies that submitted proposals were Creative Buildings Inc. of Urbana, Shankland Construction Co. and C. W. Petty and Sons of Champaign, Howard Steele Construction Co. of Granite City, Baker Brothers

of Peoria, McCarthy Brothers of St. Louis, and Lippman Associates of Indianapolis.

The proposals all were submitted on a "turnkey" basis under which the developer would build the units from his own plans and then turn them over to the housing authority for a specified price.

About \$1,784,000 is available for basic construction of the units. The housing authority already owns the land: 4.4 acres on North Harris Avenue, near Franklin Junior High School and 7.9 acres in Champaign's Project I urban renewal area.

since most of it will be a retyping job," he added.

This would be time well-spent if it saved three to six months in processing the application, he said.

trained residents. These "diagnostic surveys" will cover some of the same subjects as the family surveys already conducted by the department's relocation staff.

"But these will be in greater depth and will seek to find out why particular businesses or families settled where they did," Gensemer added.

Both the family surveys, to determine possible relocation needs of area residents, and the structural survey, to determine the condition of buildings in the area, have been conducted while preparing the application.

In all, the planning period would take 18 months, Gensemer said. A public hearing on the matter probably would be held during the 14th month.

Clearance

Actual execution would begin in the 18th month and take about five years, he added.

"There probably will have to be some clearance in the new area but it probably would involve more conservation and rehabilitation than the first project," he said.

Although HUD officials have yet to give any definite assurance this new project area, three times bigger than the first, quite likely would qualify as a special university-related project.

This means the local contribution could consist of almost \$3 million that the University of Illinois has spent in the past seven years for land acquisition and clearance in Champaign.

The city, consequently, would not have to put out

Champaign and Howard Steel Construction, Granite City.

Sixty of the 120 units will be built on a 7.9 acre site in Champaign's Urban Renewal area and another 60 units on a 4.4 acre site on North Harris.

Marvin Maresh, chairman of the housing authority said the authority's consulting architect, Thomas Berger, will study the plans and the authority will make a final decision as to which developer is awarded the contract in a week or two.

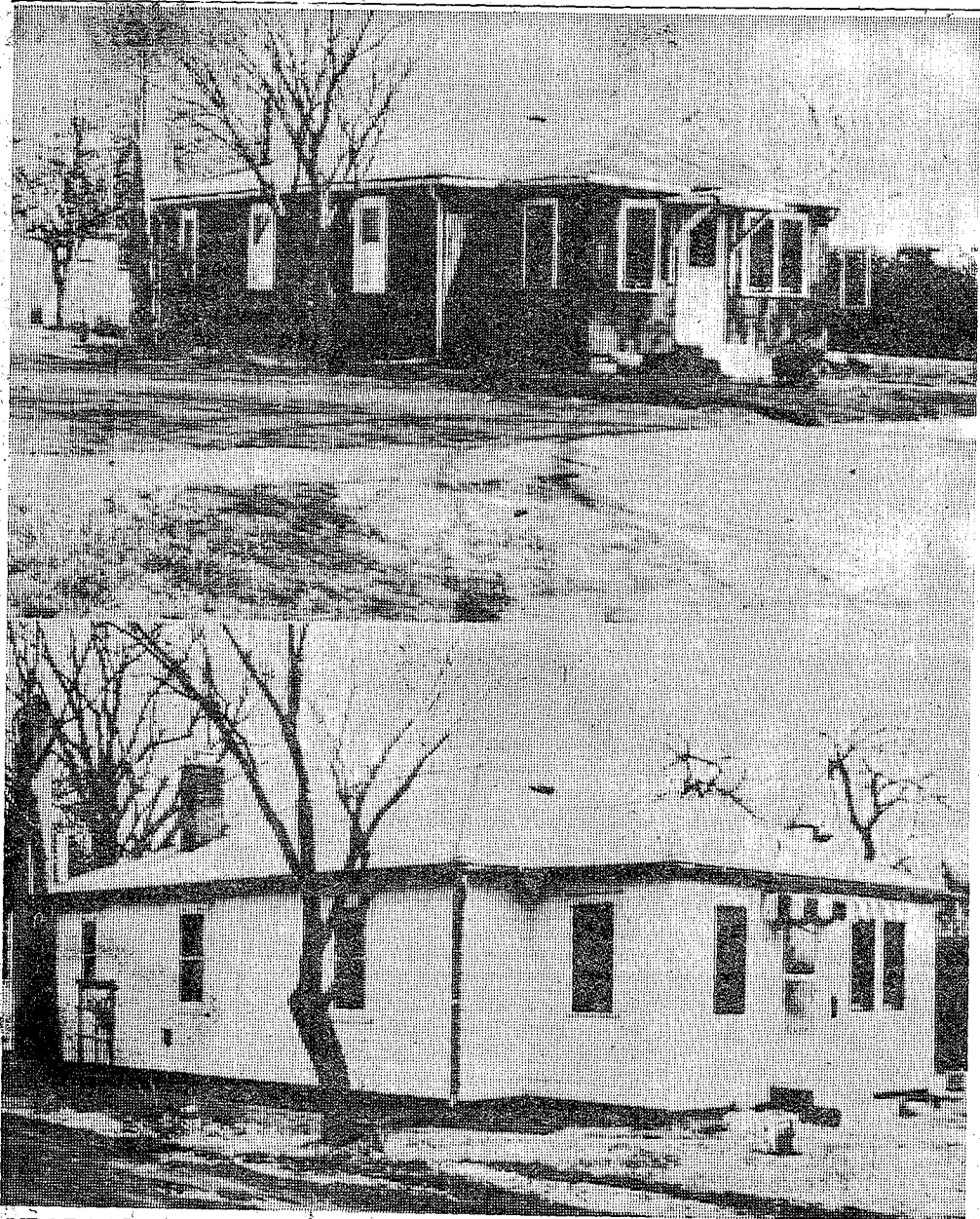
The authority will base its decision upon which developer will "give the most for the money," which is approximately \$1.8 million.

The units were originally to be constructed by the authority but bids taken on the project in August were 43 per cent or more over the estimated cost of \$1,784,000. The authority tried to negotiate with the lowest bidder, but was still unable to bring the costs down sufficiently.

The authority then decided to go to the turnkey method. Under it, a private developer builds the project from his own plans and then sells it to the authority at a pre-determined price, in this case being about \$1.8 million.

The turnkey method can cut costs since it allows the contractor to work from plans best suited to his particular method of construction.

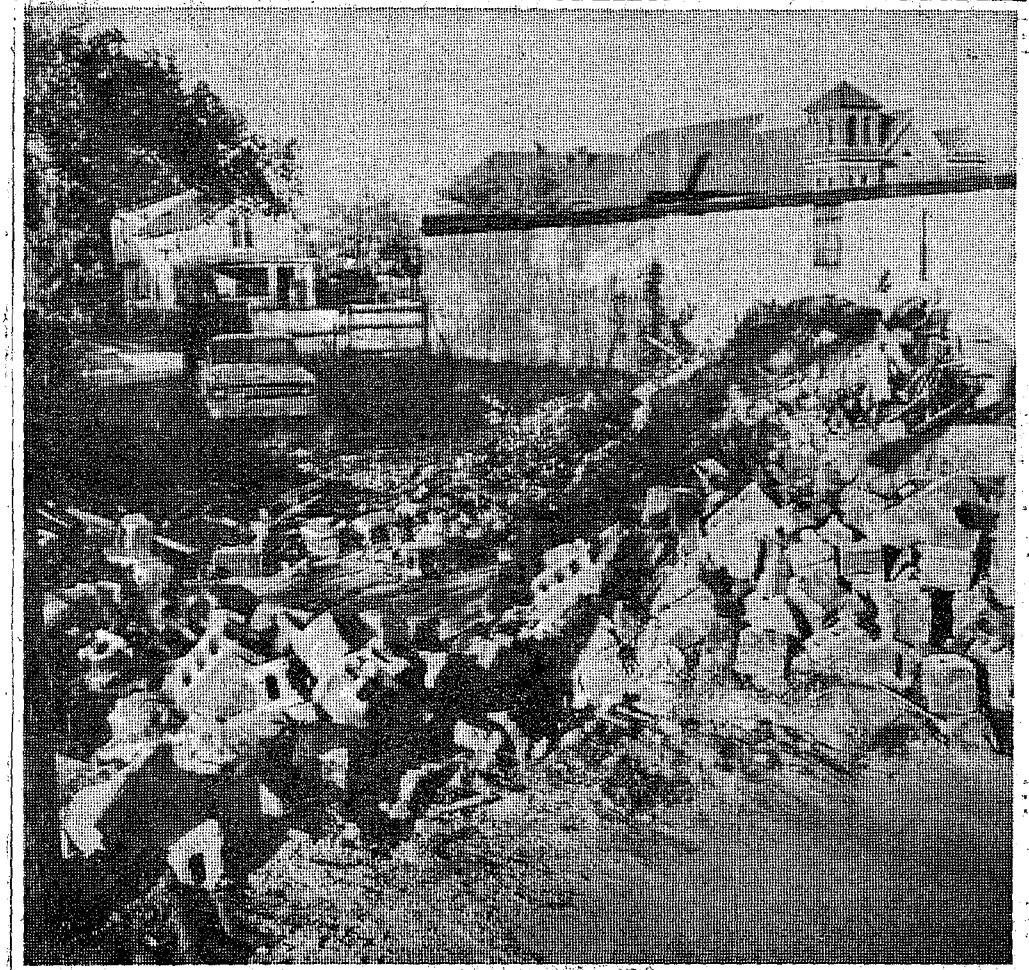
The developer's proposal must also be approved by the Chicago Regional Office of HUD, before the contract is final.



UPGRADES NEIGHBORHOOD. The Clifford Caldwell homesite, 1006 N. Sixth, C, earned a certificate of merit in the annual Champaign County Development Council Foundation Cite Improvement Competition. Pictures before and after renovation illustrate a change judges said upgraded the entire neighborhood. The owner was commended for preserving the trees surrounding his home.

Ar 2, 0

Oct 29 '69



BLOCK CLUB GETS RESULTS. Cleanup operations take place on the property at 409 E. Park, C, a long time nuisance to area residents. Representatives of the Park Avenue Block Club have been complaining to the owner and the city government for several months to force a clean-up in its efforts to beautify and improve their neighborhood. News-Gazette Photo by Joe McNamara

Estimate Illini UR Project Cost To Be \$18.95 Million

By **BOB PERRY**, News-Gazette Staff Writer
Champaign's second urban renewal project, the Illini Project, would cost an estimated \$18.95 million, according to a preliminary survey presented to the Citizens Advisory Committee on Urban Renewal by project planner Paul F. Szymanski, a representative of Candeb, Fleissig and Associates, planning and community development consulting firm of Newark, N.J.
The project would be located north of University Avenue between Wright and the IC railroad tracks and South of Bradley.

Urges One-Project Basis For Renewal

By **TOM SLOCUM**, a one-project basis. He said

According to present cost estimates, sale of some of the land in the project area would raise approximately \$2 million, making the net cost of the project around \$16.9 million. Of this, 75 per cent would be paid by the federal government and 25 per cent by the city.

Cost Sharing
This division of cost is for cities of less than 50,000 population, on the basis of the latest census. If the project is not approved by the Department of Housing and Urban Development before the 1970 census figures

DAVID GENSEMER: 'Chance To Integrate Champaign's North End' . . .

Urban Renewal Trudges Onward

By DIANE SPATZ
Daily Illini Staff Writer

Sixty-six acres of land.

A little less than two years ago, those 66 acres contained some of the worst housing in Champaign, according to David Gensemer, Champaign's Urban Renewal Director. Now that area is involved in Champaign's first Urban Renewal Project.

There are two main objectives of the project. According to the plan submitted to the federal government they include both the elimination and prevention of the spread of existing deterioration and blight and provisions for better living conditions within the project area by the stabilization and conservation of property values.

The plan also proposes creation of more functional land-use relationships; provision of adequate recreational areas, lights and open spaces; improvement of fire protection and elimination of fire hazards; and improvement of traffic patterns.

Provide Opportunity

Gensemer said, "This project will also provide the city with the opportunity to integrate the North-east area. Without urban renewal this never would have happened." Residents of the project are almost entirely black.

The project area is bounded by the Illinois Central Railroad tracks on the west, Beardsley Avenue on the north, the Champaign City limits on the east, and Grove and Vine streets on the south.

Gensemer also stressed that this program was "a people to people program." He said the most important part of the project was "the people and their feelings."

Only One Approved

This project is the only phase of urban renewal approved by the Champaign City Council. Gensemer said the 66 acres now undergoing renovation are only a part of 235 that need improvement. He said he would like to begin planning for following urban renewal projects but cannot until the city council directs him to.

Project I was approved by the council by only one vote in May 1967 and is scheduled for completion in May 1970. The council will probably study the results of the first project before deciding whether or not to start Project II.

Although the project area contains some of the worst housing in Champaign, it also contains some fairly good housing, Gensemer said.

Level Areas

The worst areas are being completely leveled and rebuilt, although the developer of the razed area has yet to be chosen. The Citizens' Advisory Committee on

Urban Renewal has spent several weeks studying projects different developers have done in the mid-west. The CAC will recommend a developer to the city council and the council will have a final say on the decision.

However, many of the structures in the area will not be destroyed, Gensemer said. If the owners of

these homes can bring them up to city standards, the houses will be allowed to stand. Some homes meet the minimum standards now and need no rehabilitation at all, he added.

Acquire Land

The first step in the project was acquiring the land. The final plan says that "all structures which do not meet the minimum property standards, properties which are designated for public reuse and all properties including structures and/or land, where the size of the parcel is to be changed shall be acquired by the city."

To date, 163 parcels have been acquired with only 10 more to be obtained. The city did not acquire

land where the owner brought the structures up to minimum building code standards.

Relocation

Relocation of people whose homes were razed was seen by many to be a major problem in the program. Gensemer, however, said that the relocation has gone rather well, so far, and that there have been only a couple of cases where finding a new home for the displaced people was a problem.

He said families had been placed in all parts of the city and had experienced few problems adjusting to the new neighborhood. He also said that most of the neighborhoods receiving former North End residents had accepted them well.



EMPTY LOTS PREDOMINATE in much of Champaign's largely black North End. Project of the city's urban renewal program has cleared some 66 acres of substandard housing. This land now awaits construction of replacement housing.

(Daily Illini staff photo by Jim Baird)

The non-cash credits are usually given if 50 per cent of the planned project is within one-quarter mile of the nearest University owned building. The proposed Project II, the Illini Project, does not meet this requirement, but Szymanski recommended the city seek a waiver. The non-cash credits would pay for over \$3 million of the costs of the project. The waiver must come from the HUD office in Chicago after permission is granted in Washington, D.C. Szymanski said.

The funds for planning would be spent over an 18-month period, when the next phases of the renewal would be outlined in detail. It was estimated the actual completion of the project would take eight to nine years. Szymanski estimated it might take up to two years for HUD to accept the application for funds.

David Gensemer, director of urban renewal, received a letter from the University of Illinois requesting the Project II area be extended below University Ave. to include an area between University, Fourth Street, Springfield and Wright. Gensemer estimated the additional land would increase the city's share by about \$500,000.

Szymanski said the area south of University is different than the rest of the Project II area because there are no concentrations of sub-standard buildings. He said the area is a mixture of new apartments and old buildings that may cause HUD to reject the proposal. He also said the area is undergoing a change to apartment buildings, area may be developed by private interests.

Szymanski also said the city could insure the maintaining of the three-fourths share of the cost of the project with federal money if the city would fund the planning of the project. He recommended this be studied for possible use later. He said it will cost the city nothing to apply for the planning funds, and recommended the city try this method first.

Most of the \$3.5 million the city of Champaign is claiming in non-cash credits is based on University of Illinois improvements close to the Illini Project area. In order for these credits to be counted the project must qualify as a university area project under section 112 of the Housing Act of 1968. The credits must be applied to work within one quarter mile of the university improvements claimed as credits. While the site of the Illini project is near recent university construction, very little of the area is within the one quarter mile limit.

Request Waiver

The city could, therefore, apply for a waiver of these regulations with its application for the federal grant. Failure by HUD to grant the waiver would increase the cost of the project to the city by \$3.5 million, making it almost impossible for the city to finance, authorities said.

Assuming the waiver is granted, the project can be financed through revenue raised by the city three quarter per cent utility tax. According to D. D. Gensemer, director of the Department of Urban Renewal, the income from this tax, estimated to be approximately \$100,000 per year, has already been earmarked for urban renewal.

Szymanski estimates, at a minimum it will take seven years for the project to be approved by HUD, planned and executed. During that time the utility tax should raise the funds necessary to pay the city's share of the expense, he said.



NEW HOUSING FOR ELDERLY. Formal groundbreaking ceremonies for 20 units of housing for the elderly to be put under the county housing authority's rent subsidy plan were held Thursday with Al Raufeisen, representing General Structures, the firm building and owning the units, Champaign Mayor Virgil Wikoff, and Marvin Marsh, chairman of the Champaign County Housing Authority participating. The units will be at the corner of Lynn and Washington Streets in Champaign.

LWV Cites Great Progress In Housing, Much To Be Done

Great progress has been made during the last few years to improve housing for low income families in Champaign and Urbana. The program, however, is still a piece of unfinished

through an area bounded by Washington, Bradley, and Goodwin Streets and the IC tracks and, in their words, "The area is not beautiful. Streets are unpaved and sidewalks at a premium. The mean little

spark from a coal stove could easily ignite insulation made of cardboard or newspapers. The Social Welfare committee presented its findings to church and civic groups, real estate brokers, clergymen, city of-

However, many landlords escaped compliance by selling their properties to tenants "on contract," which usually involved high interest charges over a long period of time, leaving the title of the property in the hands of the holder, but responsibility for upkeep on the tenant-owner.

Because a Workable Program for Community Improvement (a requirement for some types of federal aid) must include a housing code that applies to both rental and owner-occupied dwellings, the Mayor of Champaign appointed a committee in 1959, chaired by a member of the League of Women Voters, to draft the required housing code. In 1961 the enlarged code was passed in Champaign and in 1965 Urbana enacted a similar ordinance.

Although League welfare and housing committees have worked steadily through the years for the enactment and enforcement of housing codes, the problems of housing for the poor have remained intractable. Some of the factors which have mitigated against the ability of a city to enforce housing codes are: the unavailability of standard low-cost housing, the threat of eviction if a complaint is filed, discriminatory practices which have confined blacks to a restricted area, tax advantage for owning substandard or deteriorating property

minimum fines imposed on owners of rental properties for code violations, and the lack of rehabilitation funds from lending institutions or high interest rates even if such loans are available.

While the extreme housing shortage during World War II had affected both black and white families, the latter had no difficulty in obtaining government insured loans or conventional financing for new construction in a post-war building boom. However, local lending institutions did not grant loans to blacks if existing racial patterns would be disturbed or if homes were in deteriorating or transition areas.

There were other loan conditions in addition which

substantially improved the program by correcting some of the glaring deficiencies of the original law, particularly in the areas of relocation for displaced families, neighborhood participation, and rehabilitation grants and loans.

In March 1958 the League organized a public meeting which was attended by some Champaign city officials. Housing committee members presented the results of the urban renewal studies and at that time League members reached consensus for supporting an urban renewal program in Northeast Champaign. Many problems were raised, not the least of which was the role of public housing in any urban renewal program.

Many League members had anxieties about supporting such a controversial program which had produced unfavorable results in many other cities and which was opposed by many Champaign citizens and organizations. Despite this, the League supported and worked for urban renewal throughout the planning and execution phases of Champaign's Project One.

In July 1965 the housing committee produced a comprehensive housing and urban

renewal study (60 pages long) and in the same year a film was made in the renewal area showing families living in the same kinds of housing conditions that were recorded in 1949. Housing inspectors had tagged those dwellings which were "unfit for human habitation" but the film showed a number of these occupied, some by more than one family.

Open Housing

League members served on the Citizen's Advisory Committee for Urban Renewal and several of its subcommittees. In their support of urban renewal, they advocated neighborhood participation, open housing ordinances to insure displaced families an option to leave the neighborhood if they desired, a neighborhood relocation office, scattered sites for public housing, and increased education and employment opportunities.

Recognizing that physical rehabilitation only could not solve the myriad of serious human problems affecting poor families, the League attempted to mobilize private and public social agencies to provide coordinated social services to the renewal area. In 1965, they proposed the construction of a day-care center using State

Housing Board funds. Because local funding was not made available to support the program, the State would not commit funds for the physical facility. This matter is presently being re-explored by the League's Human Resources committee.

The League's program in housing for the current year is to evaluate the results of urban renewal in Champaign and to study planning developments for Project Two. Its latest housing report was included in "A Community Report - Twenty Years Later" (1968) and the conclusions were . . . "the now

acute housing situation can only worsen unless there is a substantial increase in the quality and supply of housing which Negroes can afford.

In addition, more rigorous code enforcement is necessary in both cities, particularly in rental dwellings owned by investors in slum property; financing must become available for the purchase of homes by black families who cannot now qualify because of loan conditions; and the dual housing market must be eliminated by effective enforcement of Champaign and Urbana fair housing ordinances."

Champaign acts on renewal, environment

June 18, 1970

Annual report stresses old concerns and new

By James Kroemer
Of The Courier

environmental problems.

not yet been relocated.

Statistics from the Urban De. No additional property was

Ask later closing date on UR work

Champaign has requested a three-month extension on the closing date for its first urban renewal project, although the fate of the urban renewal staff remains uncertain past May 1.

David Gensemer, urban renewal director, said the extension primarily would accommodate federal auditors in preparing a final audit to determine actual project costs before the project can be closed out.

Most renewal work still is expected to be completed by the official close-out date of May 15, although actual rebuilding may not be done until a year or so later.

Work on a 116-unit apartment complex in the northwest corner of the project area at Bradley Avenue and the Illinois Central tracks may begin by May 1, Gensemer said.

Representatives of the Federal Housing Administration have agreed to skip preliminary financing for the project and go directly to permanent financing, he added.

This, plus a small business area on North 4th Street, would be among the last major developments.

City manager Warren Browning recently announced he would incorporate the urban renewal department and the buildings inspections department in a new department of environmental control under the new budget, which goes into effect May 1.

But he has not said which current employees would be retained under the new arrangement or named a director.

The urban renewal department, meanwhile, has advertised for bids of \$1,145,000 in project notes to finance its operations through the audit period.

These notes will be repaid once the federal government forwards its share of urban renewal costs.

The bids are scheduled to be opened at 1 p.m. April 14. Last August the city sold \$1,370,000 in such notes to the Northern Trust Co. of Chicago for a low interest bid of 5.5 per cent.

ing the total to 241, with four structures remaining.

The original completion date for the first project was May 15, but that was extended until September. A second project is currently in the preliminary planning stages, and is now in Washington awaiting approval by the U. S. Department of Housing and Urban Development.

Environment

But while Urban Renewal was drawing to a close, concern over environmental problems was just beginning to be manifested in official city action.

During the final quarter of the fiscal year, Browning's report shows, the council passed a resolution declaring the Week of April 19-26 Environmental Crisis Week.

The council also passed an ordinance establishing the Department of Environmental Development. Headed by James L. Williams, the former relocation officer for Urban Renewal, the new department will be the official city department dealing with pollution and other environmental problems.

Further expression of concern about the environment appear in the report under the engineering department report, where several incidents of pollution are pointed out.

Notices sent

Notices to correct pollution of the Boneyard were sent to Garber's Cleaners, Sainecki's Enco Service Station, Self - Service Laundry, Medea Houses, and Mr. Quick Drive-In in the last quarter the report says. At the time the report was written, only Garber's Cleaners had made all the corrections required by the city.

Other pollution problems reported in the final quarter included a break in a sanitary sewer line, repaired by city forces, and a notice to the University of Illinois that sanitary sewage from the ice rink was entering the storm sewer system.

Despite council action in September raising parking fines from 50 cents to \$1, more parking tickets were written in 1969-70 fiscal year than in the year before, 145,794 to 141,556.

The total tickets settled, however, dropped from 135,134 in 68-69 to 126,519 last year.

4.33% bid on UR notes

Champaign tentatively has accepted a low bid of 4.33 per cent from the Pittsburgh National Bank for \$1,145,000 in project notes to carry its first urban renewal project through an additional three months.

The project, involving 66 acres bounded by Bradley Avenue on the north, the Illinois Central tracks on the west, Wright Street on the east, and roughly Grove Street on the south, still is expected to be completed by May 15 as scheduled.

But regional officials of the Department of Housing and Urban Development had asked for the delay so that they could complete their audit.

The notes will be repaid once the city is reimbursed by the federal government for its share of the project.

The 4.33 per cent is well below the 5.5 per cent interest that the city had to pay on \$1,370,000 worth of such notes sold last August to the Northern Trust Co. of Chicago.

The Pittsburgh National bid was the lowest of five opened Tuesday.

Others were 4.35 per cent submitted jointly by Bank of America, First National City Bank, Continental Illinois National Bank and Trust Co., First Boston Corp., and the Mellon National Bank and Trust Co.; 4.40 per cent by the Chase Manhattan Bank; 4.48 per cent by the Northern Trust Co. and A. G. Becker Co.; and 4.74 per cent by the Morgan Guaranty Trust Co.

about the necessity of enacting such a code and the League organized a committee to study the requirements. When, in July 1949, a fire destroyed one of the shacks in a few minutes and several children perished, the League's committee, in collaboration with city officials, drafted an ordinance. A minimum standards housing ordinance for rental housing was finally passed by both city councils four years later.

Many Improved
After passage of the ordinance, many rental properties were improved and some of the worst shacks torn down.

Urban renewal projects

Authority modifies housing plans

By Darlene Napady

The Courier

The board of the Champaign County Housing Authority Wednesday approved increasing the cost of 120 additional units of public housing in Champaign to \$2,314,410 to accommodate modifications on the plans.

The major change involves changing the sites of 16 five-bedroom units from the two project sites in the urban renewal area and on North Harris Avenue to individual sites throughout the city.

Of the \$334,000 additional cost, \$92,300 would go toward acquiring the additional sites.

Joe Johnson of Creative Build-

ings Ind. (CBI), developer of the units, said the authority hoped to begin construction within a month after the final conference with regional housing officials in Chicago, now scheduled for April 9.

Part of the additional cost also stems from adding base units to these five-bedroom single family homes as well as to the four-bedroom duplexes to be included in the projects themselves.

Single family dwellings

The single-family homes probably will be built first, and the authority will take possession of each as it is completed, Bud Rinney, executive director of the

HUD (the Department of Housing and Urban Development) is interested in reducing the number of families in new projects," Marvin Marsh, board chairman, said in explaining the modifications to the nine members of the newly formed ten-member council that comprised the

"We are very pleased with this," he added. "There also is another federal program that would permit tenants of such units to own them, but we don't have all the tails on this yet," he said.

Darryl Murphy, also of CBI, listed the sites for the single-family homes. Six are in Cham-

paign's first urban renewal area: 508 and 602 E. Eureka St.; 403 and 503 E. Beardsley Ave.; 903 N. 4th St., and 1106 N. 6th St.

The other sites are 512 and 611 E. Columbia; 411 and 607 E. Vine St.; 109 W. Vine St.; 409 W. Beardsley; 108 and 110 Roper St., and 206 and 208 Ells Ave.

Elderly project

Another hitch has arisen in plans for a housing for the elderly in Urbana because of a disagreement between the local authority and the regional office on exactly how many units had been reserved for Urbana when the project was given preliminary approval several years ago.

The city originally requested 100 but later added 60 more. The regional office approved this addition verbally, Marsh said, but not in writing.

He and other members of the housing board said they would seek a meeting with aides to Cong. William Springer to ask his help in winning approval for this project.

"At the pace we're going, I'll be eligible to live there by the time we get the thing up," Marsh quipped.

In a related matter, the board approved a request from Urbana for an additional 300 units of public housing for that city, 60 per cent of which would be reserved for the elderly. This is above the 160 units already given preliminary approval. Finney said he hoped to have this application complete by June 1.

Champaign unveils \$20 million urban renewal program

By Darlene Napady
Of The Courier

An urban renewal program with a total price tag of more than \$20 million was unveiled Tuesday, almost a year after the Champaign City Council asked the Citizens Advisory Committee on Urban Renewal to study whether the city could continue renewal work in its rapidly deteriorating Northeast neighborhood.

The tentative budget, included in a proposed application for \$640,000 in federal funds to begin planning the work, was outlined before the CAC at noon and before the city council that night.

If this application is submitted immediately to federal officials, it still would take about four years for actual renewal work to begin

and an additional five years for it to be completed, estimated Paul Szymanski of Candeub-Fleissig and Assoc.

The firm had been hired by the city several months ago to draw up the application after the CAC had recommended that renewal activities be undertaken in the area just south of the first project and bounded by the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east.

If, after spending the \$640,000 for intense planning activities over what is now envisioned as an 18-month period, the city decides to go ahead with the project, this figure will be absorbed in new total project cost to be shared by the city and federal

government.

But if at that point the city decides not to go any further it does not have to pay back the planning grant, Szymanski stressed.

"The city's only financial obligation now is the stamps to mail the application to the Department of Housing and Urban Development office in Chicago," he told the council.

The proposed budget would have to be revised if the city decides to honor a request from the University of Illinois that 12 blocks south of University Avenue be added to the project. The request was not made in time to be included in the proposed application. Urban renewal director David Gensemer estimated that the area, bounded by University Avenue, 4th

Street, Springfield Avenue, and Wright Street, would add \$2 million to total costs.

University vice-chancellor J. W. Briscoe had argued that these additional 40 acres would strengthen the city's case in qualifying for special credits, without which it could not afford additional renewal work. This is not true, Szymanski told the council.

Even with this additional land, one half of the proposed project area still would not be within a quarter mile of the nearest principal building on the U. of I. campus, a federal requirement for such credits, he said. Szymanski recommended that the city seek exemption from this requirement by asking HUD to extend this distance to nine-sixteenths of a mile.

The \$20 million figure for

the area north of University Avenue may be high enough that enough federal funds will be set aside to assure completion of the project.

Of this total, \$14,500,000 would come from federal funds, \$4,200,000 from local expenditures, and \$2 million from resale of land and buildings renovated as part of the project.

The federal figure includes \$1,500,000 for relocation payment to persons displaced by renewal work and \$300,000 for grants to repair existing homes. The federal government pays 100 per cent of such expenditures.

The remaining \$12,700,000 represents the federal government's three-quarter share of project costs.

The application was drawn

up on this basis, although it is possible that by the time it is approved by HUD Champaign may no longer qualify for such a division.

Once the results of the 1970 census become available, probably sometime in 1971, Champaign's population officially will exceed 50,000, the point where federal law requires a city to pay one-third instead of one-fourth of the costs.

Since HUD approval of such applications generally take at least two years, Szymanski said, Champaign may have to cut down the size of the project.

Of the projected \$4,200,000 local share, only slightly more than \$700,000 would be in cash.

The remainder would be

various forms of credits, primarily \$3,150,000 in recent land purchases by the U. of I.

Champaign also can take credit for improvements in the area by the city or other governing bodies.

These total \$240,000 and include projected street lights along North 4th Street, two small parks included in the first renewal plan and parts of the expansion of Douglass Park undertaken as part of the first project and the fire headquarters completed in 1966.

Champaign also is asking \$100,000 in credit for additional units of public housing to be built on scattered sites in the second project area.

To come up with its \$700,-

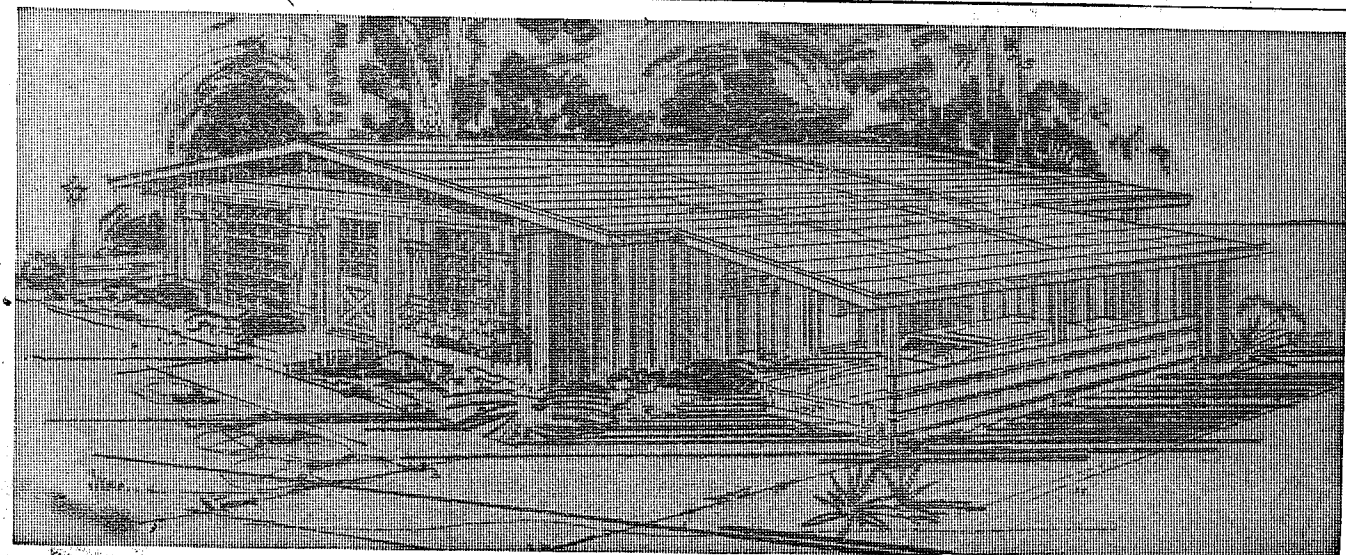
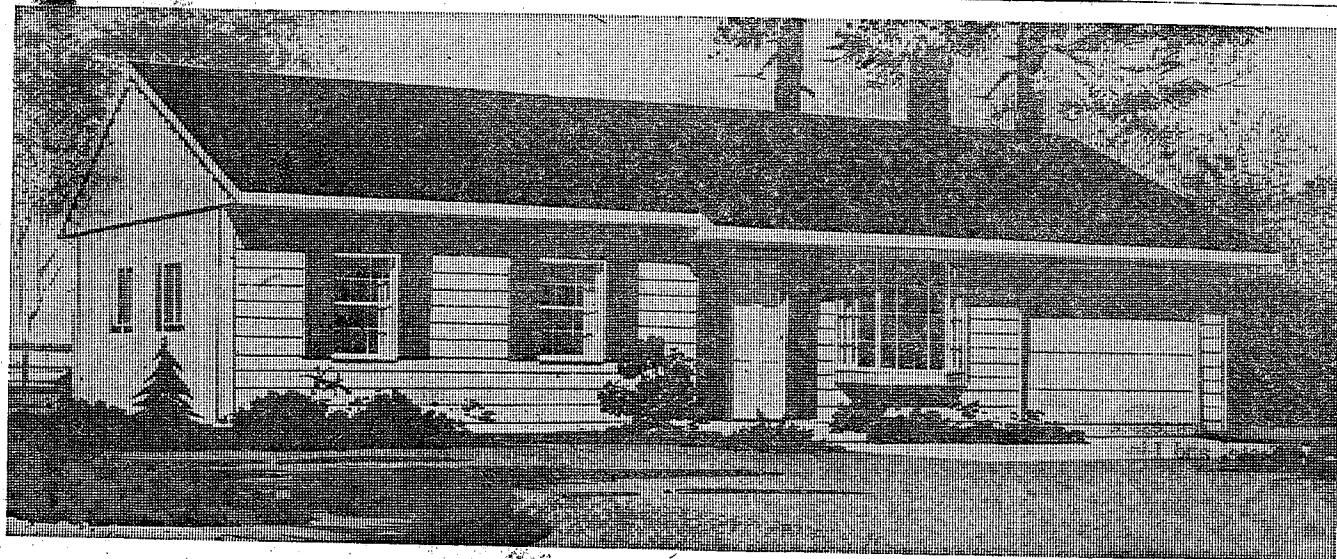
000 actual cash contribution the city will have to continue its present level of expenditure on urban renewal.

Currently this department receives about \$100,000 a year from the city's utility tax.

Szymanski estimated that the city can afford the project north of University Avenue since it will take about two years to get HUD approval, another 18 months for planning, and five years for execution.

Utility tax payments over this period, if maintained at the present level, would yield more than \$700,000.

The council did not discuss the matter at all at the study session. But it is expected to be on its agenda at its meeting next Tuesday.



most of the attention in Champaign's Project I urban renewal area.

But the 66 acres just south of Bradley Avenue, between the Illinois Central tracks and Wright Street, also will accommodate more than two dozen new single family homes.

Some are being built by individual families. But three local developers will account for more than 20, which will be made available to low- and moderate-income families through a special federal subsidy program.

Of the three, Community Homes of Champaign will be

ments that will allow homes built on the lots to be financed through the subsidy program.

But they also will be available under conventional financing to families with incomes too high to qualify for such assistance.

The assistance program is designed to help families with adjusted incomes below \$7,000 buy their own homes, but larger families with higher incomes also would qualify.

Under the program, FHA would guarantee the mortgage and pay part of the interest, depending on family size and income.

\$80 to \$100, on a 30-year mortgage.

Raise maximum

Within the past week, FHA also has announced that the maximum value of houses available has been raised to \$18,200 for families of two, three, and four, and \$21,000 for families of five or more.

Community Homes customers will have several models to choose from, including one available in two, three, and four-bedroom models.

"We have been using the federal program in Champaign-Urbana for about a year," said Scott Weller, president of the

in the Monday Park and Ridge-wood subdivisions in Champaign and the Dr. Ellis and Scotts-wood subdivisions in Urbana," he added.

"We also have received allocation from FHA for about 200 or more such homes," he added.

Committed

Of the 16 lots in the urban renewal area, several already are committed to buyers whose loan applications have been approved. Other applications are being processed, and some are still available, Weller said.

The houses themselves are prefabricated models produced by National Homes of Lafayette, Ind.

single-family homes it will build in the urban renewal area.

The CBI models will be built out of cube-like modules constructed in the company's plant on East University Avenue in Urbana, trucked to the site, and then set in place on foundations over a crawl space.

"We also hope to be able to include some additives, such as carpeting, built-in range, or carports," said Jack E. Daugherty, CBI vice-president.

Appearance

Although the homes will be constructed out of pre-built modules, they will have every appearance of conventionally built homes, he stressed.

tional Association of Home Builders and Small Homes Council, to help with exterior design and color coordination," Daugherty added.

This will be the first venture by CBI into this type of housing. Besides the urban renewal lots, CBI has received 235 commitments for two scattered lots in Urbana.

"We are striving for a variety of exterior designs and materials to avoid the standard subdivision look," said Norm Patton, manager for CBI's single family residence project.

"We hope to be able to use different overhangs, doors, windows, and what not, so that no

The third developer to build single family homes in the urban renewal area, the Thompson Lumber Co. of Champaign, will handle only three lots.

But all three are to be four-bedroom homes, expected to cost about \$16,000.

The firm still is working on sketches of its models, said Robert Boyd, salesman for the company.

A builder also has yet to be selected officially.

All three will be conventionally built, although some panels and trusses will be pre-constructed at the company's yards, said Clarence Thompson, president of the firm.

Census May Increase Cost Of Urban Renewal Project

By TOM SLOCUM

News-Gazette Staff Writer

Census results could substantially increase Champaign's share of the cost of the proposed \$20 million Project II of urban renewal unless the Department of Housing and Urban Development approves the project before the population figures become official.

Champaign's current official population of under 50,000 persons places the city in a category requiring payment of one-fourth of project costs. The 1970 census will push Champaign officially over the 50,000 mark and place the city in a category requiring payment of one-third of all costs.

Official figures from the Bureau of the Census are expected to be distributed in the fall.

Champaign Urban Renewal Director David Gensemer said the difference in the city's share could amount to \$1.5 million. This would raise the city's total costs to about \$5.7 million.

Under the current payment break-down, the city's share would be about \$4.2 million. Utility taxes would pay for an estimated \$700,000 of this while various non-cash credits will make up the difference.

Non-cash credits are given for improvements put into an urban renewal area by agents other than the city. The cost of these improvements are credited to the city and the amount is used to lower the city's share.

A major portion of the non-cash credits expected for Project II — more than \$3.5 million — would come from land held by the University of Illinois.

But to be eligible for these credits, at least one-half of the project must be within a one-quarter mile radius of a principal university building. This is not the case in Project II.

To overcome this problem, the city has requested increasing the distance to nine-sixteenths of a mile. The Chicago regional HUD office has recommended approval of the request and forwarded it to HUD offices in Washington. However, if HUD does not approve the extension before the census figures become official, the non-cash credits will not be enough to offset the prohibitive increase in the city's cost.

The request for the extension was included in an application for \$640,000 in

federal funds to plan Project II. Under HUD provision, the entire project must be approved before the city can receive a contract for the planning funds.

Members of the Concerned Citizens Committee have urged the Champaign City Council to exert pressure on legislators and administrators in Washington, to speed up HUD's consideration of the extension requests. If it is not approved before the census results, they are afraid the city will abandon plans for the project. They said the city needs a second project to help the housing shortages and general living conditions in Champaign's northeast neighborhoods.

The council was urged to contact local congressmen and have them keep in touch with HUD officials concerning the progress of the request.

The application for planning funds does not commit the city to a second project. The council can review the situation before approving a planning contract with HUD and again after the planning period is over. Planning costs will not be charged to the city if the project is rejected by the council.

Approximately 160 acres of land are included in the project in an area bounded by University Avenue on the south, Project I on the north, the Illinois Central tracks on the west and Wright Street on the east.

1970 census may not increase Champaign's urban renewal costs

By Darlene Napady

Of The Courier

Champaign apparently may still have some hope of keeping its share of the cost of a second urban renewal project to one-fourth instead of one third of the projected \$17 million net costs.

Preliminary census figures released Thursday put the city's population at 55,976, above the 50,000 mark where cities generally are required to pick up one third instead of one fourth of the tab.

But officials in the Chicago regional office of the Department of Housing and Urban Development say they have not been told when they are to take official recognition of this fact.

"We have had no word from Washington on any cutoff date for use of the 1960 figures, so until they do we will follow them," explained Dave Dwinell, a field representative in the regional office.

Regional officials are processing Champaign's application for \$640,000 to plan a second project

in the 160 acres just south of the first project. It is bounded by the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east.

Until told otherwise, the regional office will consider Champaign eligible for a lower share of costs, Dwinell said.

A spokesman for HUD in Washington noted only that most census data will not be in until September and that applications will be handled on a case-by-case basis.

Under the projected budget for the second project the city would pay about \$4.2 million, most of which would consist of non-cash contributions spent on various improvements, including land acquisitions by the University of Illinois in recent years.

The city's cash contribution is estimated at slightly more than \$700,000.

This is approximately what the three-quarters per cent utility tax allocated to urban renewal would bring in over a

seven-year period, 18 months to two years for planning and about five years for execution.

If the city were forced to pay one-third instead of one-fourth of the costs it would have to come up with an additional \$1.5 million in cash.

With the current utility tax yield of approximately \$100,000 annually, it would take an additional 15 years to raise the city's share.

If forced to go to the one-third basis the city can reduce the area of the project or even abandon it altogether on the grounds that it cannot afford it.

Another possible hangup in financing a second project in Champaign lies in convincing HUD that the city should be exempted from a requirement saying that at least one-half the project area must be within a quarter of a mile of a campus building to qualify for university credits.

Of the \$4.2 million city share for a second project, about \$3.1 million would consist of university credits from U. of I. land

acquisitions in recent years.

The city has asked HUD to extend this limit of nine-sixteenths of a mile in its case.

But Washington officials apparently cannot be asked to make such an exception without the full application, still being processed by the Chicago regional office.

There was no prediction when this would be completed and forwarded to Washington for final action.

Champaign Mayor Virgil Wilkoff said Friday he did not get a chance to discuss the urban renewal application with Cong. William Springer during a recent trip to Washington but indicated it may come up during another trip to the capital in mid-July.

The city is wrapping up its first urban renewal project consisting of 66 acres in the northeast corner of the city.

Its completion date has been extended past the May 15 deadline to accommodate a few final actions and a final federal audit.

After 20 years, better housing still piece of unfinished business

Great progress has been made during the last few years to improve housing for low income families in Champaign and Urbana. The program, however, is still a piece of unfinished business. This is due in part to citizen apathy and in part to the difficulty in coordinating program requirements of the various levels of government — local, state and national — involved in implementing such programs. The efforts of the community to solve housing problems and the contribution of the League of Women Voters to this effort during the past 20 years are described in the following Housing Report by a League member.

By Ruth Almy
For The Courier

In March, 1949, the Social Welfare Committee of the League of Women Voters released a report on housing conditions of low-income families in Champaign and Urbana. They called it "The Shack Study." League members had trudged through an area bounded by Washington, Bradley and Goodwin streets and the I. C. tracks and, in their words, "The area is not beautiful. Streets are unpaved and sidewalks at a premium. The mean little shacks are strangely haphazard and ugly, the yards teeming with litter, stagnant pools of water are underfoot, the privies doorless, send out their stench, and everywhere the mud lies thick."

The women took pictures and taped interviews with families who were hoping that a community awareness would ease their deplorable housing conditions. The study reported families living in

cramped conditions in sheds, tar paper shacks and tents covering holes in the ground, some paying as much as 1-3 to 1/2 of their income in rent. Privies were erected only a few feet from dwellings, creating a serious health hazard, water facilities were lacking, vermin and infestation were rampant and children bitten at night. Fire hazard was great, especially in winter when a spark from a coal stove could easily ignite insulation made of cardboard or newspapers.

Presents findings

The Social Welfare committee presented its findings to church and civic groups, real estate brokers, clergymen, city officials and inspectors. Newspapers carried the story and radio stations played the taped interviews. Champaign and Urbana thus learned about its slums and were shocked. Neither city had a minimum housing code. People began to talk then about the necessity of enacting such a code and the League organized a committee to study the requirements. When, in July, 1949, a fire destroyed one of the shacks in a few minutes and several children perished, the League's committee, in collaboration with city officials, drafted an ordinance. A minimum standards housing ordinance for rental housing was finally passed by both city councils four years later.

After passage of the ordinance, many rental properties were improved and some of the worst shacks torn down. However, many landlords escaped compliance by selling their properties to tenants "on contract," which usually involved high interest charges over a long period



Mrs. Almy

of time, leaving the title of the property in the hands of the holder, but responsibility for upkeep on the tenant-owner.

Because a Workable Program for Community Improvement (a requirement for some types of federal aid) must include a housing code that applies to both rental and owner-occupied dwellings, the Mayor of Champaign appointed a committee in 1958, chaired by a member of the League of Women Voters, to draft the required housing code. In 1961 the enlarged code was passed in Champaign and in 1965 Urbana enacted a similar ordinance.

Problems remain

Although League welfare and housing committees have worked steadily through the years for the enactment and enforcement of housing codes, the problems of housing for the poor have remained intractable. Some of

the factors which have mitigated against the ability of a city to enforce housing codes are: the unavailability of standard low-cost housing, the threat of eviction if a complaint is filed, discriminatory practices which have confined blacks to a restricted area, tax advantage for owning substandard or deteriorating property, minimum fines imposed on owners of rental properties for code violations, and the lack of rehabilitation funds from lending institutions or high interest rates even if such loans are available.

While the extreme housing shortage during World War II had affected both black and white families, the latter had no difficulty in obtaining government insured loans or conventional financing for new construction in a post-war building boom. However, local lending institutions did not grant loans to blacks if existing racial patterns would be disturbed or if homes were in deteriorating or transition areas. There were other loan conditions, in addition, which prevented blacks from obtaining home loans, some of which operate today. Two League reports published in 1961, "Report on Civil Rights in Champaign-Urbana" and "The Relationship of Segregation and Financing Practices to Minority Housing Problems in Champaign-Urbana" (revised 1963) trace these developments.

The League began their study of urban renewal when the original Slum Clearance Act of 1949 was passed by Congress and had tried to interpret the program to the community, while, at the same time, pressing for the

construction of the public housing units by the Champaign County Housing Authority on land which they had purchased before the war. In succeeding years, housing committee members continued to study the amended federal housing laws, all of which substantially improved the program by correcting some of the glaring deficiencies of the original law, particularly in the areas of relocation for displaced families, neighborhood participation, and rehabilitation grants and loans.

Controversial program

In March 1958, the League organized a public meeting which was attended by some Champaign city officials. Housing committee members presented the results of their urban renewal studies and at that time League members reached consensus for supporting an urban renewal program in Northeast Champaign. Many problems were raised, not the least of which was the role of public housing in any urban renewal program. Many League members had anxieties about supporting such a controversial program which had produced unfavorable results in many other cities and which was opposed by many Champaign citizens and organizations. Despite this, the League supported and worked for urban renewal throughout the planning and execution phases of Champaign's Project One.

In July, 1965, the housing committee produced a comprehensive housing and urban renewal study (60 pages long) and in the same year a film was made in the re-

newal area showing families living in the same kinds of housing conditions that were recorded in 1949. Housing inspectors had tagged those dwellings which were "unfit for human habitation" but the film showed a number of these as occupied, some by more than one family.

League members served on the Citizen's Advisory Committee for Urban Renewal and several of its subcommittees. In their support of urban renewal, they advocated neighborhood participation, open housing ordinances to insure displaced families an option to leave the neighborhood if they desired, a neighborhood relocation office, scattered sites for public housing, and increased education and employment opportunities.

Recognizing that physical rehabilitation only could not solve the myriad of serious human problems affecting poor families, the League attempted to mobilize private and public social agencies to provide coordinated social services to the renewal area. In 1965, they proposed the construction of a day-care center using State Housing Board funds. Because local funding was not made available to support the program, the State would not commit funds for the physical facility. This matter is presently being re-explored by the League's Human Resources committee.

The League's program in housing for the current year is to evaluate the results of urban renewal in Champaign and to study planning devel-

opments for Project Two. Its latest housing report was included in "A Community Report — Twenty Years Later" (1968) and the conclusions were "the now acute housing situation can only worsen unless there is a substantial increase in the quality and supply of housing which Negroes can afford. In addition, more rigorous code enforcement is necessary in both cities, particularly in rental dwellings owned by investors in slum property; financing must become available for the purchase of homes by black families who cannot now qualify because of loan conditions; and the dual housing market must be eliminated by effective enforcement of Champaign and Urbana fair housing ordinances."

City, County Agree To Widen, Pave Bradley Avenue

The Champaign County Board of Supervisors voted Tuesday to join with the City of Champaign to widen and pave Bradley Avenue from McKinley to Mattis.

A resolution approved by the board committed the county to share the cost with the city, but did not set a time or specific appropriation for building the 51.6-foot concrete pavement with median strip.

The city and county will split the cost evenly, using motor fuel tax money they receive from the state.

U.S. won't accept city's time limit

The federal government apparently is unwilling to commit itself to help build 1,000 new units of public housing in Champaign within a 10-year period.

Marvin Marsh, chairman of

98 units in Champaign renewal area

Construction to begin soon on apartment complex

By Darlene Napady
Of The Courier

Construction on a 98-unit apartment complex in Champaign's first urban renewal area is expected to begin by mid-August.

Urban Renewal Director David Gensemer, meanwhile, announced he would seek authority to advertise for bids on a small, commercially zoned area, the only unsold parcel in the project.

Federal Housing Administration (FHA) backing for a \$1.9 million mortgage for the housing project, known as Bradley Apartments, was announced two weeks ago.

The apartments will be built under a federal program that subsidizes the interest, permitting lower rents than otherwise possible.

FHA also will provide an annual subsidy for some residents to cover the difference between one-fourth of the family's in-

come and the established rent. The 24 one-bedroom, 24 two-bedroom, 34 three-bedroom, and 16 four-bedroom units will rent for \$108.76 to \$169.18 a month.

Townhouses

The project, which will occupy slightly more than five acres in the northwest corner of the urban renewal area, will include two apartment buildings containing a total of 54 units, with the other 44 units in clusters of townhouses.

The Bradley Apartments will be directly west of North Mt. Olive Manor, a 72-unit project completed last June and the other major privately owned project in the area.

The Champaign County Housing Authority is scheduled to build 56 additional units to the south and several others on scattered sites in the area, along with 48 on another site on North Harris Avenue and several others on individual lots else-

where in the city.

But at last report a request to add about \$300,000 to the budget for the project, now put at \$2.4 million, was still making its way through the U.S. Department of Housing and Urban Development.

The Bradley Apartments will be built by the Oxford Construction Co., an affiliate of the Indianapolis development firm of Lippman Associates.

Nonprofit sponsor

It will be owned by the Concerned Citizens — Interfaith Nonprofit Housing Corp., the sponsor of the project.

If all goes well, final transfer of property will take place Aug. 10 in Springfield, where the urban renewal department will receive a check for \$68,650 for the land.

Groundbreaking tentatively has been scheduled for the next day.

Once under way, construction is scheduled to take 18 months,

although it probably will be completed sooner.

In other urban renewal matters, Gensemer said he would have to ask for bids on the commercial area because no one has been willing to pay the \$45,000 HUD says the city must ask for the land.

Must call bids

"We would ask for a minimum bid of \$45,000 because we must determine if there is anyone anywhere who would be willing to pay this amount before we can negotiate for a lower price," he explained.

The city council probably will be asked to authorize such bids at its Aug. 4 meeting, he added.

To date, only the local chapter of Progress Association for Economic Development (PAED) has shown any serious interest in the land.

PAED, a national organization that seeks to encourage minority group business ventures, has offered \$25,000 and at last report had appealed to HUD's Chicago regional office, who had ruled that the city cannot accept less than \$45,000 without first seeking bids.

If the city does find someone willing to pay \$45,000 for the parcel, slightly larger than an acre, it will have received a total of \$366,266 from land sales in the area.

Renewal job well-done

Council thanks Gensemer

The Champaign city council Tuesday extended its thanks to David Gensemer, who is leaving after five years as the city's urban renewal director.

"Many times you probably thought everyone on the council was against you, and many times this was probably true," Mayor Virgil Wikoff told Gensemer.

"But we do want to thank you for a job well-done, one of the few projects in the nation apparently to be completed within its budget," he added.

Champaign's first renewal project, currently being closed out, has been cited as one of the most successful in the Midwest.

In other renewal matters at Tuesday's meeting of the city

council, city manager Warren Browning reported that the city had received no bids on a one-acre commercially zoned area, the only parcel remaining unsold in the urban renewal area.

The U.S. Department of Housing and Urban Development (HUD) has said the city must ask at least \$45,000 for it.

But the only offer has been for \$25,000 from the Progress Association of Economic Development, an affiliate of a national organization that seeks to encourage business ownership by minority group members.

PAED has proposed a small shopping area for the site.

Browning said the city's next step will be to try to negotiate with HUD to allow the city to accept a lower price.

members of both human relations groups, including specific recommendations from the CAD.

But he refused to make them available to the press, saying they were not for release.

At the same joint meeting, members of the Champaign commission voted to ask a meeting with the Champaign city council to discuss efforts to press for HUD approval of planning funds for a sec-

west, University Avenue on the south, U.S. 45 on the east, and Bradley Avenue—Country Club Road on the north.

Other areas

But it also included the Barr Addition on East University Avenue, the Weber Addition on East Main Street, and the Carroll Addition just outside the city limits.

"If the Broadway project goes first, the city will be saying that business is more

not oppose the recommendations in the presentation, Timothy Johnson said the 75 new stores envisioned for the downtown area would provide greater employment opportunities for blacks.

Increased sales tax receipts, meanwhile, would result in lower property tax rates for all residents of the city, including blacks, he claimed.

Discounts arguments

John Lee Johnson discount-

Pressure on HUD Tues. July 22, 1970

Browning pushes for renewal funds

champaign officials apparently have decided to try to pry the city's application for a second urban renewal project out of the hands of regional renewal officials.

In a letter dated Monday city manager Warren Browning asked for an investigation of the delay in processing the application, submitted last December.

Specifically, the application asks for \$600,000 to plan a second project in the area just south of the first and bounded by the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east.

Total cost for the project, which would take an estimated seven years to plan and execute, has been put at \$20 million.

Browning's letter is the first known effort by the city to bring pressure for approval for the project from the U.S. Department of Housing and Urban Development.

With federal renewal funds in short supply it was expected to take concerted political pressure to shepherd the application through HUD.

In his letter to Thomas S. Kilbride, assistant regional administrator for renewal assistance, Browning also asked when the regional office expected to forward the application to Washington.

"I realize this is a larger project than was our first one and is, in general, more complex," Browning wrote. "However, I find it difficult to believe the complexity is such that seven months is required to review it."

David Dwinell, HUD field representative for Cham-

paign, said Tuesday the regional office was processing the application as fast as it could.

Hopefully, he said, it will be ready to be sent to Washington by the end of the month.

It remains to be seen, however, if HUD has enough funds on hand to give Champaign's request its stamp of approval before new census figures become official, and the city, because of its increased size, would be required to pick up one-third instead of one-fourth of the tab.

If the city is required to pay one-third it is expected to reduce the size of the project to fit available funds.

Most of the city's share, in any case, is expected to consist of non-cash credits, primarily from University of Illinois land acquisition and clearance in recent years.

Champaign's first project, meanwhile, is nearing completion and is expected to be phased out this fall.

Delivered on Routes July 10, 1970

CHAMPAIGN-URBANA CO

To include deteriorating areas in Urbana

Expansion of downtown renewal

Downtown Urbana renewal plans should be expanded to include other blighted areas in a federal government urban renewal program, the Urbana Human Relations Commission said Wednesday.

In a related development, the Urbana City Council was to meet informally at noon today with a representative of the U.S. Department of Housing and Urban Development to learn about various federal urban renewal pro-

gram, although there has been discussion of such a program by some city officials.

The Urbana HRC recommendation came at the group's joint meeting with the Champaign HRC.

The Urbana HRC voted to urge combining downtown business development with renewal of deteriorating residential sections after John Lee Johnson of the Community Advocacy Depot (CAD)

ampaign's first urban renewal project, now nearing completion.

That meeting followed council action June 15 on resolutions intended to allow the Broadway Development Corp. to go ahead with plans for a portion of the downtown area. Urbana does not have any federal urban renewal

it would be a crime to allow continued development downtown before doing something with these areas," Johnson said, indicating several areas on a map.

The largest area included Urbana's predominantly black northwest neighborhood and was bounded roughly by Wright Street on the

to create the cost of any public improvement there toward its share of urban renewal projects elsewhere.

John Lee Johnson was challenged by Timothy Johnson, son of Urbana Ald. Robert V. Johnson, R-6th Ward, and newly appointed member of the Urbana HRC.

While stressing that he did

erty tax for the bulk of its revenue, he said.

Although there was no apparent dissent in the commission's subsequent voice vote, endorsing the CAD proposals at least in principle, Timothy Johnson later told reporters he had abstained.

John Lee Johnson also passed out documents to

if processing is complete before new census results become official in September, HUD would not have sufficient funds to give the city a go-ahead order because its appropriation bill is still stalled in Congress.

Environmental planning

On the motion from Mrs. Lois Brodsky, secretary of

that Johnson had helped establish, had asked be included in Champaign's second urban renewal application more than a year ago.

Both the Champaign and the Urbana groups asked that the community be involved in planning the respective projects and that the cities use CAD staff and facilities.

THURSDAY, APRIL 16, 1970

Urban Re.

By TOM SLOCUM

News-Gazette Staff Writer

Although some problems remain to be solved, Project I of urban renewal has been a success both financially and socially, David Gensemer, Champaign urban renewal director, told the Citizens Advisory Council on Urban Renewal Wednesday night.

Gensemer said the city should complete its share of the project work on or near the original May 15 close-out date. A three-month extension on the closing date has been requested, he said, to allow auditors from the Department of Housing and Urban Development to check the books to determine final project costs.

The extension, he said, will not add to the city's share of

the costs.

Work by private companies in the project area, he said, will probably continue for months. Lippman Associates have received their final financing, he said, and may begin work on their 98-unit apartment complex in the project area one month.

Gensemer said the city has requested permission to purchase one property not in the original plans and must relocate one large family still living in sub-standard housing. The property to be purchased, he said, will be one of two contiguous 26-foot lots. One of the lots will be purchased and sold to the owner of the second lot to allow enough room for a driveway. The properties were apparently overlooked in the original plan.

Urban renewal officials, he said, have shown the one remaining family several properties, but they have yet to agree to move to any shown.

All residential lots owned by the city have been committed, he said, and one remaining commercial property could be settled soon. The property, located on North Fourth Street, has been discussed as the possible site of a small shopping center owned by the Progress Association for Economic Development,

Williams works at red tape to enforce city building codes

(Continued From Page 8)

over in existing public housing to take care of families from the area, but this was not the case.

"So we had to scrounge around for private housing."

Subsequent relocation work, which saw black families from the project area find new homes in virtually every section of the Champaign-Urbana area, finally broke down discriminatory housing patterns, Williams said he felt it helped put the fair housing bureau out of business.

"We were fortunate in that there were a large number of low-cost houses on the market at that time," he added.

Most of the families had money available from the sale of their own homes and from various relocation payments, and were able to afford such houses, he added.

Besides breaking down the segregated housing pattern in Champaign-Urbana, the urban renewal relocation experience helped make lending institutions more willing to deal with blacks, Williams said.

From the beginning of urban renewal until the appearance of the present tight money market, which has reduced home loans to a trickle, blacks generally were able to obtain mortgages and other home assistance, he said.

Unfortunately, the poor credit ratings of some black families have disqualified them.

"In about nine out of ten of the families with credit difficulties, the problem stemmed from unpaid medical bills," he said.

"Any family with a large number of children is bound to run up such expenses," he said.

But most blacks earned so little that they were not able to afford health insurance.



NEW JOB

James L. Williams, director of Champaign's newly created environmental development department, is formulating

plans to cut down on the time and red tape involved in complaints about the deterioration of area buildings.

newal Termed Successful

ies said, 8-10 n-an-gin-nt in a not-for-profit corporation to assist black businessmen.

Gensemer said families relocated from the project-area to other areas in the city, have reported doing well. Four of five of these moves, he said, involved the purchase of the new homes.

All the property in the Project I area, Gensemer said, will be on tax rolls except that owned by the Park District. Public housing, he said, does not make actual tax payments, but makes

sizable payments in lieu of taxes.

All of the work in the project area, he said, will be completed well within the budget. The city's payments of more than \$400,000 have been made.

Also, he said, a provision in the 1969 Housing Act will allow the city more non-cash credits for work on Bradley Avenue in the project area, expansion of Douglas Park and four more units of public housing. Under the new law, the city can claim 100 per cent of the cost instead of the former 50 per cent.

Prospects for a Project II, he said, will depend on the work done by groups like the CAC. He said HUD Secretary George Romney must be notified to speed up consideration of the city's request for the \$20 million project before new population figures increase the city's share of the costs. Pressure must be applied, he said.

Census results will push Champaign's population officially over the 50,000 mark and increase the city's share

by as much as \$1.5 million. The Pittsburgh National Bank has been awarded the contract for the purchase of \$1.45 million in urban renewal bonds at a 4.33 per cent interest rate, according to David Gensemer, Champaign urban renewal director.

Gensemer said bids were received from five large banks

for the bonds. The low interest rate, Gensemer said, reflects the good standing of the Champaign Project I. The previous bonds sold had a 5.54 per cent interest rate, he said. The bonds, he said, are six-month notes and will cover the final expenses of the project.

Sunday, May 24, 1970

Your Home Today

North Mt. Olive Manor

Housing near completion

If all goes well tenants for the first major housing project in Champaign's Project I urban renewal area will be able to begin moving in next month.

With the settlement of recent construction strikes Creative Buildings Inc. of Urbana is speeding final touches on the six-building North Mt. Olive Manor.

"Our completion date is June 5," said Virgil Dearduff, director of housing for CBI.

"We hope that by then Federal Housing Administration officials will be able to inspect the project and certify it for occupancy, so that tenants can begin moving in immediately."

The project is sponsored by Mt. Olive Baptist Church, who will become the owners under a 40-year subsidized mortgage arrangement once it is complete.

The church CBI plans to operate the project until December 31, 1971, under a special arrangement.

During this time James Williams, a member of the church's board of directors, will be trained to handle all rental arrangements.

The sponsor is seeking a completely integrated project and will process applications with this in mind, a CBI statement said.

Interested persons can make

applications at the project office, 1105 N. 5th St. 8 a.m. to 4 p.m. on Saturdays and 7 to 9 p.m. Monday through Friday.

In all the project will consist of 36 two-bedroom and 35 three-bedroom apartments.

The other three-bedroom apartment has been converted to a project office, which also will provide meeting space for community gatherings.

The two-bedroom units will rent for \$123.50 a month and the three-bedroom units for \$138.50 a month, including all utilities except telephone.

The project also is being financed under a special government program that not only provides an interest subsidy for

the sponsor but also a rent subsidy for low-income families.

The sponsor also hopes to make some of the apartments available to the Champaign County Housing Authority for its rent supplement program, but no definite number has been decided on, Williams said.

To date Williams said he has had about 80 inquiries about the project.

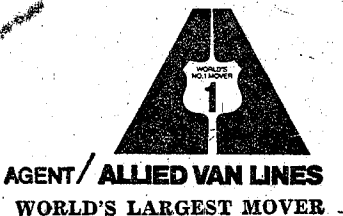
The apartments are designed as family housing with no plans to rent to groups of students, Dearduff added.

In the apartments, living rooms and hallways are carpeted. There also will be laundry facilities in each building. Kitchens include stoves and refrigerators.

CHESTER & O'BYRNE

Moving & Storage
401 Kenyon Rd.
Since 1889
352-5123

Packing & Storage
Local &
Long Distance
MOVING!



Catbird Seat



Texas gaining a great asset

EDITOR'S NOTE: Columnist Bill Groninger is on vacation. In his absence, today's column was written by Courier reporter Darlene Napady.

The Centennial High School football Chargers will have to find someone else to describe their home games over the public address system this fall.

The City of Champaign, likewise, will have to seek a new urban renewal director if its application for a second renewal project ever wins federal approval.

For the past several years both these posts have been occupied by a man who is heading for Texas at the end of the month.

To date David Gensemer's departure has resulted in little if any public comment, despite wide acknowledgement that the project he has guided over the past five years ranks as one of the most successful in the Midwest, if not in the entire country.

Gensemer, for his part, has tried to pass on any credit to his staff and other city officials involved in renewal matters.

But rather than bask in any reflected glory certain city council members who have supported urban renewal, if only nominally, seem embarrassed with the outcome, apparently not knowing what to say about a successful project.

Over the years, in fact, it seemed as if most of them avoided Gensemer like the plague, apparently fearing they might catch his enthusiasm for urban renewal and cease to regard it simply as a necessary evil.

This has not been the case with the black community where a number of organizations have banded together with University of Illinois students to form the Community Advocacy Depot (CAD).

CAD has been outspoken not only in supporting more urban renewal work in the black community of Champaign but also in urging Urbana to begin renewal in similarly deteriorating areas.

So far no blacks have publicly come out against CAD efforts.

This is a sharp contrast to a few years ago when the advent of Champaign's first urban renewal project engendered bitter opposition from a large segment of the community.

Gensemer is largely responsible for a change in this attitude.

David Dwinell, field representative for the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD), recently pinpointed a number of reasons, such as the relocation program which helped 150 families from the area find new homes throughout the Champaign-Urbana area.

Only one reportedly has remained unsatisfied with the new home, a remarkable record for any renewal project.

In this case Gensemer's genius lay in recruiting James L. Williams, a college-educated black postal worker, to head the relocation program with the aid of Mrs. Erna Bridgewater, a highly respected woman in the black community.

The same holds true of his choice of G. William Hall and

son, David, the first Champaign County serviceman killed in the Vietnam war, and another son who died as a result of an automobile accident in 1949 are buried.

It was in Corpus Cristi that Gensemer first became interested in renewal work while serving on the city's plan commission for three years.

This led to his appointment as director of the Edinburg, Tex., renewal agency in 1959.

He later served as head of the Fort Smith, Ark., agency, then with a Little Rock planning firm and finally as research analyst for the Arkansas State Commission on the Coordination of Higher Education, before becoming Champaign's first urban renewal director in November 1964.

About a year ago the Courier's Champaign reporter, Hal Alexander, wrote a column on his own departure from the paper, wishing farewell to a number of city officials, including Gensemer "who, when you ask him what time it is, tells you how to make a clock."

It was meant as the high compliment. Every reporter who has had the privilege of knowing him has been emotionally grateful for his leadership in the mode of "clock man" known as urban renewal.

And whatever his future undertakings we hope the will be as great an asset to their communities as Champaign.

Recertify Champaign Development Plan

After a seven-month wait, the city of Champaign has received official recertification of the city's Workable Program for Community Development, according to City Manager Warren B. Browning.

Browning said the notification was included in a letter received Wednesday from the Chicago regional office of the U.S. Department of Housing and Urban Development. The program was

submitted for federal approval on Dec. 2, 1969.

Recertification of the program is effective until June 1, 1972, Browning said.

A certified workable program is required by HUD before the city can qualify for federal funds for certain programs. With the certification, Champaign can now begin the Certified Area Program for rehabilitating some homes in the proposed Project II urban renewal area.

Under the CAP, homeowners in a five-block area in the north end are eligible for low-interest loans or grants to fix their property. To be eligible for the program, persons must own the property and live in an area that is a potential urban renewal site.

For the first time, the workable program certification is good for two years. Previously, the city had to submit a new program for HUD approval each year.

at a presently is zoned for industrial uses.

Ennis said Monday that a group represented by J. M. Williamson, Thomasboro, Ind.,

Williamson recently applied for a loan from the Federal Housing Administration for funds to construct the low-income housing project.

Moderate Cost Rentals

The petition filed Monday for moderate cost rentals which are sorely needed of Champaign.

Williamson cited location of Junior High School district of the project area as which makes the area suitable for residential uses.

an R-4 zoning classification, the 526,446-square-foot plot would accommodate a maximum of 752 units. An R-3 zoning, which would not permit commercial uses, would permit not more than 526 units.

The FHA has approved funds for approximately 150 apartment units. They would be made available to families with less than \$7,000 annual income, and preference would be given to families displaced by urban renewal.

The apartment units would rent for \$65 and \$75 a month.

The petition will be presented to the City Plan Commission at a public meeting on July 18.

CHAMPAIGN

Williams works at red tape to enforce city building codes

Kirby who had directed the former buildings inspection department.

Another major urban renewal function was wrapped up June 6 when the last of more than 150 families from the first project area was relocated into its new home.

Williams himself handled the relocation task with the help of Mrs. Erna Bridgewater, until taking over as director of the new department.

The relocation program has drawn praise from both city and federal officials and is credited with changing the negative attitude of many area residents toward urban renewal.

Although he was born in Kentucky, Williams has spent almost all of his 49 years in Champaign-Urbana, acquiring a thorough knowledge of the community, which many cite as one of the factors for the success of the relocation program.

After graduating from Champaign High School in 1939, he worked at Chanute field and the Clifford-Jacobs Forging Co., before joining the Army Air Corps during World War II.

Upon his return, he attended the University of Illinois for several years, then joined the Champaign post office to become the first black postal clerk in downstate Illinois.

Williams took charge of relocation work in January, 1965, after 15 years with the post office.

Originally, he recalled, it was quite a chore finding new homes for area families, mostly black.

Unfortunately those making the complaint want action immediately," Williams continued.

"So we hope to cut channels by speeding up our own processes, yet giving the property owner 10 days to handle it on his own."

Presently some of the department's staff are still concluding their duties in the urban renewal department.

Richard Warren, superintendent of the environmental division, has moved into his new office next door to Williams, but still must handle a number of matters from his former role as the urban renewal real estate officer.

G. William Hall, head of the housing division, still makes his headquarters across the street where he oversees the rehabilitation program.

Like the rest of Champaign's first urban renewal project, this program is nearing an end, but Hall is not likely to find himself with nothing to do.

Not only does the housing division have the responsibility for enforcing the city housing code, it would also administer the certified area program (CAP), if approved.

The recent approval of Champaign's workable program, a prerequisite for certain federal programs, is expected to clear the way for the Department of Housing and Urban Development's approval of CAP.

This program would provide federal loans and grants for residents of the proposed second

Improving the environment will begin at home for Champaign's new environmental development department, as it begins refurbishing its fourth-floor offices in the city building.

"We intend to do something with the floor and to paint the place," said James L. Williams, the department's director, glancing at the cement floor with its worn-out gray paint and the two-tone beige walls.

The conglomerate department, combining the urban renewal and buildings inspection departments, has the responsibility for enforcing deterioration and zoning codes.

It also is charged with handling pollution problems.

Since going into business at the beginning of this month the department generally has been concerned with putting its own house in order, operationally as well as physically.

"We have been meeting with the city attorney, working out some different procedures for handling complaints," Williams explained.

This probably would involve more detailed documentation, including photographs, of complaints handled by the department so that the city attorney would have solid cases to take to court, if need be, he said.

The department also hopes to streamline its own complaint procedures by reducing the time between the filing of a complaint and action by the city.

By federal official

Urban renewal called 'success'

April 1970

By Darlene Napady
Of The Courier

Although Champaign city officials have yet to publicly label the city's first urban renewal project a success, at least one federal official has no qualms about using the term.

David Dwinell, a field representative for the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD) recently listed a number of reasons why HUD feels the Champaign project has been successful.

These included its schedule, relocation, housing improvements, and last, but by no means least, money.

The project is scheduled to be closed in September, only five months after the originally scheduled closing date of May 15.

Although some work, such as repaving Bradley Avenue and selling of small commercially-zoned areas, still has to be completed, most of the extra time will be taken up with a final HUD audit of project expenditures.

This should make the Champaign project one of the few in the history of the urban renewal program to be completed anywhere near on time.

Despite staying fairly close to its timetable, the project involved what Dwinell called "relatively few adverse actions."

One suit

In acquiring property in the area, the city had to file only one condemnation suit over price, he noted.

Although about half-a-dozen other suits were filed, all were only to obtain clear title to the land.

in Champaign-Urbana rather than move out of the area, Dwinell said.

Those who have been relocated also seem generally satisfied with their new homes, he said.

Regional officials also have been impressed by the "extraordinary efforts" of the Champaign urban renewal staff in tracking down families from the area who may have moved on their own.

Pinching pennies

"It is normal for cities to try to pinch pennies and to allow those who move on their own to disappear," he explained.

"But Champaign seems to have made every effort to see that these people got every cent that was coming to them." Families forced to move by urban renewal are entitled to relocation payments, paid entirely by the federal government.

Another somewhat unusual feature of the Champaign project is an addition of 110 housing units to the project area.

So many other projects had removed more units than they ultimately replaced that Congress passed a law recently requiring cities to provide at least the same number of new units as the number of units destroyed.

By the time reconstruction is completed, the project area will contain an estimat-

ed 360 units, compared with 250 previously.

However, a large portion of these probably will not be completed for a year or more.

But work is expected to begin within a month on a 98-unit, federally-aided development at Bradley Avenue and the Illinois Central railroad tracks, and 56 units of public housing just to the south.

Another six units of public housing are planned for individual lots in the area.

But the 71-unit North Mt. Olive Manor at Bradley Avenue and 4th Street has begun accepting applications for occupancy and hopes to begin moving in tenants early in June.

And finally, although not as visually impressive as handsome new buildings or happily-relocated families, is the money situation.

Although no final judgment can be made until after the HUD audit, it appears the Champaign project not only will wind up in the black but with a handsome surplus.

It also presents something

of a dilemma since it appears the city may have put in \$130,000 more than required for its one-quarter share of the \$3,692,245 project.

And HUD procedures have no provisions for a refund, in cash that is.

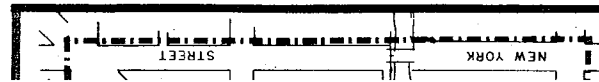
The overpayment can be applied to the city's share of future renewal projects.

The city still is waiting word from Washington on its application for \$600,000 to plan more renewal work.

To date, Dwinell noted, Champaign has not had to request revisions in its contract with HUD because of budget problems. So many other cities had to request additional amounts that HUD recently placed a lid on such requests.

Dwinell gave full credit for the project's success to the city's urban renewal staff, headed by Director David Gensemer.

"The city is losing an excellent administrator," Dwinell said in reference to Gensemer. "His loss no doubt will have an adverse effect on renewal in the city."



Douglass Park Land Purchase Okehed

By TOM SLOCUM
News-Gazette Staff Writer

Plans for improved recreational facilities in Champaign's North End took another step forward Monday night when the Board of Commissioners of the Champaign Park District approved a \$42,000 contract for the purchase of about 6.5 acres of land north of Douglass Park from the City of Champaign.

Facilities planned for the enlarged park include a multi-purpose play area, a picnic area and a tentative outdoor performing arts area. Clearing and landscaping of the land is scheduled to begin this summer.

Money for the purchase is provided from the 1966 bond fund. The \$42,000 figure covers just the purchase price. Development of the land could cost an additional \$20,000 to \$100,000, depending on the facilities built, according to General Manager Robert Toalson.

Fix Swimming Fees

Swimming rates for the coming year, including new annual rates to allow year-round swimming at the new Spalding Pool, were also adopted by the Board Monday. Prices for single admissions to both Centennial and Spalding pools will remain the same, but other rates have been raised slightly.

Rates for a four-person family will be \$23 for a season pass (either winter or summer) and \$35 for an annual pass. A single adult fee will be \$12.50 for a season pass and \$20 for an annual pass. For children 12 years old and younger, fees will be \$7.50 for each season and \$10 for an annual pass. Fees will increase by \$3.50 for a season pass and \$5 for an annual pass for every additional child.

Group rates for pool rental were also fixed for the coming year. The prices are: 30 or less, \$15 per hour; 30-50, \$25 per hour; 50-100, \$40 per hour; and entire pool, \$50 per hour.

Policies for public use of Park District facilities were also set Monday with categories named for priority and rental fee purposes. Park District programs, programs for Unit 4

schools and local governmental agencies have top priority and will not pay rental.

Not-For-Profit

Not-for-profit groups will pay \$2.50 per hour for the use of facilities while special interest organizations will pay \$10 per hour.

Rental rates have been fixed to cover the costs of opening the building and paying for cleaning up afterwards, Toalson said.

In other business Monday, the Board approved funds to fence and resurface the tennis courts

at Centennial Park for a total cost of about \$5,000, authorized the staff to start work on preparing a lighted baseball and softball diamond at Spalding Park, and authorized the purchase of 18,000 annual flowers for district parks this summer.

Also, the Board authorized a final \$5,432.32 payment for the Meeting Center. The Board has been making installment payments on the building after receiving assurance from the architect that the work had been completed satisfactorily.

Dedicate Tract To Honor Mrs. Wesley

In ceremonies held Monday night, the Board of Directors of the Champaign Park District formally dedicated a 1.5 acre tract at Third and Eureka Streets Wesley Park in honor of Mrs. Odelia Wesley, principal of Washington School.

Board President Donald Bresnan moved for the adoption of the resolution naming the park and lauded Mrs. Wesley for her "outstanding service to the community, especially the children." Bresnan cited Mrs. Wesley's membership on numerous community organizations as well as her service at Washington school as the reasons for the dedication.

At the ceremony, Mrs. Wesley received a copy of the resolution and helped Commissioner Bert Seaman unveil the large wooden sign for the park. Mrs. Wesley was also presented with a smaller replica of the sign for her personal use.

When unveiling the sign, Seaman told Mrs. Wesley, "This is the greatest pleasure I have ever had in my life."

Mrs. Wesley told the commissioners the park would be "a welcome addition to the community. I have seen the need for more recreational facilities in this area for years."

Land for the park was pur-

chased by the Park District for \$19,500 as part of the urban renewal development. It will include play equipment for children of all ages, a multi-purpose asphalt play area and a landscaped play area. Installation of the play equipment is to be completed in April, the multi-purpose area will be finished this spring and final landscaping is expected to be completed in the fall.

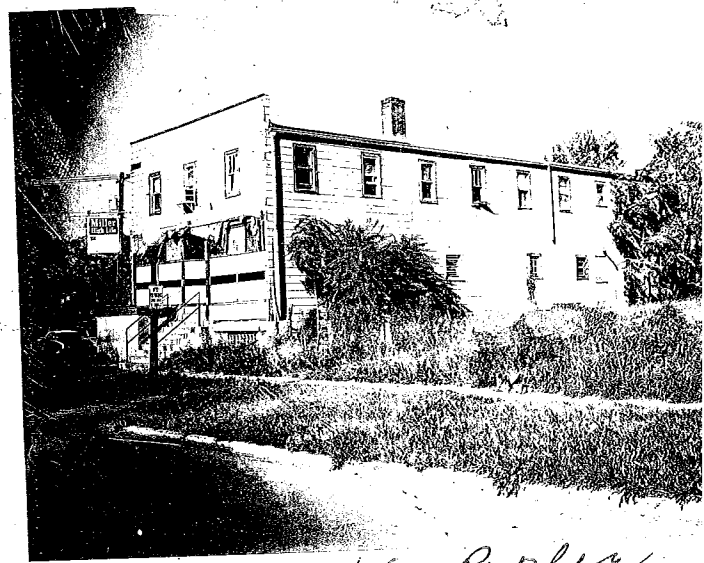
Following the dedication ceremonies, a reception was given at the meeting Center featuring coffee and cake.

Unit 4 Board Lauds Mrs. Wesley

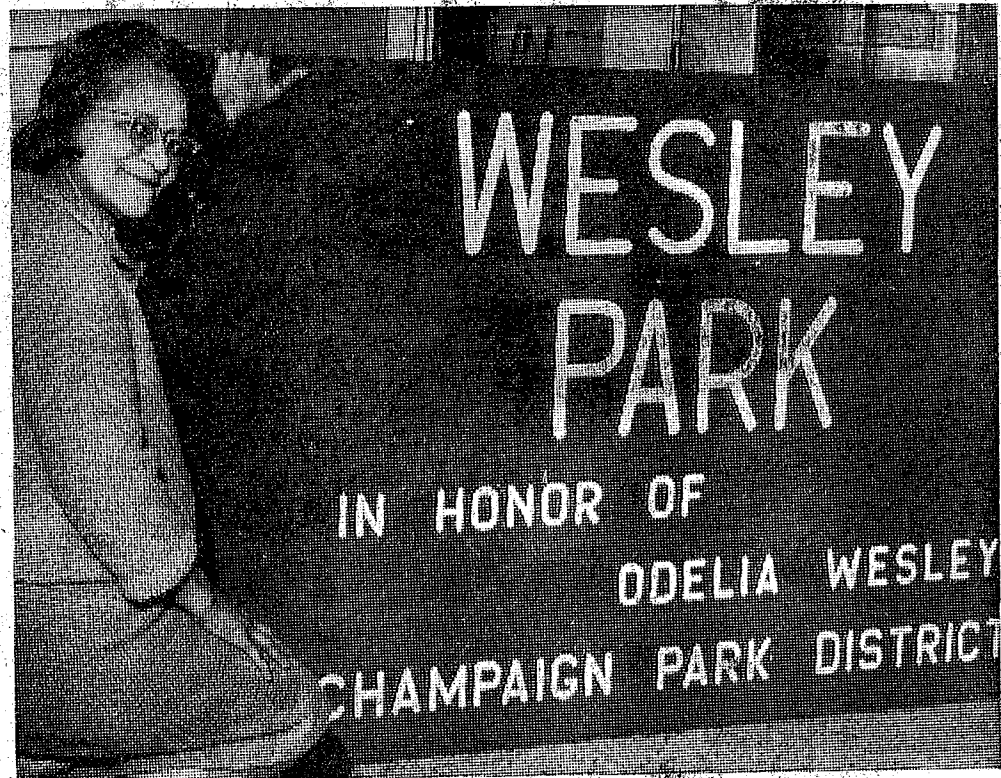
The Unit 4 school board adopted a formal resolution commending Mrs. Odelia Wesley, principal of Washington school and expressing the members' pride and happiness that a new park will bear her name.

At their Monday board meeting, the Champaign Park district revealed that a new 1.5 acre park on Third and Eureka streets would be dedicated "Wesley Park" in recognition of the school principal's long years of service at the Douglass Center.

The resolution was presented by Dorothy Wilson and passed unanimously.



514 N. Poplar



News-Gazette Photo by Robert Arbuckle

PARK NAMED FOR MRS ODELIA WESLEY: The Board of Directors of the Champaign Park District Monday night named a 1.5 acre park at Third and Eureka Street, Wesley Park to honor Mrs. Odelia Wesley, principal of

Washington School. Park District President Donald Bresnan said the action was taken because of Mrs. Wesley's "outstanding contribution to the community."