

Repair Grants

in Renewal Area Eligible

In the urban area will receive federal grants for rehabilitation of homes, urban renewal areas, and public housing projects, according to David Gensemer.

The rehabilitation program has been underway for about one month, according to Gensemer. The department has made "many inspections," and is currently processing the necessary paperwork, he said. As a result of some inspections, some families thought to have qualified for the grants previously have been found to be solvent enough to repair their own homes.

The grants will be made available as the necessary inspections are carried out, he said. Gensemer further reported that there has been no trouble recently with "con" agents attempting to have residents in the area sign expensive contracts for repair which in all cases are more than necessary. He said after the initial reports of one group working there, all has been well.

He warned, however, that residents should contact his office prior to signing any contracts to make certain the work done will be reimbursable by the federal grants or loans. Property acquisition procedures in the area began Monday morning and Gensemer said he expected to have some title closings within two weeks.

UR Rights Session Only Partial Success

By Mary Killian
Three senior University of Illinois law students Thursday night attempted, with only partial success, to explain the rights of citizens faced with urban renewal to a meeting of affected homeowners.

It was the third session presented by a group of law students formed to explain rights and legal procedures to poor people who may be unable to learn the facts elsewhere. Some 50 persons — most of them members of the Northeast Homeowners Association — attended the meeting in St. Luke's CME Church.

The law students were Mel Rief, David Epstein and Richard Cosby. Their audience listened, questioned and seemed to understand some of the rights that families affected by urban renewal are entitled to: The right to secure a fair market price for property from the program; the right to secure, at the owner's expense, a personal appraisal of the property, and the right to challenge the city's price in court.

However, the students never completely finished their presentations as questions from the floor centered the discussion on the problems faced by the homeowners after a "fair" price had been paid and the property was no longer theirs.

Relocation
Uppermost in the minds of the audience seemed to be the questions of relocation, especially for those people, which one speaker estimated to be 50 per cent of those involved in the program. Their salaries would not allow them to buy new property, even though the government supposedly would find a home for them at 2½ times their yearly income.

The Rev. Blaine Ramsey Jr., said, "It is the thorn in the side of many of us that there will be those who will not be able to own their own property again."

After some discussion of subsidies, loans and grants available to homeowners to rehabilitate their homes, one woman who had been moved several times in urban renewal programs in other cities spoke out. "The thing to do," she said, "is for the people to get the

money together themselves and buy the land. We sure can't get it from the city council, the Champaign lawyers or the government."

Teachers' Frustration
She expressed the general dissatisfaction and distrust the people of the area affected by urban renewal feel, and drew the only round of applause of the evening.

Cosby expressed the frustration that was evident on the part of the law students, who could not give solutions to the problems of relocation and were bogging down in attempting to clearly outline rights and alternatives.

"We understand, we agree," he said, "but we're not the people to tell it to. We're here to tell you about the rights you have, although we realized in doing research on this project that these rights are not many."

The meeting eventually turned back on the problem of securing a lawyer for those homeowners who may wish to contest the price offered for their homes. The Rev. A. W. Bishop asked the students to help them in a so-far unsuccessful search for a lawyer to represent Northeast Champaign.

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

Somers May Switch Rather Than Fight

By Hal Alexander
Despite the absence of the mayor, a proponent of urban renewal, a resolution concerning the program is expected to pass at a regular meeting of the Champaign City Council Tuesday.

The council has traditionally voted 4-3 on urban renewal questions, with Mayor Virgil Wikoff voting with the majority. Just as traditionally, however, the council has postponed votes on urban renewal and in other major areas when a councilman was absent.

The proposition before the council Tuesday will be to authorize the city manager to take bids on \$1.78 million on loan notes to finance the project. The manager is also authorized to determine the best bid and to inform the bidder of his choice.

Normally, the proponents would not think of scheduling an urban renewal question when a 3-3 deadlock seemed certain. Swingman

But this time, Councilman Paul Somers has declared he will in all likelihood vote in favor of the proposition. Somers has previously voted against or abstained from all urban renewal votes.

Councilman Frank Schooley, who as senior member, will preside in the mayor's absence, said Saturday the city is currently paying an interest rate of 5¼ per cent on a \$900,000 direct federal loan.

Schooley said with the monies gained from the sale of this series of preliminary loan notes, the direct loan could be repaid. The interest on the loan notes is expected to be only about 4 per cent, resulting in considerable savings.

Somers said this is his opinion also, and in line with his previous actions "to save the city's taxpayers all possible in this program," he would vote in favor of the measure.

Failure to pass the measure, according to Schooley, would mean the city would have to pay the higher interest rate for at least two more months. Opposition is still expected at the meeting, however. Councilman Robert P. Pope, an avid opponent of urban renewal, said Saturday he will vote on this urban renewal question as he

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

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"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:

"In case a county is the area of operation of an authority, such area shall not be deemed to include any city, village or incorporated town within such county within which an authority at that time exists. If there after an authority is organized 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 resolution 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 . . .

Failure to pass the measure, according to Schooley, would mean the city would have to pay the higher interest rate for at least two more months.

Opposition is still expected at the meeting, however. Councilman Robert P. Pope, an avid opponent of urban renewal, said Saturday he will vote on this urban renewal question as he had done on all others in the past.

"I can't see going along with this program on any grounds," Pope said.

Councilman Seely Johnston, long-time opponent of urban renewal, vowed another "no" vote.

Despite the opposition however, the measure is expected to pass with Somers' vote added to that of Councilmen Bob Snyder, William Kuhne and Schooley.

Other items on the Tuesday agenda are routine, including some matters already placed on passage at the last meeting, a decision on two non-controversial plan commission cases and two annexations of small parcels to the city.

TH

THE NEWS-GAZETTE

TUESDAY, AUG. 1, 1967.

UR Measure To Council Tonight

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 renewal supporters, Councilmen Frank Schooley, M. G. Snyder and William Kuhne, to attend the meeting.

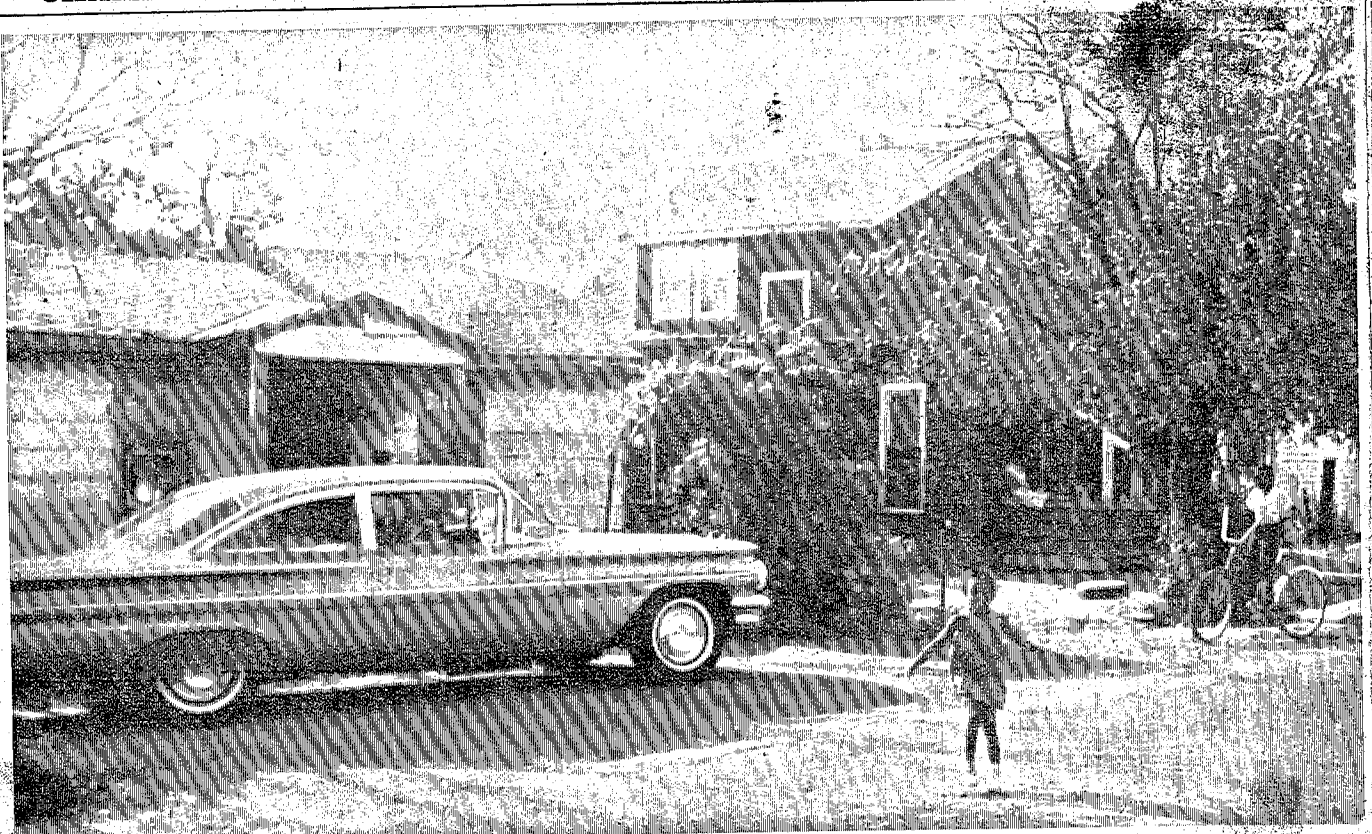
Councilmen Seely Johnston and Robert P. Pope have indicated they will continue their almost solid "No" votes . . .

Champaign Councilmen Raise Renewal Prices

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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

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 meeting 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 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 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 an-



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

HENSON PROPERTY

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

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Estimates Most Parallel

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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.
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

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the first 30-day period.

The Champaign city council has authorized the transfer of about \$250,000 in accumulated utility tax funds (earmarked for urban renewal) and has authorized application for a direct federal loan of \$1,100,000.

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, 61,420-square-feet, contains a structure and was appraised at \$76,000 and \$83,000. The urban renewal department will attempt to acquire for \$30,000.

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

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 5,308-square-foot lot with a house that has been damaged by fire will bring an offer of \$8,000. The appraisals were \$8,000.

(Continued on Page 20)

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.

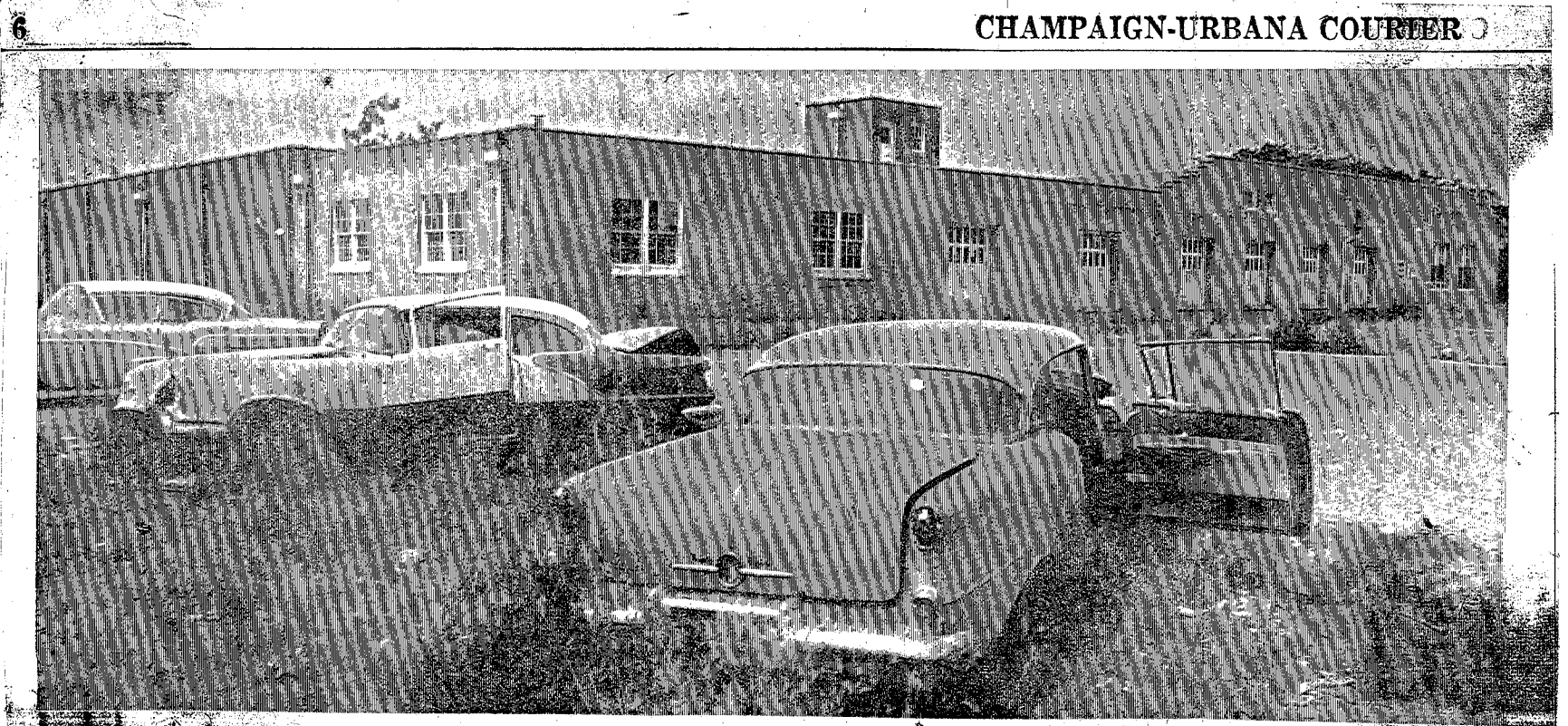
Gensemer also said that until three months ago, his department had been accused of offering too low prices and cheating the property owners there. "The two appraisals were made separately in a professional manner and as far as this department is concerned, the price recommended by this department based on these appraisals is a fair market price — no more and less."

"I think these prices are enough to turn anyone's stomach," Somers disagreed.



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.



LARGEST PURCHASE

The largest single offer in the Champaign-Urbana renewal program is for the old egg plant on North Poplar Street. The offer of \$75,000 for the property is listed as the largest in the program and is located on a 75,359-square-foot lot.

Approve Transfer Of \$1.1 Million To Urban Renewal After Strong Debate

BOB MILLER
 Gazette Staff Writer
 of over one million
 Urban Renewal in
 was approved
 night by the City
 after a brief, but some-
 ter, discussion.
 al for the transfer of
 on for the project came
 result of 4 votes for,

2 against and 1 abstention, as
 the Council nearly followed a
 predicted 4-3 pattern establish-
 ed after the recent city election.
 Voting against the Urban Re-
 newal project were Councilmen
 Robert P. Pope and Seely
 Johnston.
 Abstaining was Councilman
 Paul Somers.

himself with the opponents of
 the plan to provide a 4-3 split
 in the Council, said he was
 abstaining because he was "tir-
 ed 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!"
 Somers, who usually aligns

"I don't see any sense in
 voting no," he said, obviously
 noting the apparent majority in
 favor, "Pending seeing some
 good done for the people in
 the north end, I abstain."
 Councilman Pope hit at the
 Urban Renewal program as
 having been years of meetings
 and meddling and yet not one
 spade of dirt turned.

Kuhne's absence at the last
 meeting would have left the
 Council in a 3-3 deadlock on the
 issue which would have meant
 a defeat for the transfer reso-
 lution.
 When Kuhne cast his vote
 for the transfer of funds, he
 said he did not believe there
 was any way the project could
 be financed without the inclu-
 sion of federal funds.

Area Acquisition Plans To Be Started In 10 Days

IRRELL KINDRED
 Gazette Staff Writer
 renewal director Da-
 semer said Thursday
 will "move into high
 gear that the Chamapign
 cil has approved the
 f \$1.1 million for the
 ect area.

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 prop-
 erties together have been ac-
 quired.

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 the
 urban renewal project as a
 three-year period ending in May
 1970.

He claimed the program had
 cost the city about \$200,000 and
 there was "nothing to show for
 it." He called for the Council
 to get the city out of the pro-
 gram.
 Councilman Seely Johnston
 asked the Council to consider
 the use of city money to effect
 a local renewal program.
 "Let's buy something for peo-
 ple who need help, but not push
 down those who don't want it,"
 he said.

The Breakdown
 The \$1.1 million in question
 will come from both city funds
 and federal funds. The break-
 down is \$950,000 in direct fed-
 eral loan and \$150,000 from the
 city coffers.
 The money is the first in-
 stallment 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
 fund of \$2,855,479 and a capital
 grant of \$2,500,615.
 Money used from the loan fund
 will be paid back from city
 funds. The capital grant money
 will not have to be paid back.
 According to Champaign's de-
 partment of Urban Renewal, the
 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 resi-
 dential when finished.

will begin making pur-
 chasers to property owners
 ea within the next 10
 ensemer said, adding
 istribution and relocation
 egin to occur within
 und that some demoli-
 quired structures can
 ed within 90 days.
 Montgomery, real es-
 er for the urban re-
 ice, will serve as ne-
 or the city in ac-
 the site property. He
 fact, property owners
 rs of a set amount of
 r the purchase of their
 Gensemer said.

Families to be relocated will
 be assisted by James Williams,
 relocation officer for the pro-
 ject, and will be eligible for
 relocation payments.
 Tenants of property sold to
 the city will receive official
 letters from the city giving them
 notice of the acquisition and
 will also receive a personal
 visit from a member of the
 UR staff who will give them
 information about relocation
 services and their rights in re-
 lation to the project, Gensemer
 said.

From Sales Tax?
 A major portion of city money
 that could be used for a local
 project would come from the in-
 crease in the sales tax, accord-
 ing to Johnston.
 Mayor Virgil Wikoff replied
 that the increase, providing the
 governor signs it into law, will
 carry certain stipulations at-
 tached by the state legislature
 concerning salaries and other
 uses.
 Passage of the transfer of
 funds apparently hinged on the
 vote of Councilman William
 Kuhne, who was absent from
 the last meeting.
 Action on the funds had been
 deferred last week at Kuhne's
 request.

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 referred to legal coun-
 the city for closing the
 the legal firm of
 Corazza and
 will perform these ser-
 the city.

ies, have reportedly already
 moved from the area on their
 own initiative and further re-
 location will follow as acquisi-
 tions begin within the next 30
 days.

Monday, July 10, 1967-3
 CHAMPAIGN-URBANA COURIER

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 com-
 ment.

Monday, July 10, 1967-3

CHAMPAIGN-URBANA COURIER

CofC Doesn't Own UR Land

The Champaign Chamber of Commerce released the following statement Monday concern- ing property in the urban re- newal 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-Ur- bana 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 Com- merce has absolutely no legal or economic interest in that property. In August, 1966, Stand- ard Brands, Inc., exercised its option to purchase this land on which they had built their pro- cessing 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 indi- cated the transfer of property.

Stratton Hits Open Prices

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 dur- ing the first 90 days of property acquisition.

Stratton labeled the action "a violation of trust," and said "legal and ethical responsibili- ties have been violated some- where along the line."

Councilmen Seely Johnston, Robert Pope and Paul Somers made the prices to be paid pub- lic Saturday in an exclusive in- terview with The Courier.
 They charged the amounts of- fered 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" prop- erty 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 expres- sed was that the prices "are a personal affair between the property owners and the city."

Stratton said in his opinion re- velation of the prices "will hurt the property owners in the area."
 "Revealing these prices be- fore the people go into negotia- tions 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 an-

Johnston May Hire Real Estate Expert

Councilman Seely Johnston said Monday he and other op- ponents of urban renewal were considering employing a real estate expert to make another appraisal of property in the ur- ban renewal project 1 area.

Johnston was one of three councilmen who made public prices to be paid for property in the urban renewal area Sat- urday.

He and councilmen Robert Pope and Paul Somers charged that the prices to be of- fered by the city were far too high. Urban renewal director David Gensemer had responded to that charge by saying his recommendations were based on two independent appraisals by professionals.

Johnston made that statement in issuing a defense of his ac- tions 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 pub- lic."

Wednesday, July 12, 1967

CHAMPAIGN-URBANA COURIER

Urban Renewal on Ballot? 3 Fair-Minded Councilmen Deserve Praise.

To the Editor,
 Sir: I read with interest the article in Thursdays Courier of the action taken at the council meeting in Champaign, July 5th.
 I would say that in all sincer- ity that the people have three honest fair-minded citizens in Councilmen Pope, Johnson and Somers. It would appear that this council is following the trend of the administration in Washington, D. C. of pushing things down the peoples throat

...had complained to him were all property owners living on their property in the area.

The residents of Northeast Champaign do not want Urban Renewal and have tried in the past to put this across to the City. If the other members of the council and Gensemer and Mayor Wikoff do not yet know this then I would say they are not familiar enough with the city to handle the affairs and should be asked to resign.

Why don't they hold a ballot on this issue and let the people decide, yes or no. I would venture to say if this was done urban renewal would lose by 90 per cent. Again, Congratulations to Mr. Pope, Johnson, and Somers for their fine work.

A BE FAIR TO ALL CITIZENS
Urbana.

...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.

Ash Street Property:

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 at \$6,500.

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.

According to information released last week by three current councilmen, all of whom have opposed an urban renewal plan here, the city will offer \$4,000 to the owner of the land, Earl Heason, 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 govern the moving of houses and land that may later be acquired for the urban renewal program.

More Land Moved

Stratton said he doesn't know how many other lots in the Projected area may have increased in value because of similar actions, but indicated buildings have been moved onto 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 "facial 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 fore-



URBAN RENEWAL AREA. Proposed urban renewal area is scheduled to begin soon in the southwest corner of the project area (upper right), where public housing will be built. Most of the area west of Fourth St. is scheduled for total clearance, as is the area around north-south streets at center are Fifth and Fourth streets. The first work will begin in the southwest corner of the project area (upper right), where public housing will be built. Most of the area west of Fourth St. is scheduled for total clearance, as is the area around Washington School and Douglass Center (upper left). The remainder will be conserved and rehabilitated where possible. All dilapidated structures will be removed. (News-Gazette aerial photo by Ian Ingalls)

Thursday, July 6, 1967 - CHAMPAIGN-URBANA COURIER

Urban Renewal Measures Okayed

Hal Alexander, Champaign County Board of Supervisors, said he remembered when the council had passed the Champaign Council Wednesday night expected opposition of the setback, Councilman Pope declared he "had lost this would not cease his up the program. The council finally authorized \$250,000 in ac- tivity tax funds to start of urban re- newal program.

Council Postpones Final Decision on HRC Meeting Date

Action was again postponed Wednesday night by the

ments, 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 outside the area in the same place, near Franklin Junior High School, would meet the declared standard of ending segregation. "It seems to me 60 units are



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!"

"I don't see any sense in voting no," he said, obviously noting the apparent majority in favor. "Pending seeing some good done for the people in the north end, I abstain."

Councilman Pope hit at the Urban Renewal program as having been years of meetings and meddling and yet not one spadeful of dirt turned. He claimed the program had cost the city about \$200,000 and there was "nothing to show for it." He called for the Council to get the city out of the program.

Councilman Seely Johnston asked the Council to consider the use of city money to effect a local renewal program. "Let's buy something for people who need help, but not push down those who don't want it," he said.

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.

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 pos-

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 fam-

From Sales Tax?

A major portion of city money that could be used for a local project would come from the increase in the sales tax, according to Johnston. Mayor Virgil Wikoff replied that the increase, providing the governor signs it into law, will carry certain stipulations attached by the state legislature concerning salaries and other uses. Passage of the transfer of funds apparently hinged on the vote of Councilman William Kuhne, who was absent from the last meeting. Action on the funds had been deferred last week at Kuhne's request. Kuhne's absence at the last meeting would have left the Council in a 3-3 deadlock on the issue which would have meant a defeat for the transfer resolution. When Kuhne cast his vote for the transfer of funds, he said he did not believe there was any way the project could be financed without the inclusion of federal funds.

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 fund of \$2,855,479 and a capital

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

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 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

(Please turn to Page 20, Col. 2)

...battle," he would not cease his efforts to stop the program.

The council finally authorized the transfer of \$250,000 in accumulated utility tax funds to the department of urban renewal. Mayor Virgil Wikoff and Councilmen M. G. Snyder, William Kuhne and Frank Schooley voted in favor with Pope and Seely Johnston voting against.

Councilman Paul Somers, who said he was tired of voting "no" with no effect, abstained from the voting. The vote on the other three less important urban renewal measures ran the same.

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-

Council Postpones Final Decision on HRC Meeting Date

Action was again postponed Wednesday night by the Champaign City Council on a request from the City Human 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.

According to the city code, the commission must meet on the third Thursday of the month. The commission has requested the change so that it could meet only when there was something to discuss.

Residents could request a meeting from the chairman if the change were adopted.

The council also approved for membership on the commission Cleveland Hammonds, Mrs. Willie Pyles, Mrs. Iva F. Matthews and Ralph Hopkins.

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.

outside the area in the same place, near Franklin Junior High School, would meet the declared standard of ending segregation.

"It seems to me 60 units are enough to form a neighborhood within itself," Somers said. "It looks like this might be called replaced segregation."

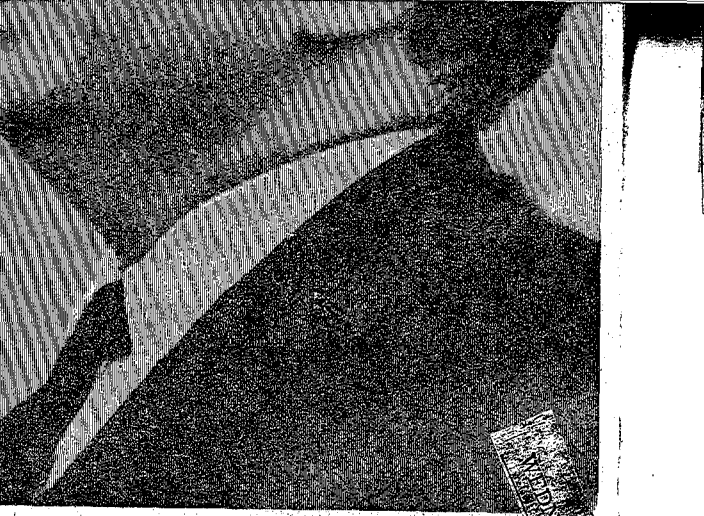
Gensemer replied that the location of the public housing units was a decision made by the Champaign County Public Housing authority. "I can't answer whether one area is worse than two, because I don't know what would be meant by worse," he said.

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.



Somers Abstains on Urban Renewal Vote

Delay Zone Request Action

Council Holds Off on Fisher Rd. Issue.

The Champaign City Council delayed action Wednesday night on a request for business and industrial zoning for a portion of land north of Interstate 74 and east of the Fisher Road.

The property in question would be used for the Robert Shaver farm implement company and AKL Inc., a builder of steel buildings. The property, owned by Cecil and Dorothy Ozier, is presently zoned agricultural and

The plan commission had recommended the request be denied on grounds that a comprehensive zoning study of the area was about to be done and also that location for those businesses there would make it impossible to extend Comanche Drive from the Dobbins Downs and Western Hills developments to the Fisher Road as had originally been planned.

Attorneys for the two planned companies and the Oziers appeared and argued that almost all land in the area was already used for industrial and business

purposes and that if Comanche Drive were extended it would join the Fisher Road on a blind curve.

The council seemed sympathetic to the petitioners, but put off a decision in order that they may meet with the plan commission to hear their side of the argument.

west Champaign on N. Harris Street near the general business district. The total of 120 units will be split into three sites, with 60 units in the southwest corner of the urban renewal area and 60 units outside.

have been discussed. Sloan said the abandonment of the Beardsville Park location means the housing will now be divided into two sites. The N. Harris location had previously been mentioned as a

main area 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 homes, 42 two-bedroom homes, 32 three-bedroom and 16 four-bedroom and 10 five-bedroom homes in a saw-tooth arrangement rather than in high-rise apartments.

Sloan said the architects' plans will have to be redesigned, now that one site has been eliminated.

The Champaign architectural firm of Kelley, Berger, Unteed and Associates has been retained by the Authority Board 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.

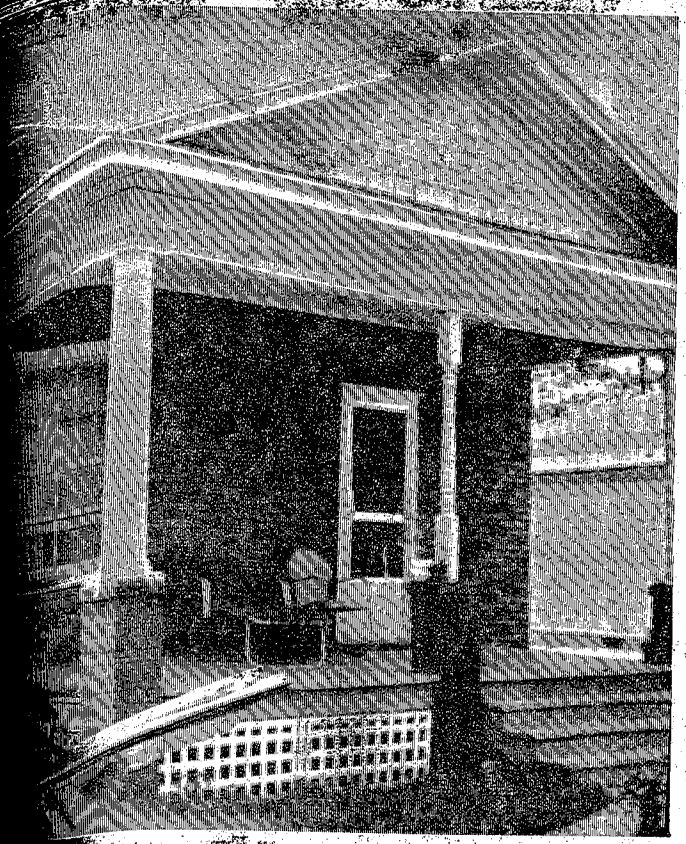
The Authority officials have submitted preliminary plans and architect sketches to the Chicago office of the Housing Assistance Administration.

CHAMPAIGN-URBANA COURIER Thursday, July 6, 1967-3

Urban Renewal Sures Okayed

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...ion grant in the city's ur-
renewal program. Hall is
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Council to Act On UR Funds

By Richard Icen
...olution authorizing the
... of \$215,000 to the Cham-
... Urban Renewal Depart-
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... when it meets at
... Tuesday in the City
... Chambers.
... Enable the depart-
... begin making definite
... the acquisition of land
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... urban renewal proj-
... in northeast Cham-
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... the resolu-
... to pass by

... about a 5 - 2 vote, with council-
men Robert P. Pope and Seely
Johnston providing the negative
votes.
The money in question here is
that which the city has been
saving up for the past several
years from utility tax money.
The council also is expected to
pass another resolution author-
izing the issuance of \$907,000 in
federal funds already allotted
to the city.
Also on the council agenda are
appointments to the city's vari-
ous boards and commissions,
including the Citizens Advisory
Committee on Urban Renewal.
Among those being appointed
to that agency are William
Werstler of the Art Floral Shop,
John Barr of Barr & Squires
real estate agency and Dr.
Thomas R. Skaggs.
Werstler's appointment ex-
tends through June 30, 1969, and
those of Barr and Skaggs
through June 30, 1970.
Barr has been chairman of

Tell Progress In UR Area Rehab Plan

The rehabilitation program for houses in the Champaign urban renewal area, which began earlier last week, is reported going smoothly.
There are 39 structures in the project 1 area which qualify as rehabilitable. Under the urban renewal program, owners will be permitted to repair all phases of the house presently under the standards of the minimum housing code.
Thereby these property owners would also be permitted to keep their homes in the area. Federal aid is available in the form of grants and loans for necessary home repairs.
Rehabilitation officer Glenn W. Hall has said about half the structures to be rehabilitated will qualify for federal grants up to \$1,500, which need not be repaid.
Hall has cautioned, however, that grants or loans may only be issued for certain repairs listed by the minimum housing code and federal law. He will be in contact with the various owners concerning these regulations.



News-Gazette Photo by Dennis Sullivan
SLATED FOR REHABILITATION. Glenn W. Hall, rehabilitation officer for the Champaign Urban Renewal Department, examines one of the several houses in the Urban Renewal Project area scheduled to be rehabilitated. The house qualifies under federal law for rehabilitation.

Wednesday, June 21, 1967

Renewal Action Deferred

Because of the absence of Councilman William Kuhne, action was deferred on three urban renewal resolutions, two of which would have transferred money directly to the Urban Renewal Department, by the Champaign City Council Tuesday.
The two money resolutions involved some \$1,122,000, including \$215,000 which the city has collected over the past several years from a three - fourths per cent utility tax increase authorized in a referendum.
The remaining money would have authorized a loan from the federal government.
Provided in the third resolution was the appointment of Daily and Associates as the engineering consultant for the project.
The three resolutions are ex-

pected to be brought up again when the council meets on July 5.
In the meantime, Councilman Paul M. Somers, a frequent critic of the urban renewal program, asked Urban Renewal Director David Gensemer for information on a number of points involving the program, including the timetable of the "removal operation" and the current status of Housing Authority of Champaign County plans for the development of public housing in the area.
One point on which Somers wanted information is whether people have immediate access to relocation housing.
Another is whether any private organizations have expressed interest in redeveloping the area.

UR Funds An Issue For Councilmen

Urban renewal, as usual, is expected to spark some debate and a split vote Tuesday evening at the regular meeting of the Champaign City Council.
Before the Council will be two resolutions to provide more than \$1 million for urban renewal expenditures.
The resolutions would authorize transfer of \$215,000 in city utility tax funds from escrow to an expenditure account, and the requisitioning of more than \$900,000 from the federal government.
The city urban renewal department has been operating on a \$10,000 "shoestring" budget. The new funds would allow property acquisition in the site area to begin.

DAY, JUNE 18, 1967

THE NEWS-GAZETTE

R Funding Resolutions to Council

By TONY BURBA

solutions to make more \$1 million available to the urban renewal department be considered Tuesday by the Campaign City Council. Resolutions would provide two fund sources.

The city will require \$907,585 from the federal government on a temporary note. The loan will be paid back from federal grant funds.

A total of \$215,000 in utility tax funds would be transferred from escrow to an expenditure account. The long agenda will face the council at its regular 7:30 meeting.

The council will be asked to reappoint Mayor Virgil Wikoff's advisory board of 29 persons to 14 members and commissions.

Meetings
An ordinance will be offered to reappoint the monthly public hearings of the Human Relations Commission, substituting hearings at the call of the mayor and two commission members. To be presented is an ordinance authorizing the city to contract for engineering services for the Phase I urban renewal project.

Annexation ordinances are being considered, as will three ordinance amendments that were in effect, approved by the council June 6.

Another zoning case deferred for a time is expected to be brought to a final vote. This is the case of the service station at Bradley and Mattis avenues, which is requesting a change in the height of a 50-foot sign.

Animal Control
The council is expected to contract for animal control services, purchase of a new electrical generator and a new fire station. The location of Prospect Ave. south of Kirby Ave. and street widening are also on the agenda.

The following persons have been nominated by Mayor Wikoff to serve on city boards and commissions. An asterisk indicates a reappointment.
PLAN COMMISSION (three-year terms): C. Dale Greffe*, Robert Mankley.

PARKING AND TRAFFIC COMMISSION (three-year terms):

The city urban renewal department has been operating on a \$10,000 shoestring budget. The new funds would allow property acquisition in the site area to begin.
See Opposition
Urban renewal opponents on the council probably will continue expressing their opposition by voting against the fund transfer and requisition.
Councilmen Robert P. Pope, Paul Somers and Seely Johnston voted against adoption of urban renewal as it passed, 4-3, on May 2.
The same three have voted against most of the measures necessary for implementation of the program, although even Johnston and Somers joined the majority June 6 as the council approved the use of federal grants for property rehabilitation in the area.
The funding ordinances are expected to be passed Tuesday evening by the usual 4-3 vote, with Mayor Virgil Wikoff and Councilmen Frank Schooley, M. G. Snyder and William Kuhne voting "Yes."

Long Agenda
A fairly long agenda will face the council as it begins its session at 7:30 p.m. in the City Council chambers.
Besides urban renewal, the council will consider ordinances changing the meeting schedule of the Human Relations Commission, appointing the members of various city commissions and boards.
Five property annexations and three zoning changes are expected to receive final approval, and bids will be received on the paving of South Prospect Ave. from Kirby Ave. to Devonshire Drive, and on contracts for street maintenance.

SUNDAY

THE NEWS-GAZETTE

You Study

By TONY BURBA
News-Gazette

A problem that has been on the minds of many of the city's high school juniors.

Urban renewal in the North End will be the subject of a week study by the University of Cincinnati.

Attention is being given to the physical and neurological diseases that are being declared in the North End. The study is being conducted by the University of Cincinnati. The study is being conducted by the University of Cincinnati. The study is being conducted by the University of Cincinnati.

North End; Urban Renewal

9 P.M.
5 P.M.

4995

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 is the same place.
"What the hell am I doing here? Look on your faces," Murray proceeded to explain the situation.

PLUMBING CODE BOARD
OF APPEALS (five years):
John Westall

Smith Claims In Fight In Inspection

By TONY BURBA
News-Gazette Staff Writer

He most vocal opponent of Champaign's minimum housing inspection program rose before City Council Tuesday evening and claimed victory. I am happy that the Supreme Court, just at the present moment, has completed my campaign," said Bernard Smith, W. Beardesley.

Smith has spoken against the housing inspection program at every council meeting since April.

He was referring to a U.S. Supreme Court decision handed down Monday prohibiting city health, fire and housing inspections from entering homes and businesses without search warrants.

Suspended
City Manager Warren Browning suspended the city's systematic housing inspection programs Tuesday morning pending study of the court decision by the city attorney.

A copy of the court's opinion probably will not be ready for a month.

Published excerpts have stated, however, that the court majority feels that the goals of inspection programs can be achieved "within a warrant system."

It further stated that probable cause for issuance of a warrant would exist "if the contemplated inspection is in the public interest."

Smith also used the occasion to urge a return to the commission form of government. He is among those circulating petitions to force a referendum on the abolition of the present council-manager system.

'Seen The Danger'
"I think we have seen the danger of retaining a form of city government which does not give us the power to petition against ordinances opposed by citizens," Smith said.

Under the commission form 10 per cent of the city's voters can force a referendum on any ordinance passed by the City Council.

Mayor Virgil Wikoff replied, "You do have the right to petition. Here are a mayor and six councilmen who are as close as your telephone."

Smith shot back, "I have been a lot closer to you than that many times recently, pleading with you to listen to reason and remove this, but I have seen no action."

REER

Pass Grants For Repairs In UR Area

An urban renewal - related measure passed the Champaign City Council 6-1 Tuesday evening, with Councilman Robert P. Pope casting the lone opposing vote.

The resolution in question was a proposed amendment to the city's contract with the U.S. government, authorizing federal reimbursement for housing rehabilitation grants.

Under the amendment, the city will be authorized to make grants of up to \$1,500 to homeowners in the urban renewal area to repair rehabilitable homes, Urban Renewal Director David Gensemer explained.

He said his department was asking for authorization to make up to \$30,000 in grants. "We hope we won't need that much, though," he added.

There was little council discussion on the issue. Pope asked why the provision had not been included in the original contract.

Gensemer said it was deleted because of a timing problem and could now be reinstated.

Pope then asked, "Who decides who will get these grants—the federal government?"

Gensemer replied, "Our own city urban renewal department will make those decisions."

In the roll call vote, Councilmen Seely Johnston and Paul Somers, both of whom joined Pope last month in bitter opposition to adoption of urban renewal, voted with the majority in favor of the amendment.

Pass Grants For Repairs In UR Area

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The resolution in question was a proposed amendment to the city's contract with the U.S. government, authorizing federal reimbursement for housing rehabilitation grants.

Say Independent Buyers In UR Area

Champaign city officials reported Wednesday that an entrepreneur of sorts was operating in the urban renewal project 1 area.

Urban renewal director David Gensemer said a person, whose name he did not disclose, had made purchases of property in the area and was negotiating third. All are scheduled for clearance in the urban plan.

Gensemer warned that such actions of the area to beware of such actions. His department he said, would begin to offer to property owners about July 1. He urged owners to wait until his department could make an offer for the property.

Gensemer said in one instance of recent sale, \$5,000 had been paid for the property and the offer of the city, as set by the acquisition appraisals, would have been approximately \$800.

He also strongly suggested that such sales may result in the buyer receiving exactly what he paid for the property when it was acquired by the urban renewal department. The final disposition of such a case would be up to the city council, the members of which would probably take a dim view of such practices.

The urban renewal department has already retained attorneys for the inevitable court proceedings which will incur after acquisition begins. Gensemer believes that the sale price of such a recent sale would be upheld by the court as a fair price for the city to pay for such property, despite higher appraisals.

Does Court Ruling Doom Inspections?

By TONY BURBA
News-Gazette Staff Writer

A U.S. Supreme Court decision requiring city health, fire and housing inspectors to get search warrants before entering homes or businesses will affect local governing bodies to varying degrees.

City Manager Warren Browning announced Tuesday he had suspended Champaign's minimum housing and fire inspection programs.

Mayor Stanley Weaves said no regular Urbana city programs would be affected, but the decision would make housing code enforcement "tougher."

No information was immediately available on any change in Champaign-Urbana Public Health District inspections.

Browning said the programs were being suspended "until the city attorney has time to render an opinion on how the decision will affect our operations."

New Construction
He added, however, that inspections of new construction would continue as usual.

Champaign has systematic city-wide programs of residential inspection for fire hazards and minimum housing standards.

The minimum housing inspection program recently has come under heavy fire from opponents who call it an "invasion of privacy."

Browning said any opinion now as to whether the housing inspection program would have to be terminated "would be pure speculation."

Champaign began the systematized housing inspection because it is required to qualify for federal funds under a number of programs of the Department of Housing and Urban Development (HUD).

Effect On HUD
How the court decision will affect HUD requirements for a Workable Program for Community Improvement cannot yet be determined.

Mayor Weaver said since Urbana does not maintain regular fire and housing inspections, no day-to-day operations would be affected.

"We act only on complaints or when we ourselves notice some obvious violations," Weaver

Does Court Ruling Doom Inspections?

(Continued from Page 3)

up we'll have to get a warrant now.

"It certainly won't make it any easier to get at the facts."

Is Reversal
Monday's court decision overturned previous decisions that city inspectors could demand entry without court orders.

Neither Champaign nor Urbana has ever faced any serious resistance to inspection, according to Browning and Weaver.

During recent discussions of the matter at City Council meetings, Browning has said that only about 10 occupants have denied entry to city housing inspectors.

Under the previous law, the city could force entry through a court order, but this has never been done in Champaign or Urbana, according to the chief executives.

The key to whether the decision will remove all teeth from inspection laws and ordinances would seem to be in the requirements for a search warrant.

Probable Cause
In criminal affairs, some probable cause has to be shown before a warrant can be issued.

If the Supreme Court decision requires evidence of a violation before a search warrant can be issued to a housing inspector, continuing programs of universal inspection would seem doomed.

However, the Supreme Court's majority opinion stated, "It has nowhere been urged that fire, health and housing code inspection programs could not achieve their goals within the confines of a reasonable search warrant requirement."

"If a valid public interest justifies the inspection contemplated, there is probable cause to issue a suitably restricted

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Say Independent Buyers In UR Are

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Urban renewal director David
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 rd. All are scheduled for
 arance in the urban renewal
 n.

nsemer warned residents
 the area to beware of such
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 y 1. He urged owners to wait
 ill his department could
 ke an offer for their prop-
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nsemer said in one in-
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 n paid for the property and

the offer of the city, as set
 the acquisition appraisals,
 would have been approximately
 \$6,800.

He also strongly suggested
 that such sales may result in
 the buyer receiving exactly
 what he paid for the property
 when it was acquired by the
 urban renewal department. The
 final disposition of such a case
 would be up to the city council,
 the members of which would
 probably take a dim view of
 such practices.

The urban renewal depart-
 ment has already retained at-
 torneys for the inevitable court
 proceedings which will incur
 after acquisition begins. Gen-
 semer believes that the sale
 price of such a recent sale
 would be upheld by the court as
 a fair price for the city to pay
 for such property, despite
 higher appraisals.



my voice not expressed through
 the committee chairman. I desire
 freedom of expression so I may
 voice the citizen opinions on is-
 sues that affect their welfare
 and in this way promote the
 enactment of proper and equit-
 able laws in our city."

Members of the CAG also in-
 pointed he may be reached in
 ment at 4-1111. City Manager
 Warren Browning said he had
 no knowledge of the offer.

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RECEIVED
 CHAMPAIGN-URBANA COURIER
 SEPTEMBER 8 1967

THE NEWS

Tuesday, June 20, 1967-

CHAMPAIGN-URBANA COURIER

Ruling Affects City Codes

Champaign City Manager Albert
 Tuxhorn has received a copy of
 a U. S. Supreme Court decision
 which could affect various city
 housing and fire inspection pro-
 grams.

City Manager Warren Brown-
 ing said that Tuxhorn is current-
 ly studying the text of the 18-
 page document which includes
 dissenting and concurring
 opinions.

Browning expressed doubt
 that the attorney's study of the
 decision would be completed
 in time for a report to the
 City Council when it meets.

Following the announcement
 of the Court decision two weeks
 ago, inspections involving the
 minimum housing and fire safe-
 ty codes were temporarily sus-
 pended by Browning pending a
 study of the decision.

In a case involving a San
 Francisco property owner, the
 Court ruled that the individual
 could not be prosecuted if he
 refused inspectors without war-
 rants entry into his home.

Since the Housing and Urban
 Development agency requires
 ordinances with provisions for
 housing code inspections, it is

not clear at the moment what
 effect, if any, this will have
 on urban renewal programs in-
 cluding the one approved recent-
 ly for northeast Champaign.

CHAMPAIGN-URBANA COURIER
Wednesday, Aug. 3, 1966

Wednesday, July 20, 1966
CHAMPAIGN-URBANA COURIER

Housing Delay Urban Renewal

By David Witke

Public housing arrangements continue to be the last roadblock for Champaign's Project 1 urban renewal program.

The Champaign County Housing Authority, in charge of the public housing arrangements, is not yet in a position to announce proposed sites for the 60 units to be constructed in conjunction with the renewal project, director Harold Sloan said Tuesday.

This is because the proposed sites have not yet been purchased. "In fact, we haven't yet spoken to the present owners of the properties about it," he said.

"But we are working on the problem," he said. "What we are now trying to do is get enough preliminary work done to take to officials in Chicago and get their concurrence in what we are trying to do before we go ahead with final plans."

May Meet Next Week

Sloan said a conference in Chicago may be arranged for sometime next week.

Urban renewal officials in Washington have notified the city that the renewal plan has been approved in all regards ex-

cept the completion of public housing plans.

A contract between the county housing authority and the federal housing authority for the 60 units of public housing outside the renewal area must be signed before the renewal project gets the green light.

Not Before September

Sloan said Friday that sometime in September is the earliest date that such a contract might be signed — and then on. "If all planning goes smoothly, it could well be later in the year," he indicated.

Champaign officials originally had hoped to have Project 1 ready to go by July 1, as this would have put the project high on the priority list for funds.

Sloan said Tuesday that the housing authority is currently considering a plan to split the 60 units between two sites. The sites are large enough so the living density of the public housing would be lower than would have been the case on the four scattered sites previously under consideration.

He explained that the location of the sites cannot be released until the property is acquired, because prior release might affect the price.

Friday, July 8, 1966-CHAMPAIGN-URBANA COURIER

U.I.-Champaign Plan:

Downtown Businessmen Like Idea for Renewal

By David Witke

First reaction of downtown Champaign businessmen to the possibility of a downtown urban renewal program appears predominantly enthusiastic.

F. K. Robeson said Friday, "This would be a wonderful thing for the community. The community needs it and deserves it."

"We should be able to get it, as it is being gotten in other parts of the country, and it appears to be largely a question of leadership and know-how in bringing it to reality."

"I think it's a wonderful opportunity for the city."

A number of businessmen contacted Friday morning generally concurred with the view expressed by Fred Hegmann, vice president of Spritz Jewelry and chairman of the Downtown Council, who said:

Want More Study

"Since we don't yet know what the scope of such a program might be, it is difficult to comment specifically. But I do feel this possibility should be ser-

Renewal Could Clear Medical School Site

Land for a Medical School campus could be provided through a joint university-city urban renewal project in the future. See Page 6.

iously studied and looked into further."

"I know we need to be freshened up a bit downtown, and apparently urban renewal now is an opportunity for doing this."

John Neils, secretary of the Chamber of Commerce, said the chamber has as yet taken no official stand on the possibility, but that "the idea is certainly worth pursuing, studying and looking into thoroughly."

J. J. Shoem, president of Shoem Shoes, said he is "highly enthused" over the possibility.

"This is the first real opportunity Champaign has had to save its downtown image in many years," he said.

"Scores of ideas on modernization have been suggested in

the past — all the way from high rise parking facilities to an enclosed mall on Main Street to razing some of the old and deteriorated downtown buildings.

"As long as federal money is being spent in all four corners of the world, it is only reasonable that Champaign should acquire a few of these tax dollars to come home to roost for bettering our community."

"There's no reason Champaign can't go ahead and use this method — which has been used in Carbondale, Decatur and other cities — to revitalize the city."

The comments were in response to an announcement Thursday that the city has begun preliminary study of the possibility of a campus-area urban renewal project in conjunction with the University of Illinois.

It was disclosed that federal credits received for such a project not only would pay the city's share of the campus project but also would be sufficient to pay the city's share of a downtown renewal program as well.

us-us.
But he said the city would like to move on to the public hearing stage and submission of Part 2 as promptly as possible.

MONDAY, AUGUST 1, 1966.
THE NEWS-GAZETTE

UR Slows Pending Federal Approvals

By HAL ALEXANDER
News-Gazette Staff Writer

The earliest possible date to begin urban renewal in the project 1 area in Champaign is Jan. 1, according to Urban Renewal Director David Gensemer.

Most of this period will be chewed up by awaiting federal approval of various plans, both urban renewal and public housing. The federal government usually takes 30 to 60 days to approve local plans.

Gensemer said urban renewal could go no farther at this time because of a federal stipulation that the plans of the public housing authority for 120 units to be built in conjunction with the project must be approved by Washington before the local public hearing before the city council is held.

Harold Sloan, director of the county housing authority, said Monday a tentative plan for development of the 120 units, particularly the 60 to be built outside the project area, was currently under review by federal public housing officials in Chicago.

The largest consideration in the tentative plan is the sites outside the project area on which the housing will be located. Sloan has said previously that two sites have been selected by the local authority.

Decide On Sites

The federal officials, will decide if these sites are consistent with federal law and economically feasible to develop. A decision is expected in the near future.

After this tentative approval is obtained, a development plan including specific cost estimates will be formulated by the local authority and submitted to Chicago and subsequently to Washington. A \$7,500 loan from the federal government to the local housing authority to be used in

formulating this development plan was approved Saturday.

Sloan said he believed the plan could be prepared within two weeks. It would be submitted to federal officials probably around Sept. 1, and granting a minimum 30 days for federal approval, would clear October 1.

Sloan said after the development plan is approved, an annual contributions contract, providing a manner in which funds for the 120 units could be obtained, would be signed by the city. According to the stipulation of federal urban renewal officials, only after this is completed can the city begin to take the steps necessary to obtain approval of their urban renewal plan and request for funds.

Gensemer said the first step after the public housing issue was resolved, would be a public meeting to be set by the city council. Again staying within the minimum time, the council would receive the issue Oct. 1 and would set a public hearing for its next meeting in the middle of October.

After the public meeting, the council would vote on the plan itself and, if approved, it would be submitted to the federal government.

For Part One

Gensemer said tentative federal approval had been for all practical purposes obtained on Part One of the plan. The Part Two plan, the final one, is prepared after the public hearing and includes minutes of that meeting, legal opinions and further documentation of decisions taken by the city to date, among other things.

Gensemer said Part Two plan was about 80 per cent complete at this time. If the plan were submitted to the federal

government November 1, approval would probably take the maximum 60 days, he said.

Thus, if federal approval is obtained, the urban renewal project 1 would go into execution Jan. 1. The government would offer the city a loan and grant contract which would be signed at that time.

Contrary to popular opinion, the federal government does not then hand the city 75 per cent of the cost of the project.

Gensemer said the city would apply for a 90-day direct federal loan to begin execution. During the 90 days the city will investigate and take bids on bonds to be issued to pay for the first year's cost — probably about \$1.5 million.

The bonds issued to private sources would be low-interest, Gensemer said, as opposed to the high-interest rate on the direct federal loan. The city's bonds are backed by the federal government and therefore private companies are more prone to offer favorable interest rates.

Gensemer said the federal portion of the total project cost comes in the form of smaller grants as specific phases of the plan are fulfilled.

The first 90 days of execution would be utilized, Gensemer said, to hire necessary staff and begin picking up options on property to be purchased.

The final cost of the project to both the city and the federal government, as derived mainly by subtracting the money received for resale of land after it has been cleared from the cost of the land when it was purchased.

Gensemer said he anticipated no trouble in obtaining approval of the city's urban renewal plan and said he hoped to be in execution by Jan. 1.

state medical...
very well could
joint university-
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rbana, Carbon-
d several other
ly interested in
f securing a

the Illinois Central tracks on the west.
This would appear to be future sites of badly needed U. of I. classroom and office buildings to support future enrollments and increased involvement in graduate programs.
Second Project?
But another area within the proposed project looms in its urban renewal future — an area bounded on the north by University Avenue, on the east by Wright, Street, on the south by Springfield and on the west by Fourth Street.
This conceivably could accommodate a new U. of I. medical campus to be located in the area between Mercy and Burnham hospitals.
"Of course it probably will be the State Board of Higher Education who will help decide where the new medical school will be," predicted Burns, "not university trustees."

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far as I know.
Burns, com-
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of Champaign.
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Project Area to in-
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Green street on the

appointed Dr. James A. Campbell of the Chicago U. of I. Medical Center faculty to direct a potentially controversial study of the state's health education facilities.
Campbell is president of Chicago's Presbyterian - St. Luke's Hospital utilized by the U. of I. Medical Center.
All the state's medical schools presently are in the Chicago area.
The plan now is for Campbell and Lyman Glenn, executive director of the Higher Board, to work together on a preliminary project design to determine what areas of the state health education needs will be covered in the pilot study. Gov. Otto Kerner then will be consulted.
By fall of 1968, reports on study will be made to Higher Board, including a master plan for health education in Illinois.

time:
The Mayor's Action Commit-
All high University officials were also out of town. The University has likewise made no comment as yet on the possibility of the joint program.
Barr made the announcement of the plan after the CAC received a memorandum from urban renewal director David Gensemer to City Manager Warren Browning proposing study of the project.
Other members of the CAC are Roscoe Tinsley, Robert Zackery, Rev. Blaine Ramsey, John Petry, Mrs. Robert White, Henry Spies and Ralph Hopkins.
Under the plan announced Thursday, the city would utilize non-cash credits of the University to affect an urban renewal program in the campus and downtown areas.
Under federal law, an urban renewal project in conjunction with a university is allowed to count all expenditures made by the university in the project area for the last seven years as credit towards the one-fourth share the local authority is required to pay.
University sources have indicated that \$2.5 million in credit would be available for use as the local portion. This would mean the federal government would put up the other three-fourths, or \$7.5 million in cash which could be used either in the campus area or for downtown urban renewal.
Thompson said Friday that while he thought the announcement of the proposed project was premature, he thought it had "done no harm."
Sources in city hall indicated Thursday afternoon and Friday that the proposal was very tentative, that no true boundaries for the project had yet been delineated and some expressed fears that the announcement might drive property prices in the downtown area out of proportion.

fourth share, the federal government would have to put up the other three-quarters, or \$5.1 million in cash for the downtown project.
Thus the city, by utilizing credit for expenditures already made by the University would receive \$5.7 million in federal funds without spending any city funds at all.
Monday, August 1, 1966.
THE NEWS-GAZETTE

But he said the city would like to move on to the public hearing stage and submission of Part 2 as promptly as possible.

MONDAY, AUGUST 1, 1966.
THE NEWS-GAZETTE

UR Slows Pending Federal Approvals

By HAL ALEXANDER
News-Gazette Staff Writer

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Sloan said after the development plan is approved, an annual contributions contract, providing a manner in which funds for the 120 units could be obtained, would be signed by the city. According to the stipulation of federal urban renewal officials, only after this is completed can the city begin to take the steps necessary to obtain approval of their urban renewal plan and request for funds.
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government November 1, approval would probably take the maximum 60 days, he said.
Thus, if federal approval is obtained, the urban renewal project 1 would go into execution Jan. 1. The government would offer the city a loan and grant contract which would be signed at that time.
Contrary to popular opinion, the federal government does not then hand the city 75 per cent of the cost of the project.
Gensemer said the city would apply for a 90-day direct federal loan to begin execution. During the 90 days the city will investigate and take bids on bonds to be issued to pay for the first year's cost — probably about \$1.5 million.
The bonds issued to private sources would be low-interest, Gensemer said, as opposed to the high-interest rate on the direct federal loan. The city's bonds are backed by the federal government and therefore private companies are more prone to offer favorable interest rates.
Gensemer said the federal portion of the total project cost comes in the form of smaller grants as specific phases of the plan are fulfilled.
The first 90 days of execution would be utilized, Gensemer said, to hire necessary staff and begin picking up options on property to be purchased.
The final cost of the project to both the city and the federal government was derived mainly by subtracting the money received for sale of land after it has been cleared from the cost of the land when it was purchased.
Gensemer said he encountered no trouble in obtaining approval of the city's urban renewal plan and said he hoped to be in execution by Jan. 1.

CHAMPAIGN-URBANA COURIER Sunday, August 14, 1966

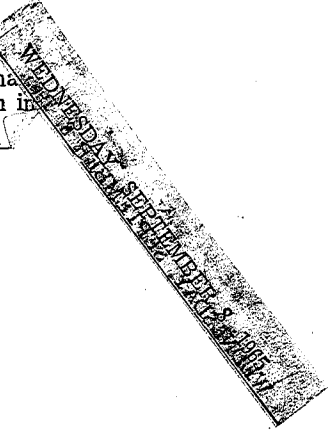
Is Effort What It Takes?

It would be encouraging to hear that Champaign has taken positive steps to assure itself of an urban renewal project under the terms of the National Housing Act.
A provision in this act apparently is tailor-made for Champaign. It provides for urban renewal projects abutting educational institutions. While the act provides that the municipality must pay one-fourth of the net costs (against the federal government's three-fourths), the city's share can come from "credits" provided by University of Illinois expenditures in the project area.

ends in human relations and would be vital for that reason alone.
But the joint city - university renewal project also should improve the health of the whole community, and its cost largely seems to be the time and effort required to get it off the ground.
The University can use this help from the community. The state is hard pressed to provide capital for building expansion and already is involved in the more costly processes of paying for land and buildings through bond issues. The University is more likely to get needed buildings if land costs are reasonable.

And, furthermore, the project area becomes a logical

inflation rides from supermarket to steel mill.
To paraphrase one Samuel L. Clemens, "Everybody seems to want to take the responsibility for doing something."



In Washington:

Grant-Loan Time Waiver Is Requested

In the Washington conference between Champaign city officials and the federal Urban Renewal director, the city asked that a waiver be granted on the prior acceptance and signing of the annual contributions contract between the Champaign County Housing Authority and federal housing authority.

The city asked for the waiver to allow it to proceed with Part 1 of the urban renewal plan.

As a stipulation of the urban renewal contract must be signed before the city can submit its plans, hold its public meeting and receive the grant-loans necessary to do the actual urban renewal work.

The delegation included City Manager Warren P. Browning, Urban Renewal Director David Gensemer and Councilman Kenneth O. Stratton.

They left Champaign on a chartered flight Sunday and returned about 5 p.m. Monday.

They talked with the federal director for about two hours. Browning described the director as "sympathetic to our problem."

Part 1 of the plan already has been approved by the federal government.

The time saved would be about 60 days, Browning said.

The annual contributions contract would be signed before the loan money is given, but the time lapse would be extremely small, possibly a day or a week.

Say Downtown Renewal Advantages Far Outweigh Possible Problems

By HAL ALEXANDER
News-Gazette Staff Writer

The memorandum from Urban Renewal Director David Gensemer to City Manager Warren Browning proposing the major renewal of Downtown Champaign and campus area lists several advantages to the city and University and few disadvantages to either.

Listed as advantages to the City of Champaign were:

—Such a project could be

paid for entirely with University credits. This means that the project would cost the city nothing in cash.

—The city could expedite its street improvement program, approved in the recent bond issue referendum. The city could use urban renewal funds to pave S. Sixth Street from University Avenue to E. John Street, now estimated to cost \$200,000.

—Such a project would per-

mit the city to carry out a broad program of land use reform in an area which is presently deteriorating and which contains many mixed (business and residential) uses, and establish a plan for the area which would permit redevelopment in accordance with current city needs, particularly along the south side of E. University Avenue.

—The city could expand its code enforcement program by

including a portion of the southeast part of the city under a conservation and rehabilitation program much sooner than without urban renewal.

—The city could make needed improvements in utility lines, sewers and storm sewers throughout the area at a much earlier date than otherwise at considerable savings.

Listed as advantages to the University of Illinois were:

—The University could proceed immediately with the preparation of a much-needed master development plan, with the cooperation and assistance, if desirable, of planning studies resulting from the project.

—The University would be able to expedite its land acquisition plans along the western edge of its campus, obtaining what land might be desired by the University from the city much sooner than acquiring the land by itself.

—The University would be able to obtain much needed land at a great savings, thus reducing its requests to the General Assembly.

The only possible disadvantage to the city, according to the memorandum, would be the lack of planning staff available for work on the project.

This could be offset, it says, by hiring an outside planning consultant, with the cost of such contract being included in the request for federal funds.

The only disadvantage to the University listed was that the UI would be required to participate in the preparation of a master development plan immediately.

According to John Barr, chairman of the Citizen's Advisory Committee on Urban Renewal, both University and city officials look favorably on the plan.

Explain Law On Using UI Pending For Renewal Job

One of the tentative urban renewal plan for downtown Champaign and the campus area will be difficult for laymen to understand is how an urban renewal project on the campus can result in providing funds for a renewal of the downtown area.

A memorandum from David Gensemer, urban renewal director, to City Manager Warren

Browning explains the federal law as follows:

A university project is allowed to count expenditures made in the campus project area for the last seven years as funds provided for the one-fourth portion which the locality must pay for urban renewal.

University officials estimate \$2.5 million has been expended in the proposed area in the

last seven years and is eligible to be counted as a local portion.

What Can Count

The law further provides that any urban renewal project which is undertaken within one-quarter mile of the University urban renewal project is allowed to count any unused part of the University expenditures as their local portion.

Because downtown Champaign lies within one-quarter mile of the proposed University urban renewal area, any portion of the \$2.5 million not needed in the University project can count toward the city's share of the downtown project.

For example, if the total cost of the University of Illinois urban renewal project were \$3.2 million, then the city would be required to provide one-fourth of the total cost, or \$.8 million, and the federal government the other three-fourths, or \$2.4 million.

But since the University began with \$2.5 million credit and only \$.8 million was needed for the local portion of the University project, this leaves a balance of \$1.7 million in credit still unused.

Within Limits

This amount would then be applied to the downtown project, which falls within the required one-quarter mile of the University project.

This would mean, then, if the city utilized the entire remaining \$1.7 million as their one-fourth share, the federal government would have to put up the other three-quarters, or \$5.1 million in cash for the downtown project.

Thus the city, by utilizing credit for expenditures already

Continue To Study Renewal Chances

Champaign city officials and civic leaders Friday were studying the chances of campus and downtown urban renewal with federal funds following announcement of the possibilities Thursday by John Barr, chairman of the Citizens Advisory Committee on Urban Renewal.

Clarence Thompson, chairman of the Mayor's Action Committee for downtown Champaign, said he would call a meeting of that group in the near future and plans in the area might be released at that time.

The Mayor's Action Commi-

tee has been studying projects in the downtown area for some time, and is reported to have concrete ideas on how the area might be improved.

Lack of funds has bound the committee until this time, but if it is possible, as was announced yesterday, to execute both downtown and campus urban renewal at no cost to the city, some of these long-studied projects might be brought forth.

Champaign Mayor Emerson Dexter was out of town Friday and City Manager Warren Browning still declined comment on the possibility.

All high University officials were also out of town. The University has likewise made no comment as yet on the possibility of the joint program. Barr made the announcement

Renewal For UI-Champaign Under Study

CHICAGO — The possibility of large-scale urban renewal involving the University of Illinois and the city of Champaign is being seriously studied by both parties. UI President David D. Henry said here Wednesday.

At present, he said, both the University and the city want to know what federal requirements must be met before urban renewal could be financed. They also want to know how the two bodies might go about implementing the changes.

One question still to be settled is what effect such large-scale renewal might have on the city-campus area.

"Nothing is planned now," President Henry said in an interview. "We are still looking into the possibilities of such a project."

The question of renewal was first posed by John Barr, head of the Champaign Citizens' Advisory Committee on Urban Renewal, who speculated three weeks ago that the undertaking might be possible without any expenditure of city funds, under a federal law financing urban renewal on the basis of credits for new university construction.

At the time the proposal was first revealed, President Henry was attending a conference in London.

Washington Mission for UR Speedup

By David Witke

A delegation of Champaign city officials will visit Washington, D.C., Monday in an effort to speed up progress of Champaign's urban renewal Project 1.

The city intends to ask that it be allowed to proceed promptly to the final planning stages of the project even though public housing arrangements are not yet definite.

City Manager Warren Browning, Urban Renewal Director David Gensemer, and a member of the city council will make the trip to speak to federal urban renewal officials. They will leave Champaign Sunday, meet with the officials Monday and return to Champaign after the meeting.

Contract Necessary
The city has been notified that Part 1 of its renewal application has met with federal approval.

But under present regulations formal approval and permission to proceed to the final planning stage of the project until the Charles H. Housh Public Housing Project received a 120 units be built project.

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WEDNESDAY SEPTEMBER 22 1966

May 3, 1966

City Looks Ahead: Are Alternatives to Urban Renewal Attractive?

By David Witke
are the possible alternatives to a federally assisted renewal program for Champaign?

three-year span which would be needed to complete Champaign's proposed Project 1.
The city would pay one-quarter of this amount, the federal government three-quarters. The city share was recently estimated at \$753,956—of which about \$400,000 would be paid from the utility tax and the remainder by "credits" received from the federal government for making public improvements in the area.

Among the programs for which a certified Workable Program are required are loans and grants for public housing and 221(d) 3 medium price housing, some forms of FHA mortgage insurance and public facilities loans and grants such as are being used to expand Burnham Hospital.

Browning said he doubted that the city could afford to forfeit these federal aid possibilities, but emphasized that decisions on what course of action to follow will be made by the city council.
One point that advocates of the federal urban renewal program have emphasized is that if

urban renewal is not undertaken in northeast Champaign, then the city housing code will have to be fully enforced in the area.
126 Substandard Homes
Of the 250 habitable structures in the Project 1 area, 126 are substandard. Another large number will require rehabilitation to maintain city standards.

Under systematic housing code enforcement, substandard homes not rehabilitated would be posted "not approved for occupancy."
Families displaced in this manner would have none of the assistance that is available to families displaced by urban renewal.

It is this that causes Browning to feel failure of urban renewal and subsequent housing code enforcement would "work a great hardship on a great many people."
The question of possible alternatives to federal urban renewal grew in importance with the recent rejection of Champaign's

proposed renewal plan by federal officials.
The plan has now been resubmitted but no further word has been received from federal authorities. Meanwhile, suspense mounts concerning the plan's fate and what course the city will follow should the plan again be rejected.

more the whole problem, certainly not in favor of approach, but it is a possibility," Browning said.
Enforce the city housing code. This course of action applied to northeast Champaign work a great hardship on many people due to the expense of relocation housing.
Undertake a locally financed urban renewal program of a "relaxed nature" and pay for it from city tax revenue.

Browning pointed out that if the first alternative — ignoring the situation — were to be adopted, the city would no doubt find it impossible to have its Workable Program for Community Improvement recertified by the federal government and would thus lose the right to receive a number of forms of federal assistance.

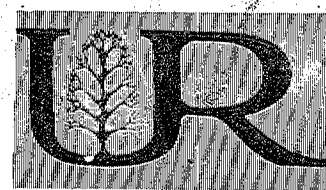
meal Basis'
a locally financed program, Browning said, "would consist of simply acquiring the worst places and rehabilitating them for redevelopment."
s would, by circumstance, be pretty much on a "meal basis," he feels.
r these "worst places" acquired, the process followed would be quite similar to that planned for the federally assisted renewal program. The land would be cleared and the sites would then be sold to the developer by private enterprise.

ould assume that due to financial limitations such a program could not include any improvement of streets or any other improvements of that nature," Browning said.
nce Limited
r a locally financed plan, the city would be severely limited. Browning pointed out—a major drawback when compared

Sunday, May 29, 1966

Cartoon Figure Is Sought Urban Renewal Group Sponsoring Contest.

A contest will be held for design of a cartoon-type figure for use in conjunction with Champaign's urban renewal activities, it was announced Saturday.



'TRADEMARK' DESIGNED

It is proposed that the cartoon character will be used at construction sites and redevelopment sites to identify the projects as part of the city's urban renewal program.

The contest will be sponsored and judged by the Citizens Advisory Committee on Urban Renewal. A prize of an \$18.75 U.S. Savings Bond will be awarded to the winning artist.

Entries must be submitted by July 10 and should be mailed to Roscoe Tinsley, 112 E. Church St., Champaign. Anyone may enter.

It was also announced that an urban renewal "trademark" for use by the CAC's public information committee has been designed by Mr. and Mrs. Phillip Greene, 1707 Carolyn Dr.

The symbol is composed of a joined U and R (for urban renewal) with a green tree encompassed within the U.

The symbol was designed at the committee's request for use in public information aspects of urban renewal.

Say Downtown Renewal Advantages Far Outweigh Possible Problems

By HAL ALEXANDER
News-Gazette Staff Writer

The memorandum from Urban Renewal Director David Gensemer to City Manager Warren Browning proposing the major renewal of downtown Champaign and campus area lists several advantages to the city and University and few disadvantages to either.

Listed as advantages to the City of Champaign were:

—Such a project could be

paid for entirely with University credits. This means that the project would cost the city nothing in cash.

—The city could expedite its street improvement program, approved in the recent bond issue referendum. The city could use urban renewal funds to pave S. Sixth Street from University Avenue to E. John Street, now estimated to cost \$200,000.

—Such a project would per-

mit the city to carry out a broad program of land use reform in an area which is presently deteriorating and which contains many mixed (business and residential) uses, and establish a plan for the area which would permit redevelopment in accordance with current city needs, particularly along the south side of E. University Avenue.

—The city could expand its code enforcement program by

including a portion of the southeast part of the city under a conservation and rehabilitation program much sooner than without urban renewal.

—The city could make needed improvements in utility lines, sewers and storm sewers throughout the area at a much earlier date than otherwise at considerable savings.

Listed as advantages to the University of Illinois were:

—The University could proceed immediately with the preparation of a much-needed master development plan, with the cooperation and assistance, if desirable, of planning studies resulting from the project.

—The University would be able to expedite its land acquisition plans along the western edge of its campus, obtaining what land might be desired by the University from the city much sooner than acquiring the land by itself.

—The University would be able to obtain much needed land at a great savings, thus reducing its requests to the General Assembly.

The only possible disadvantage to the city, according to the memorandum, would be the lack of planning staff available for work on the project. This could be offset, it was

Explain Law On Using UI Spending For Renewal Job

One portion of the tentative urban renewal plan for downtown Champaign and the campus area which is difficult for laymen to understand is how an urban renewal project on the campus could result in providing funds for a renewal of the downtown area.

A memorandum from David Gensemer, urban renewal director, to City Manager Warren

Browning explains the federal law as follows:

A university project is allowed to count expenditures made in the campus project area for the last seven years as funds provided for the one-fourth portion which the locality must pay for urban renewal.

University officials estimate \$2.5 million has been expended in the proposed area in the

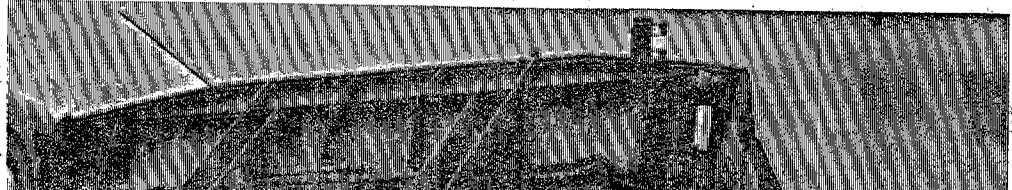
last seven years and is eligible to be counted as a local portion.

What Can Count

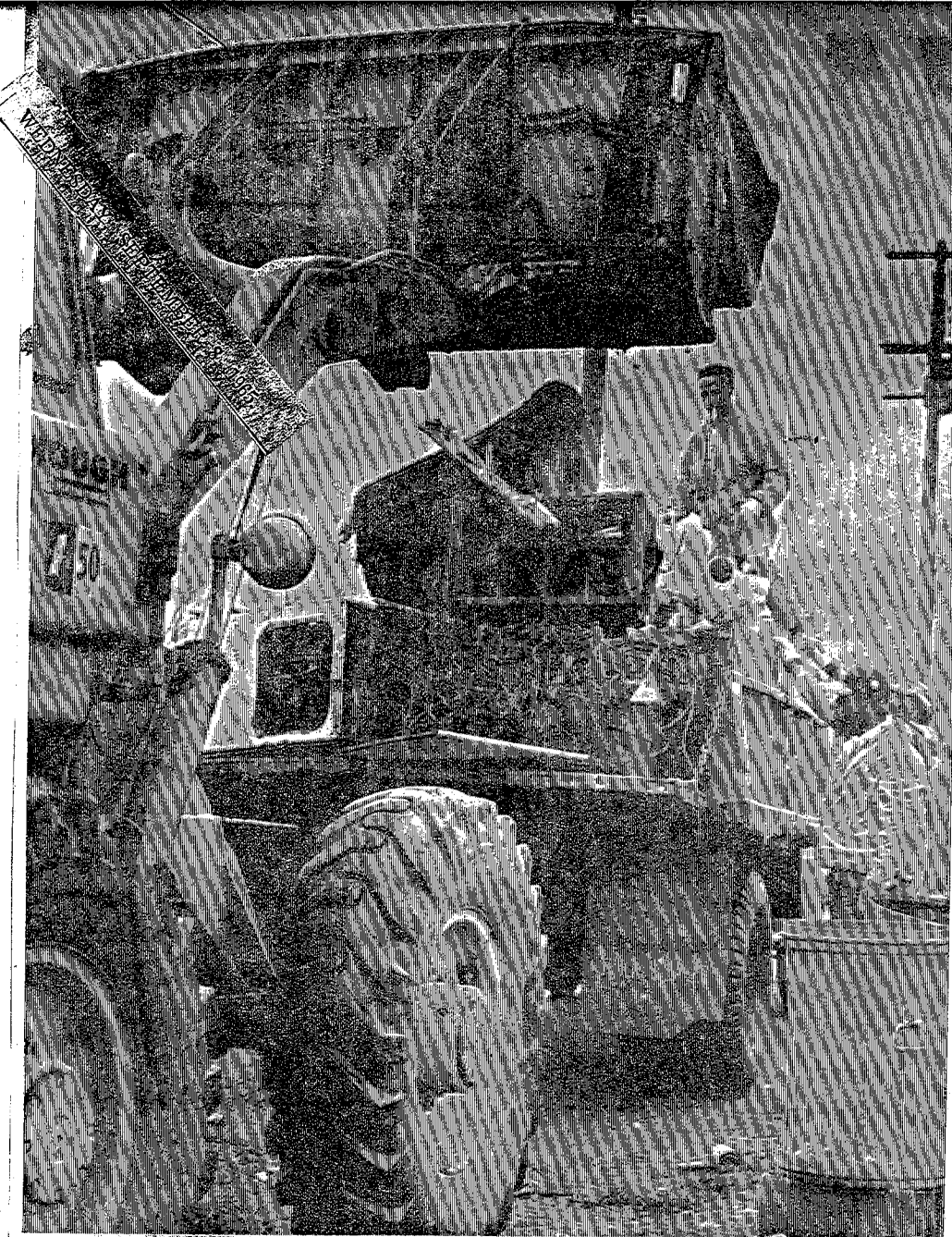
The law further provides that any urban renewal project which is undertaken within one-quarter mile of the University urban renewal project is allowed to count any unused part of the University expenditures as their local portion.

Because downtown Champaign lies within one-quarter mile of the proposed University

Sunday, April 24, 1966



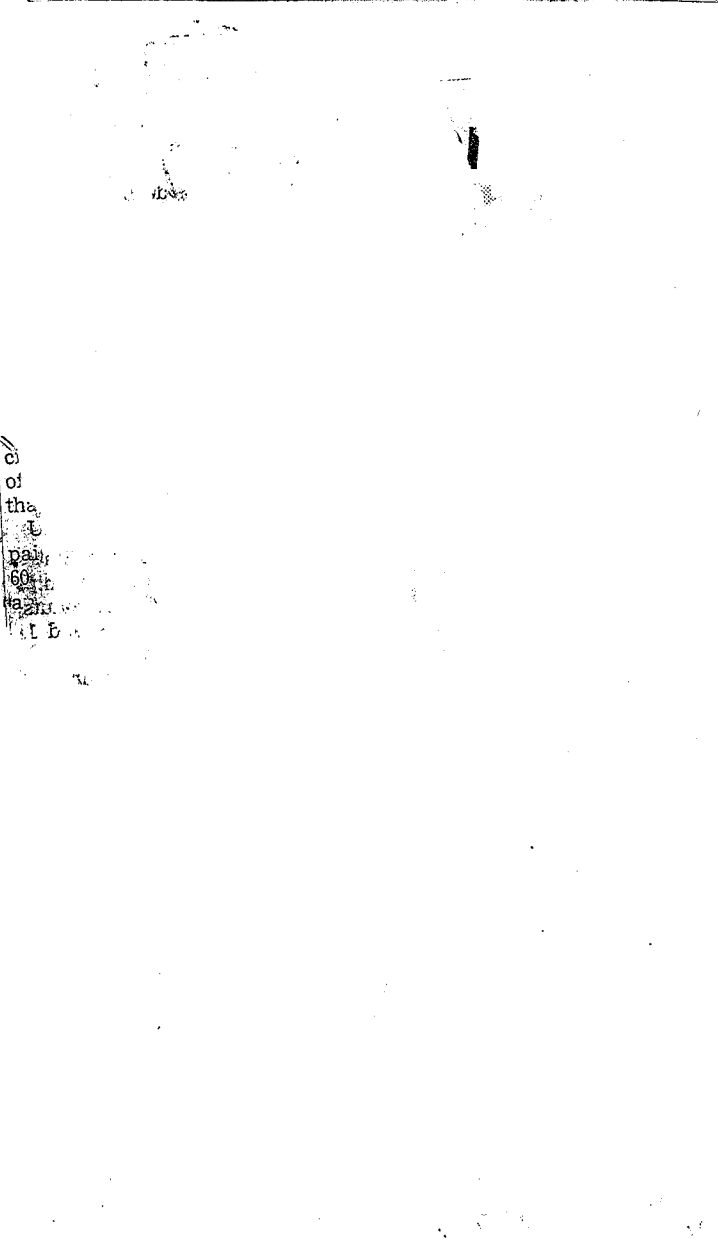
limited
 a locally financed plan,
 assistance for the
 s would be severely limit-
 Browning pointed out—a
 drawback when compar-
 the wide range of reloca-
 assistance available under
 renewal plans.
 would the federally guar-
 low interest, long-term
 for home improvements
 le with federal urban re-
 be available to local fam-
 nder a locally financed
 city would have only
 \$90,000 a year available
 nce its own urban re-
 roject. This \$90,000 is the
 of the utility tax reve-
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 rposes.
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 ould cost an estimated
 lion or more over the



CLEAN UP NE AREA

Another successful day of co-
 operative neighborhood clean-
 up was reported Saturday by
 organizers and volunteers of
 the Northeast Neighborhood
 cleanup project. Here, volun-
 teer workers are shown load-
 ing collected rubbish into a
 truck for disposal at the city's
 sanitary landfill. Saturday's
 cleanup was organized to fin-
 ish up work begun at the first
 cleanup day two weeks ago.

Memorandum from David
 Gensemer, urban renewal direc-
 tor, to City Manager Warren



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University officials estimate
 \$2.5 million has been expended
 in the proposed area in the

allowed to count any unused part
 of the University expenditures
 as their local portion.

Because downtown Cham-
 paign lies within one-quarter
 mile of the proposed Universi-
 ty urban renewal area, any por-
 tion of the \$2.5 million not need-
 ed in the University project can
 count toward the city's share of
 the downtown project.

For example, if the total cost
 of the University of Illinois ur-
 ban renewal project were \$3.2
 million, then the city would be
 required to provide one-fourth
 of the total cost, or \$.8 mil-
 lion, and the federal govern-
 ment the other three-fourths,
 or \$2.4 million.

But since the University be-
 gan with \$2.5 million credit and
 only \$.8 million was needed
 for the local portion of the Uni-
 versity project, this leaves a
 balance of \$1.7 million in credit
 still unused.

Within Limits
 This amount would then be
 applied to the downtown project,
 which falls within the required
 one-quarter mile of the Uni-
 versity project.

This would mean, then, if the
 city utilized the entire remain-
 ing \$1.7 million as their one-
 fourth share, the federal govern-
 ment would have to put up
 the other three-quarters, or
 \$5.1 million in cash for the
 downtown project.

Thus the city, by utilizing
 credit for expenditures already
 made by the University, would
 receive \$5.7 million in federal
 funds without spending any city
 funds at all.

The only possible disadvan-
 tage to the city, according to the
 memorandum, would be the
 lack of planning staff available
 for work on the project.

This could be offset, it says,
 by hiring an outside planning
 consultant, with the cost of such
 contract being included in the
 request for federal funds.

The only disadvantage to the
 University listed was that the
 UI would be required to partici-
 pate in the preparation of a
 master development plan imme-
 diately.

According to John Barr, chair-
 man of the Citizen's Advisory
 Committee on Urban Renewal,
 both University and city offi-
 cials look favorably on the plan.

WEDNESDAY, JUNE 1, 1966
CHAMPAIGN-URBANA COURIER

CHAMPAIGN-URBANA COURIER Wednesday, June 1, 1966

By Regional Office:

Champaign Renewal Plans Win Approval

By David Witke

Champaign's urban renewal application has been approved by regional officials in Chicago and formal approval from Washington is expected soon, it was announced Tuesday.

Meanwhile, difficulties in completing public housing arrangements have grown to the point that they may delay the beginning of Champaign's Urban Renewal Project 1.

Both announcements were made at a Tuesday luncheon arranged by John Barr, chairman of the Citizens Advisory Committee on Urban Renewal (CAC), and attended by city officials, Champaign County Public Housing Authority Director

Harold Sloan and the press.

It appears that city - federal contract for the project might be signed about Sept. 1 if the public housing arrangements can be completed by then.

County Housing Director Sloan said that at this point he can make no estimate of when the Public Housing Authority will be ready to proceed with the public housing planned in conjunction with Project 1.

He said the housing authority "could be" ready by Sept. 1 "if we find proper sites," but added that "sites and land costs are our big problem."

City Urban Renewal Director David Gensemer said he received informal notification by telephone that Part I of the City's

renewal application has been forwarded to Washington by regional officials with a recommendation that it be approved.

This means the city can now proceed to a public hearing on the plan and then, by Gensemer's estimate, submit Part II of the application by July 1. (Part II contains a report of the public hearing and notes changes made in the plan as a result of the hearing.)

Allowing the customary 60 days for federal review, a contract for execution of Project 1 could be signed by Sept. 1, he estimated.

Policy Noted

But he noted that federal urban renewal policy is that no contract for execution can be signed until the local housing authority has received a federal contract for public housing planned in conjunction with the renewal project.

Champaign plans 120 units of public housing in conjunction with Project 1 — 60 units within the project area and 60 units on four sites outside the project area.

Thus, delay of the county housing authority's contract would in turn delay the entire urban renewal project.

Time is essential in urban renewal, Gensemer pointed out, for the longer beyond July 1 the

APR 21 1966

Time is essential in urban renewal. Gensemer pointed out for the longer beyond July 1 the negotiations continue the lower Champaign may find itself on the priority list for renewal funds.

Problem of Sites

Sloan said the problem the county housing authority is having is finding suitable locations that will meet federal requirements of per - unit land costs.

Federal housing authorities prefer average land costs of below \$2,500 per living unit, he said.

"Our only solution in the face of high land costs in this community seems to be to increase the density (the number of living units on a given site.) And our board of commissioners to this point has been unwilling to go to the high density required to meet this per - unit cost," Sloan said.

Barr pointed out that other communities have gained approval of public housing with per unit land costs well above the \$2,500 figure.

He said he feels federal housing authorities are willing to take into account the high land prices prevalent in some communities.

Meeting in Chicago

A local group was in Chicago Wednesday to try to reconcile this matter. Barr said he was hopeful a compromise between density and per - unit land costs can be worked out.

In Chicago to meet with regional public housing authorities Wednesday were Sloan, Barr, Gensemer, Mayor Emmerson V. Dexter and Councilman Virgil Wikoff.

Barr said this group would do all it could to expedite the arrangements for public housing.

He called the public housing problem "the last hurdle in getting urban renewal off the ground."

Thursday, June 2, 1966

THURSDAY
THE NE

CHAMPAIGN-URBANA COURIER

Official Says:
**Precedents
For Housing**

The regional head of public housing has indicated to local officials that he is "anxious" for plans for 120 units of public housing to proceed in connection with Champaign's urban renewal project.

John Barr, chairman of the Citizen's Advisory Committee on urban renewal, said Thursday local officials were told that Champaign's public housing plans fall within the general guidelines the U. S. Public Housing Authority has set for approval.

Barr and other local officials met with William Bergeron, regional head of public housing, and three of Bergeron's staff members Wednesday in Chicago. They discussed problems of population density in the proposed public housing sites and average

WEDNESDAY SEPTEMBER 2, 1966
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Sunday, March 13, 1966
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CHAMPAIGN-URBANA COURIER
Sunday, March 20, 1966

Study Shows:

Renewal Ca Double Area Tax Income

Chicago areas improved through urban renewal are now bringing the city more than double the taxes the same areas paid before renewal, according to a study by the University of Chicago.

The report bears out predictions made by Champaign's urban renewal director, David Gensemer, that Champaign's tax income from the proposed urban renewal area will increase significantly as a result of renewal.

Gensemer has said Champaign's tax income from area may even quadruple through redevelopment.

In Chicago, some of the most substandard areas showed a tax return increase of 900 to 1,100 per cent as a result of renewal.

The study also showed, according to an article in the Chicago Sun-Times.

— Substandard housing was eliminated within the project areas, at the same time that 15,000 standard housing units were added to the city's supply.

— Of the persons displaced by the projects, 99 per cent came from substandard housing and 84 per cent of these relocated in standard housing.

— Areas bordering the renewal projects benefited greatly through new investment, build

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Federal-City Struggle Delays Two Projects Here

olding Hand: ney

EXANDER Staff Writer
jects in Cham- held up because officials consid- ce with federal

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Unfortunately, ich side you're overnment has disputes of this being the nec- the projects. y government recent trend. depended al- on the state only for power own problems, but also for local projects. ie to some ex- the city's notor fuel tax nd improve lo- ral programs wal and now erty, have re- e government The reason is the states can hemselfes, let city projects al. tate govern- in tune with s, the federal rch farther t. A lack of and mutual suited in im- two current- hampaign. urban renewal ple of federal- relationship. rty is not ewal problem, at the federal ves the loca- of public hous- ct area would at. segre- at all

CHAMPAIGN-URBANA COURIER

Wednesday, Mar. 23, 1966

Optimism Is High for Renewal

By David Witke
Urban renewal in Champaign remains "a very real possibility" in the minds of federal officials, according to John Barr, chairman of the Champaign Citizens' Advisory Committee, who met Monday in Chicago with Dean Swartzel, regional director of urban renewal.

The meeting resulted in "a very high degree of optimism" on the parts of all involved that urban renewal can be realized here, Barr said. The city's tentative plan and application were recently

turned by Swartzel for further documentation. Barr said Swartzel emphasized that return of the application does not constitute rejection. Swartzel told Barr the letter was in no way intended to indicate that urban renewal for Champaign is being ruled out. "However, there are some things that he wants more clarification and elaboration on," Barr said. Relocation Policy "He is especially concerned about a definite relocation policy being worked out with the Pub-

lic Housing and Urban Renewal Committee. "He wants further assurance that people will be able to relocate outside the project area if they wish, and that community climate would not prevent this." Other items that Swartzel indicated needed further documenting were prospects for 221-D(3) housing and assurance that the 60 units of public housing planned outside the project area would be realized in time to be of use. Barr said additional documen-

tation on these items is now being compiled. Swartzel told Barr that "it is quite common for first applications to be returned. This is not out of the ordinary."

Wednesday, Mar. 23, 1966

CHAMPAIGN-URBANA COURIER

Mail Bag:

Urban Renewal Opposed

He'd Let Property Owners Improve Homes.

To the Editor,
Sir: In reply to the story by David Witke about Project No. 1 area, I want the people to stop and think; no one is going to give you something for nothing. That goes for the Urban Renewal, federal government or city government.

people do own the homes. JOHN H. PICKEL Champaign

I notice that Mrs. Alice Stewart is a strong supporter of the Urban Renewal as is Louis Nash and others. It's too bad that people seem to think someone will give them something for nothing. I want to tell everyone now that if you ever do get a better home of your own, you are the one who will pay for it.

All of us know there are homes in this part of town that are of no good at all. Sidewalks are needed in many places, but it is for the homeowners to have done as well as keeping up repairs on their homes. It's a darn poor set-up when some of the people who have tired to take care of their homes have to suffer because others would or could not take care of theirs. Some people are well pleased

Friday, Mar. 18, 1966-3

CHAMPAIGN-URBANA COURIER

Project 1 Area:

Residents Back Renewal Plans

By David Witke
A group of residents of Champaign's Project 1 urban renewal area Thursday night voiced strong support for the city's urban renewal plan. They scored the controversy over the location of public housing as irrelevant to the main issue, which they defined as "better housing for everybody." Representatives of about 15 families, all residents of the pro-

ject area, gathered at a meeting William Butler asked "what would it prove to place all the public housing outside the project area? Nothing. I know people in the neighborhood who aren't willing to leave for public housing elsewhere. Urban renewal is designed to help all the people and you shouldn't fight that." Nash pointed out that the plan does include provision for public housing outside the project area

Sunday, April 24, 1966

CHAMPAIGN-URBANA COURIER

In Schools:

NAACP Lists Three Areas Of Concern

The NAACP will seek meetings with both the Champaign and Urbana school boards to inquire into three areas of NAACP concern, the Rev. Blaine Ramsey Jr. announced Saturday. These areas of concern are: —The rapid turnover of elementary teachers in the predominantly Negro schools. Ramsey said it is the NAACP's opinion that this lack of stability in seek written reports from the children's opportunity for effective education.

THURSDAY, APRIL 7, 1966.

THE NEWS-GAZETTE

UR Decision Expected In 'Near Future'

A decision on the Champaign urban renewal plan for project area 1 is expected from federal authorities within one month, City Manager Warren Browning said Thursday.

Browning said a meeting Wednesday between city officials and A. Dean Swartzel, regional director of the U. S. Urban Renewal Administration, had proven "mutually satisfactory."

Browning said city officials had resubmitted the plan rejected a month ago by Swartzel's office with additional documentation requested at that time.

'Near Future' Browning said Swartzel told local officials his office would give the additional documentation "serious consideration" and would take action "in the near future."

Browning said no changes had been made in the original plan rejected by federal authorities previously. He said the city still planned to locate 60 units of public housing in the project 1 area—the main basis for the original rejection by the federal government.

Browning said he hoped the additional documentation provided Wednesday would prove to federal officials the need and feasibility for locating the 60 units there.

Aware Of Status He said federal officials had "generally been made aware" that refusal to allow the 60 units there and thus denying \$106,000 credit for the city's 25 per cent cost of the project could kill urban renewal in Champaign.

In the original letter of rejection Swartzel had asked documentation that all possible sites for locating this housing outside the area had been exhausted.

City officials represented at the meeting were Mayor Emerson Dexter, Councilmen Kenneth Stratton and Virgil Wikoff, Urban Renewal Director David Gensemer, and Browning. The meeting lasted about an hour.

5-1
6/7
5/11

Some people are well pleased where they are and if Urban Renewal is killed, it won't kill me. I lived here before I heard anything about Urban Renewal.

I for one am opposed to Urbana Renewal because with a little help most of the people would be able to take care of their own troubles. It seems to me that lots of the people will be forced to sell their homes for much less than what they have paid into them. I think there should be some way for all of the people to have a chance to vote on the Urban Renewal since the

city will get its needed \$106,000 credit. The problem might resolve itself if city and federal officials develop more mutual respect and better communication.

The War on Poverty was another case. In this instance, the leaders of the local Economic Opportunity Council, a non-government organization, swallowed entirely the set of conditions imposed on it by the federal Office of Economic Opportunity.

In this case it has been more of an attempt to prove to the federal government that the local council is in compliance rather than an attempt of the local council to retain an operation not acceptable to the federal government.

In this struggle for acceptance there seems to have been mistakes made on both sides, mistakes similar to those in urban renewal controversies. When the local council organized itself it was almost all-white organization. The fact that the white believed in equality made reference to federal officials.

A recent federal government directive that the local council members submit to Washington sheet on them including race and mate income, the evidence of

However, the council was not pro either. Since the spring last year cent elections school district modities groups almost no representation.

Thought there were originally seven positions set aside for representatives of the poor among the more than 40 persons on the council, only one or two of these was ever filled. It was believed that a minis-

Representatives of about 15 families all residents of the project area attended a meeting called to discuss the plan.

Nash pointed out that the plan does include provision for public housing outside the project area as well as inside, so residents would have their choice of which they prefer.

For Better Housing
Another man added, "Urban renewal isn't supposed to be a cure-all for integration and all that other stuff. The purpose of the program is better housing. I'm for integration, but if you have to live in a ghetto, make it a nice ghetto, a place to be proud of."

At this point, Banks interjected, "If you kill urban renewal, you're dead."

Nash added that the improvements scheduled for the area, combined with required urban renewal policies, should help integrate the area regardless of the location of public housing.

A. L. Pirtle said "I definitely feel we should have urban renewal, and I don't see anything wrong with the existing plan. I'm certainly for it — and as fast as possible."

The group agreed to circulate petitions expressing their endorsement of the urban renewal plan. Other meetings may be called later.

Clean-up Drive Set Backing Renewal Plan

Tentative plans for a "clean-up campaign" to show support of Champaign's urban renewal plan were launched Thursday night by Osborne Cole and Louis Nash.

The suggestion of a neighborhood cooperative cleanup was made by Cole during a meeting called to endorse urban renewal. Nash agreed to help Cole organize the project.

Cole said his first step will be to gain neighborhood support through personal contacts and working through the churches and other organizations.

He said idea of the campaign will be to pick up papers and trash that litter streets, vacant lots and alleys. He hopes to obtain use of trucks to haul the rubbish away.

Ball Plans Are Final
The social committee for the ball...
The Rev. E. O. Howell and Mrs. Wayne R. Helmick, Kenwood...
The Rev. E. O. Howell and Mrs. Wayne R. Helmick, Kenwood...
The Rev. E. O. Howell and Mrs. Wayne R. Helmick, Kenwood...

seek written reports from the children's opportunity for effective education.

The problem of de facto segregation in the public schools. Ramsey said the NAACP will seek written reports from the school boards as to what is being done to combat this segregation.

Curriculum content. Ramsey said the NAACP will inquire into whether or not the curriculum contains all desired elements.

Union Job Survey
A survey of local unions was also approved by the NAACP membership at the Friday night meeting.

Ramsey said this survey will concentrate on the building trades unions because the NAACP is aware that Negroes are systematically barred from membership in building and trades industries.

"This practice is prohibited under Title VII of the Civil Rights Act," Ramsey said. The survey will also attempt to determine the number of Negroes in the community qualified for admission to union apprenticeship programs.

A third NAACP inquiry will be into local application of the federal program of small business loans. Ramsey said, "The NAACP has been informed that overt and subtle segregation is being practiced in that Negroes are systematically denied opportunity to secure such loans for small businesses."

Also at Friday's meeting, the NAACP:

—Reaffirmed its opposition to placing public housing units within the Project 1 urban renewal area.

—Declared its intention to meet with University of Illinois officials within the week in order to get a progress report on the university's attempts to accelerate job opportunities for Negroes in jobs other than food service or menial tasks.

CHAMPAIGN-URBANA COURIER

Renewal Plan Action Taken

The Champaign City Council Tuesday night authorized the city manager to apply for recertification of the city's "Workable Program for Community Improvement."

A comprehensive review of progress under the workable program will accompany the request for recertification.

Certification of Champaign's Workable Program expired in September and the city has been without a certified program since then.

A certified Workable Program must be in effect for a city to qualify for many federal programs, including urban renewal.

The Workable Program reflects the framework and status of planning for improvements in the community.

The review document to be submitted lists as the most significant planning developments of the past year the establishment of the City Urban Renewal Department and the commencement of a systematic housing code enforcement program.

The document will be submitted to the federal Department of Housing and Urban Development for certification.

Monday, Feb. 28, 1966

CHAMPAIGN-URBANA COURIER

THE NEWS-GAZETTE

Deny Zoning Request For Apartments

The Champaign Plan Commission Tuesday denied unanimously a request that the southeast corner of the intersection of Bradley Avenue and Sixth Street be rezoned from R-2 (light residential) to R-5 (multiple family units).

The request had been made by the property owner in order that apartments could be built there.

In denying the request, the commission noted the property in question was in the urban renewal project I area, and according to the present urban renewal plan had been slated for R-2 use.

Commissioners felt the rezoning would only complicate

THURSDAY, MARCH 17, 1966.

urban renewal planning which, in the words of one commissioner, "has been complicated enough already by developments last week."

In other action, the commission approved the preliminary plat of Argyle Acres II subdivision and the final plat of Southwood VII subdivision, both subject to certain specified changes.

WEDNESDAY, SEPTEMBER 8, 1965
1692 28 HORN... 3440... 11



News-Gazette Photo by Larry Brooks

URBAN RENEWAL SITE OFFICE OPENS. The office designed to assist persons in the urban renewal project area with problems created by urban renewal has opened at 808 N. Fifth, C. Pictured at the office, left to right, are James L. Williams, relocation officer, and Martin Harris, city housing inspector.

Enforce Housing Code; Abandon Urban Renewal

To the Editor,
Sir: I want to let the people know I support Rev. A. W. Bishop 100 per cent in the write-up he had in the Champaign-Urbana Courier March 1, 1966. I am opposed to it (Urban Renewal) in its present form. I think if the city has a housing code it should be enforced and the enforcement will call for everybody to live by the code and not to call for help from the government.
Nobody can pay \$500 for something and be forced to sell it for \$250. This urban renewal will be forcing the people to sell their homes at the price the city says they will pay.
As I said, I support Rev. Bishop all the way.
JOHN H. PICKER
Champaign

Outside Renewal Project Area:

City Asks 30 Additional Units of Public Housing

By David Witke

An additional 30 units of public housing in Champaign were requested by the Champaign City Council at its Tuesday night meeting.
These 30 units will be in addition to the 90 units previously requested and are to be outside the Project 1 urban renewal area.
The request is to be forwarded to the Champaign County Housing Authority, the agency responsible for submitting applications for construction of public housing to the federal government.
Construction of these additional units brings to 120 the number of public housing units proposed for construction in Champaign in connection with the city's urban renewal and housing code enforcement pro-

grams.
Sixty of these units are proposed inside the Project 1 urban renewal area, 60 outside the project area.
Public housing is financed by the federal government and administered by the county authority. It involves no cost to the city. In fact, the city will receive credit toward its share of urban renewal costs for all units constructed within the Project 1 area.
Needed in '67
Final preparation of the city's tentative urban renewal plan now in federal hands for review — revealed a need for the additional 30 units, according to the council resolution.
The units may be needed by the city for relocation purposes by July 1967, it is estimated.
City Urban Renewal Director

David Gensemer pointed out that the need exists not only for relocation of families displaced by urban renewal, but also by families displaced through the city's housing code enforcement program.
An estimated 80 families will be displaced by code enforcement during the next three years. Gensemer said about half of these are expected to be eligible for public housing.
In addition to the 120 units now proposed, a public housing project for the elderly already is under construction on White Street.

CHAMPAIGN

newal Plan Returned; Using Site Protested

David Witke
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within the project area.
"Further, the federal law provides the city with credit if it (public housing) is located within a project area."
This point was strongly seconded by Councilman Frank Schooley, who emphasized that the federal urban renewal law specifically provides credit for public housing within a project area.
"This is a part of the law. Why does some guy sitting in Chicago want to change it?"
Gensemer said the reasons that public housing units have been proposed within the project area are:
- The resulting \$106,000 in credit "is necessary to finance the project."
- Studies have shown that the cost of land outside the project area is so high that use of scattered sites for all 120 units would

Renewal Not Rejected

But Impasse Could Kill Project: Browning.

Return of Champaign's urban renewal application does not constitute "rejection" of the application, a federal urban renewal official emphasized Friday.
Alan Goldfarb, deputy regional director in the Chicago office, said the application was returned for "further documentation and additional information."
The only sense in which it was rejected, he said, is that it was found incomplete as it now stands. "And we're assuming changes will be made," he said.
City Manager Warren Browning and members of the city council, however, indicated that one of the suggested changes may prove unchangeable, and thus could mean that the application has indeed been "rejected."
The point on which the council has indicated is the lack of adequate documentation to establish this fact.
Swartzel to change
all prepare a reply
a conference with
an attempt to ac-
of these things.
id. How soon such
might be requested

be financially unfeasible.
High-Rise Structure
He said that if all 120 units were to be located outside the project area (instead of 60 inside, 60 outside, as now proposed) a single-site, high-rise structure would be necessitated.
"Acceptance of such a high-rise building... by minority and ethnic groups is questionable," he said.
- Some 63.5 per cent of the 63 affected families eligible for public housing have stated a preference to remain in the project area.
"The expressed desire of these families to live in public housing units within the project area is a factor to be considered," Gensemer said.
These points will be among those compiled for presentation to Swartzel when a conference is arranged.
cil has indicated unwillingness to give ground is the city's proposal to place 60 units of public housing within the project area.
Goldfarb was asked if return of the application meant an end to urban renewal in Champaign. He replied, "It is very unusual for us to have to terminate a project. In this case, we have no basis to assume we'll have to take such a drastic step."
"We feel the city will provide the necessary information. It is not wholly deficient by any means. The city is doing a good job and we feel they're doing their best in this situation."
"It is not unusual for us to return an application for additional information. We're confident they will be able to resubmit their application soon."
Local Opposition Not Main Factor: U.S.
The proposal to locate public housing within the Project 1 area has been the favorite target of urban renewal opponents throughout the local planning stage.
Local civil rights groups, the

Phase 1 Of UR Rejected; Housing Location Is Basis

By HAL ALEXANDER
News-Gazette Staff Writer

The federal government has rejected the City of Champaign urban renewal plan for the project 1 area—a decision which could stop any urban renewal from going into execution in Champaign.
The major point of refusal, according to a letter from A. Dean Swartzel, U.S. regional director of urban renewal, is the location of 60 units of public housing in the project 1 area.
The Champaign City Council, meeting in study session Thursday night, seemed in almost unanimous agreement that if the 60 units are not allowed there, urban renewal will be

would be extremely difficult, if not impossible, to pay the city's 25 per cent of the total cost unless the 60 units are located there.
Under existing urban renewal law, the city would be allowed to count the \$106,420 cost of the public housing toward their total share of \$753,956.
Cost estimates to the city announced in January by the city manager were to be paid by \$400,000 from utility tax funds, \$149,000 from improvements to the project 1 area and the \$106,000 for the 60 public housing units.
These figures still left the

city about \$98,000 short of their share which, if the 60 units are not allowed, would up this to over \$200,000.
The apparent reason the government is refusing at present to allow the location of public housing there echoes claims of several local groups that this is merely an attempt to perpetuate segregation and the "ghetto."
Reactions of Champaign councilmen ranged from near anger to subdued optimism.
Councilman Frank Schooley questioned a statement in the Swartzel letter to this extent: "(Urban renewal law) required that the urban renewal program contribute to the elimination of segregation and discrimination, including reduction of the existing racial concentration in the locality."
Schooley said: "I would like to have Mr. Swartzel show me where the urban renewal laws state anything about elimination of segregation."
Another Statement
Schooley also contended another statement in the letter that "no significant accomplishment toward meeting this condition (end of segregation) has been demonstrated."
Schooley replied: "Depending on legalistic or other points, I would refute this also."
He cited figures from the Champaign Fair Housing Bureau of the Human Relations Commission that in the past two years 67 Negro families have moved into previously all-white neighborhoods.
Schooley returned to his original contention that urban renewal law has "nothing to do with segregation in housing. This is the law. Why does someone in Chicago want to change it?"
At this point, Browning quoted from a document produced by the U.S. Department of Housing and Urban Development published in November, 1965 to the extent: "Urban renewal is a term used to describe elimination of slums and blight and removal of factors which cause them."
Still quoting from the document, he continued, somewhat sarcastically, that urban renewal "is a local program, locally conceived and locally planned."

CHAMPAIGN-URBANA COURIER

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

Asks How Long
Mayor Emmerson Dexter questioned how long Swartzel had been in the urban renewal administration in Chicago. Urban Renewal Director David Gensemer replied he had been there at least eight or nine years.
"That's good," Dexter said. "At least he should know something about it by now. I was afraid for a minute there we had another Porcaro (leader of the Kam's raid) on our hands."
Councilman Kenneth Stratton, however, chose to view the rejection as less than a major setback.
"I prefer to have all public housing outside the urban renewal area, but a lot of factors must be considered. I certainly don't want to give up urban renewal."
"The real issue here is a completely open placement policy in public housing. If those applying for public housing are placed on a first-come, first-served basis then I wouldn't care where the public housing was located."
Stratton said the letter appeared to request only more proof of compliance with federal policy, including another area, proof that the Neighborhood Committee has been consulted and agrees with present policy.
'More Asked'
Browning said, however, that he believed "there is a good deal more asked for here than additional documentation."
Stratton asked Gensemer how often urban renewal plans were returned to the city after being initially reviewed by the federal government.
Gensemer replied that they were returned in 75 per cent of the cases. Browning said, however, "the important thing to consider here is why they are returned."
"I'm sure in many cases it is just for lack of one document or another, but here they are requesting a major change in the plan."
The council agreed unanimously to send Gensemer to Chicago to attempt to work out an agreement with urban renewal officials there. It is believed no official stand will be taken by the council until the results of this meeting are known.

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RADIO-14

Renewal Director... local civil rights groups, the Northeast Homeowners Association and many individuals have expressed a belief that placing public housing within the project area will reinforce and perpetuate ghetto housing patterns. Several of these groups have written letters to or filed petitions with federal urban renewal officials. Alan Goldfarb, deputy regional director of urban renewal, was asked Thursday what effect these communications had in influencing return of Champaign's urban renewal plan as "not acceptable." He said: "This correspondence merely alerts us to an issue we would normally want to know more about anyway, in any community. It's not unusual. Typically we get scores and sometimes more complaints from people being affected by urban renewal. In this instance, the correspondence from Champaign is not unusually heavy."

REPAIR

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.

Individual families to be helped would also contribute all they could afford to help themselves, either through loans, cash or labor. The prospect of retaining ownership would be an incentive.

Bishop suggests the plan work like this:

—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 grants.

Repair or Replace

—Or, he suggests, the city could repair the house and have the property owner repay the amount in installments, as with paving projects and other 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

Rev. Bishop Pleased With City's Plight

The president of the Northeast Homeowners Association indicated satisfaction Thursday with news that Champaign's Project I urban renewal application has been judged "not acceptable."

Told that the city has been asked to supply further documentation showing why 60 units of public housing should be located in the project area, the Rev. A. W. Bishop said, "I'm certainly happy to hear that."

"We're willing to go ahead and do this work without federal assistance," he commented. "So long as the job gets done, I don't see why they keep pushing for federal assistance."

"Right now the city council has us blocked. The people are willing to do what they could do and should do, but they're afraid to because they're going to lose their money."

The Rev. Mr. Bishop suggested the city "just use the utility tax, and get the banks and loan companies to give these people loans, to avoid the necessity of federal aid."

Answers Points

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Loss of Homes Resented:

'Intend to Keep Shack Till I Die'

By David Witke

The frustration, concern, and worry of many of the persons affected by Champaign's proposed Urban Renewal Project 1 were brought out Tuesday night during an informational meeting at Washington School.

The meeting, sponsored by the neighborhood committee of the Citizens Advisory Committee on Urban Renewal, was designed as an opportunity for Project 1 residents to express their views.

Some 90 residents of the area attended, some to speak, some to listen, others to nod agreement or "Amen" to the views of other speakers.

The comments reflected many highly personal reasons for the feeling of resentment against urban renewal that pervaded the meeting. Most involved fear of loss of home ownership.

'...Till I Die'

"I worked hard for my shack, and I intend to keep my shack till I die," one sturdy, neatly dressed woman announced quietly but firmly — and her statement seemed to reflect the feelings of many in attendance.

"All my earnings, all my savings are in that home," another woman said. "My husband is sick and not able to work, and I've already got enough problems without losing my home."

City Planner David Gay assured her she would be paid fairly if her home is taken. But a third woman rose to say she felt no one would get a fair price for their property. This exchange followed.

Gay: "We must pay you a fair market price."

Woman: "My house has no market price. I don't want to sell."

Gay: "But what would you get for it on the open market?"

Woman: "I'd ask about \$16,000 for it — the same as you people would for one of yours. My house means as much to me as yours does to you."

Gay: "But how much could you actually get for it?"

Woman: "Nothing. Because I wouldn't sell it. It's mine."

One woman threatened physical resistance to any attempt to acquire her home.



Urban Renewal Director David Gensemer Answers One of Many Questions.

raised five kids in it."

"You say the roof and the walls are sagging. Well, that's how it's always been. And I'm satisfied."

City Urban Renewal Director David Gensemer answered the comments with pledges of assistance in relocation and financial aid for those eligible.

He outlined several programs of financial aid:

—Relocation adjustment payments, which can pay relocation rents for up to a year for those qualifying.

—Relocation payments to cover moving costs for personal property.

—Rehabilitation grants of up to \$1,500 for low income families to repair their homes, and loans at 3 per cent interest if more than this is needed.

Rent Supplements

—Possible rent supplement payments if Congress appropriates funds to go with already enacted legislation.

Despite Urban Renewal:

Houses Would Be Condemned

By David Witke

The federal government has, in effect, given Champaign only one alternative to urban renewal, Champaign City Planner David Gay announced Tuesday night.

That alternative is a systematic housing code enforcement program, which would mean condemnation of all substandard housing in the city, he said.

Unless Champaign accepts one of the two alternatives, the city will become ineligible for most forms of federal assistance.

Gay explained the choice facing the city during a Tuesday night informational meeting on

able Program, federal assistance is based upon it.

This program, prepared by the city, is certified by the federal government and must be recertified periodically.

A Choice to Make

Gay said the Department of Urban Development has notified the city that its Workable Program will not be recertified unless the city undertakes either urban renewal or a housing code enforcement program. No deadline was set.

However, certification of the city's Workable Program expired in September, and recertification is still pending.

WEDNESDAY, FEBRUARY 9, 1966.

Woman: "Nothing. Because I couldn't sell it. It's mine."

One woman threatened physical resistance to any attempt to acquire her home.

"Whoever told them my house substandard and swaying is lying," she said. "If they try to come into my house it'll be a nice riot right here in Champaign. I'll go to jail before I let anyone come in there."

Others were less violent but equally concerned at the prospect of losing ownership of their homes:

Good Enough for Me

"I am 70 and own my own home. How can I pay off a loan or another one or pay \$90 a month rent to another man after my home is sold?"

"My home is in good enough shape for me, thank you, and I feel..."

than this is needed... alternatives, the city...
Rent Supplement
 -Possible rent supplementations if Congress appropriates funds to go with already-enacted legislation.

But the available assistance and possibilities of an improved neighborhood did not appear to sway the more vocal objectors.

Eldridge Long, chairman of the meeting and of the neighborhood committee, urged those present to "let the right people know how you feel about this. Telephone calls and letters to your mayor and your councilmen and your city manager are the way to do this."

"You can't object later if you don't say something now. Go down to the city council meetings and let them know how you feel."

Gay explained the choice facing the city during a Tuesday night informational meeting on urban renewal held at Washington School.

He did so in reply to objections raised by some of the Project 1 area residents to any form of urban renewal program in northeast Champaign.

No Federal Aid

If the city undertakes neither urban renewal nor a housing code enforcement program, he said, the city will lose most eligibility for most forms of federal aid.

This would involve assistance for public works projects and planning, mass transportation, FHA insurance programs, public housing construction and rent subsidies, public facility loans, college housing loans, elderly housing assistance, open space land acquisition for parks, hospital grants and loans, FHA and VA loan guarantees, and many other items.

Even the schools would be sharply affected. Federal assistance to schools would become extremely difficult to obtain and administrative costs would skyrocket, he said.

However, certification of the city's Workable Program expired in September, and recertification is still pending.

The housing code enforcement program, in which building and housing codes are strictly enforced through concerted inspection programs, requires inspection of houses and notification to the owner of substandard conditions found.

The owner then has opportunity to rehabilitate the house within a specified time. If the house is not brought up to standards by the deadline, the house is posted as condemned.

Condemned houses are not necessarily demolished, he said, but no one is allowed to occupy such a house. Thus the family is displaced without the assistance provided in urban renewal and without guarantee that the property will be redeveloped.

Unlikely Rejection

It would appear unlikely that the city would choose to reject both alternatives and thus forfeit the federal aid possibilities.

It would also appear that urban renewal with its benefits and its built-in aids for those adversely affected, would seem more advantageous and acceptable than a code enforcement program which would be accompanied by the same hardships as urban renewal but few of urban renewal's redeeming aspects.

The federal government's power to hand this choice to the city lies in what is called the Workable Program, Gay explained. Once a city has a Work-

Audience Opposes Site:

Public Housing Criticized

The... of public housing... southwest section... urban renewal... for their... Tuesday... meeting on...
 Most... objecting cited... proximity to the... tracks, saying a... of... is inadequate to...
 Others... the psychological aspect of living in public housing near railroad tracks.
 One woman received applause when she asked the city representatives present to keep the public housing away from the tracks by saying:
 "Our children, because their faces are black, feel they are inferior. Placing them back down by the tracks will strengthen this feeling."
 "Think carefully. Whatever you do now may be felt 100 years from now."

any public housing in the area, "compromises are necessary, and some of us think city control would mean the housing will be available on a first come, first serve basis."

The city council reportedly has given preliminary and informal consideration to establishing a City Housing Authority, a step that can be accomplished by ordinance.

Others objected to the psychological aspect of living in public housing near railroad tracks.

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Friday, Feb. 18, 1966
CHAMPAIGN TRIBUNA COURIER
Mail Bag:
Will Renewal Take Home?
Eureka Street Resident Fears Plight.

To the Editor:

Sir: My husband and I are very disturbed about urban renewal. In 1947 we moved here on 613 East Eureka on a muddy street and we purchased this home then near a field. Since then we have paid for our home and paid for this street being paved. Now they want our home.

After we moved here we bought fruit trees and they were just beginning to bear after several years when the children broke down our fence and ruined our fruit, so badly that I told my husband to cut them all down. So he cut down an apple and peach tree before we could see any fruit.

They say they need the land for expansion of the park and they don't appreciate the Douglass park. They tear up everything they can. They haven't got any center at the park nor one to manage the park here for the children.

My husband on April 15 will be 79 years old, he can't pay for another home on Social Security. Just about all our life savings are in our home and just the time we have had our home would be happy we are very disturbed.

MR. AND MRS. HARRY THOMAS
 Champaign

WEDNESDAY, SEPTEMBER 22, 1965

THURSDAY, NOVEMBER 18, 1965

THE NEWS-GAZETTE

Plan Low-Cost Housing 'Sample'

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign Human Relations commission Wednesday announced the formation of a committee to study and plan construction of low-cost "demonstration" housing in Champaign.

The purpose of this demonstration, financed through regular government loans, is to show private contractors and developers that low-cost housing can be built profitably, the HRC said.

After the demonstration houses are built the loans would be paid back by regular mortgage

payments of the persons who buy the houses. And these payments would reflect what committee members hope is a substantial profit for would-be builders.

The committee, chaired by William Boon and Rev. J. E. Graves, is composed of persons with technical knowledge of all phases of building and representatives of the community.

Members of the Low Cost Housing Demonstration Committee are Rudard A. Jones, architect and director of the UI Small Homes Council; Mrs. Karl K. Norton, social worker with Unit 4; Christopher Cope-

land, instructor-supervisor of missiles at Chanute AFB; Donald N. Tennant, attorney; Mrs. Earl E. Smith, Marquette School office; Charles A. Petry Jr., building contractor; and Henry Sapoznik, realtor representing the Board of Realtors.

List Consultants

Technical consultants for the committee are Clarence A. Thompson, material dealer and land developer; David D. Gensmer, Champaign urban renewal director; Gene H. Hose, secretary-treasurer of the First Federal Savings and Loan; and Arnold D. Gesterfield, general

manager of Champaign parks. Donald Moyer, chairman of the HRC, opened the Wednesday press conference by stressing the need for low-cost housing.

Moyer said the need exists now and urban renewal would only make the need greater. He said this program was not connected with urban renewal except that those who might have to be relocated from the urban renewal area would have low-cost houses available to them.

Moyer scored what he called "the big gap" in public housing and the "regular market." He said, "A person in

public housing should increase his income to the point where he no longer qualified for the place to go."

Moyer said families with incomes from about \$3,500 to \$5,500 "do not have the income to purchase any homes now available on the Champaign - Urbana market."

Below Range

Moyer said the purpose of the committee was "to produce homes for people below the general market range."

Boon said while the committee was just formed and had no specific plans, the cost of houses could be reduced by a variety of methods, such as use

of new construction techniques, use of new materials and extensions of the program in a new manner.

He said 31 projects of this sort were in construction stage across the country, but none had been completed.

Boon stressed the fact that was not a government giveaway program, but was merely a manner in which they hoped to stimulate private development by showing them low-cost housing could be built at a profit.

Would Seek Land

Boon said the committee would incorporate as a not-for-profit corporation and would probably act as a sponsor for the program and seek to obtain land for construction of the houses.

Rev. Graves pointed out "home ownership is an incentive; a motivating force to persons to feel pride in their property and accomplishments."

Graves said there was a great need for this type of housing "and with this program we can reach the people in need."

Moyer said the houses could be built in the urban renewal area where land is readily available, but he hoped they could be built in all parts of the two cities.

"I believe economically inte-

Tuesday, Dec 7, 1965 - 5

Area Land Usage Plan Follows CAC Suggestions

WANDER
Staff Writer

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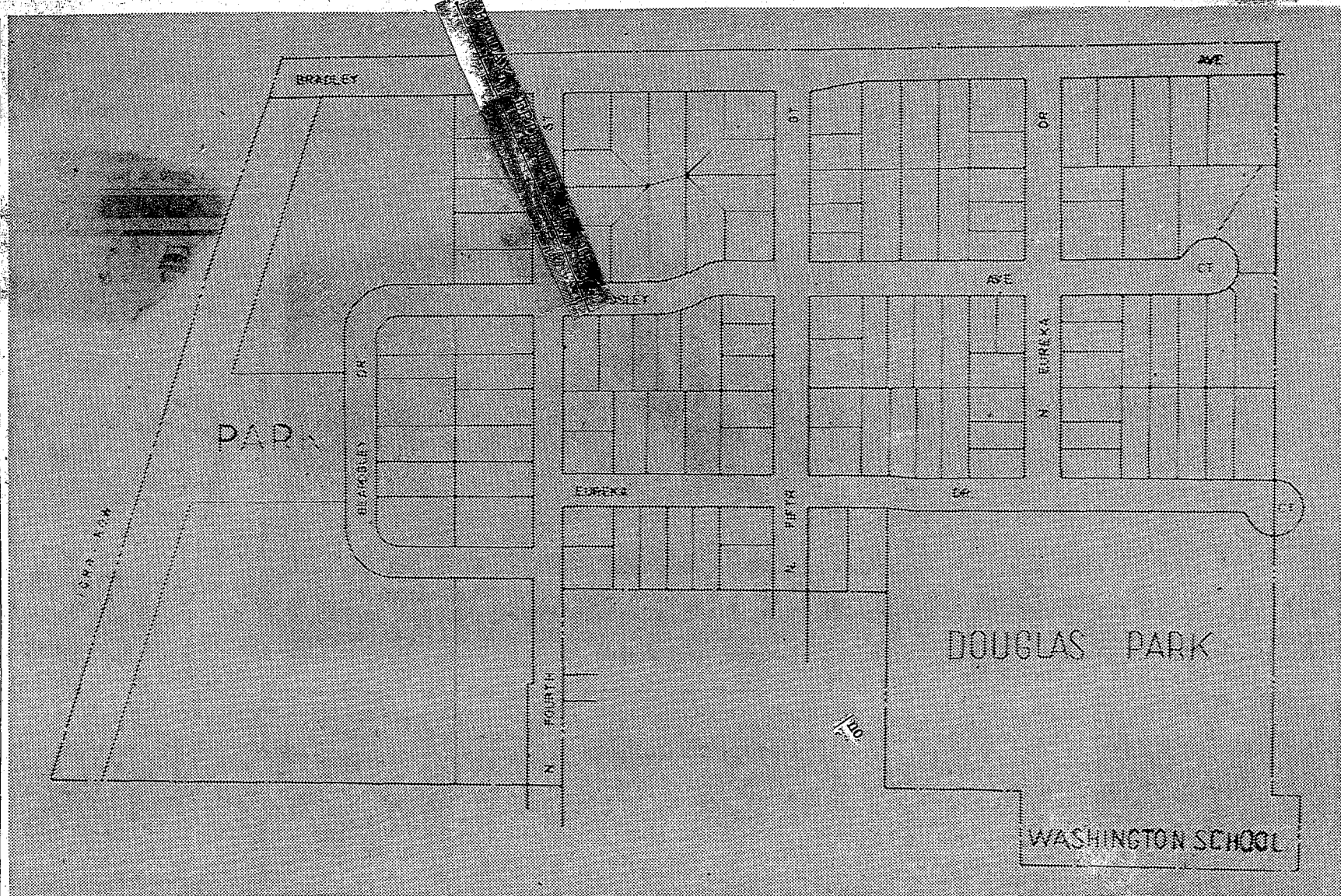
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URBAN RENEWAL PLAN. The tentative plan for development in urban renewal project 1 area will zone by blocks. All land west of Fourth St. will be zoned for multiple family dwellings, land in the middle portion be zoned for duplexes and single family residences and the eastern portion for single family residences only. The City Council incorporated suggestions in the Citizens Advisory Committee on Urban Renewal in this tentative plan.

Friday, Oct. 22, 1965-3

CHAMPAIGN-URBANA COURIER

HRC Group To Check on Homes Grant

By Paula Peters
The Champaign Human Relations Commission is organizing a committee to investigate the chances that the city might obtain a federal grant for a low-income Demonstration Housing project.

Row Houses

Projects that could be set up here were discussed by Richard A. Jones, director of the Federal Small Homes Council - Building Research Institute.

And, as he presented them, they are just what their name implies - they are intended to show private enterprise just what can be done in the field of low-cost housing.

The planned urban development, according to Jones, would re-a relatively large tract of with row houses to be constructed on it.

to achieve the kind of eco-

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WEDNESDAY, SEPTEMBER 10, 1958

...said a local con-
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...nes in the square blocks
...proposed lot platting, in-
...each lot will be of suf-
...size. Gensemer said some
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...as 26 lots with as many
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...ny involved groups.
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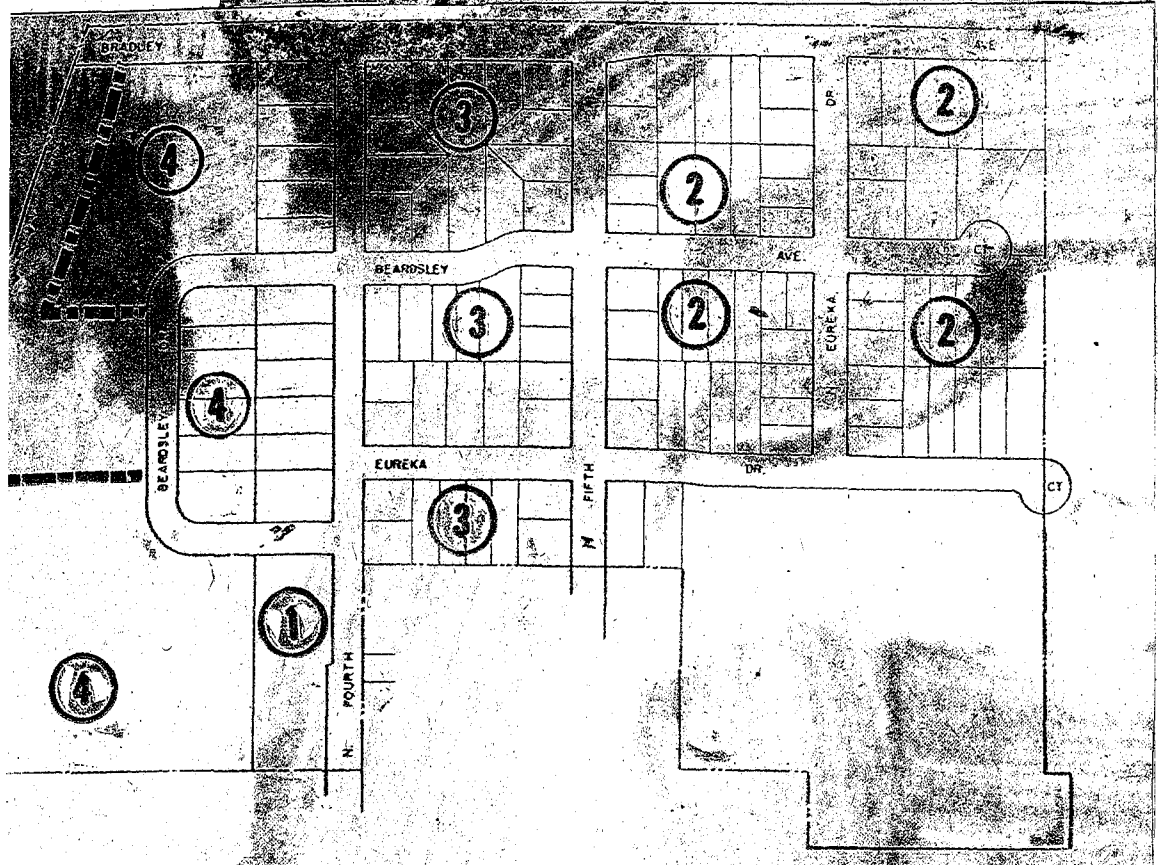
WEDNESDAY, SEPTEMBER 10, 1958

...tain a federal grant for a
...income Demonstration Home
...project.
...This was announced at
...HRC meeting Thursday night
...during which such projects were
...termed both "exciting" and
..."possible" for the city.
...Commission Chairman Donald
...E. Moyer said tentative steps
...have been taken to form a com-
...mission to "look into" such a
...project. Moyer added the com-
...mission "envisions a committee
...of 10, and we may be able to
...a week or so to announce who
...they are, and see if we can
...get on with a program here."
...The commission began form-
...ing plans for such a project after
...Mrs. William C. Boon, newest
...member of the group, wrote to
...Housing and Home Finance
...Agency Director Robert Weaver.
...**Outlines Program**
...Weaver replied, and his letter
...was followed by one from George
...Nesbitt, head of the HHFA's 2 1/2-
...year-old Low Income Housing
...Demonstration Program. Nesbitt
...is a 1935 University of Illinois
...graduate and formerly practiced
...law here.
...His letter outlined two ways
...in which the program might be
...set up here. One would be
...through use of a planned unit
...development and the other by
...scattered lot development.
...In either case, the homes
...would be available for sale to
...low-income families at a cost
...well below the normal market
...price.
...Mrs. Boon introduced the topic
...to the meeting with the state-
...ment that low-income housing
...is a problem throughout the
...United States.
...I think, she added, that
...any nation about to rendezvous
...in space realizes limitations are
...only in the minds of men."

...of
...to be
...of eco-
...about," he
...we would have to use
...lots. If you want to be
...now, you call them
...houses," he added, "but
...all the same.
...a project could be de-
...ed, he hoped, in a range
...om \$8 to \$10 per square
...of the house proper, with
...costs in proportion. Jones
...ated these figures would
...in expenditures of \$2,000
...ess per unit.
...**No Fancy Frills**
...While he said he was thinking
...in terms of two-bedroom units
...in three-story buildings, he ad-
...ed, "When you're really striving
...for low costs, you have to cut a
...lot of the fancy frills out."
...He suggested expenses could
...be cut by using plastic plumbing,
...frame construction and perhaps
...leaving out such things as cabi-
...net and closet doors.
...At the same time, the build-
...ings would have a "sound, basic
...structure, and be well-insulat-
...ed" to cut down the cost of
...heating bills.
...Moyer emphasized neither
...type of project would necessarily
...be developed in the urban re-
...newal project area.
...We don't want this to result
...in containment," he asserted,
...nor in forcing people out. We
...want a range of choice."
...included in the unit plan would
...be establishment of a "Homes
...Association," as a means of
...stimulating improvement of in-
...dividual units and advising resi-
...dents on budgeting problems.
...The scattered lot development
...would consist of building low-
...cost single family homes or du-
...plexes on lots located through-
...out the city. Costs would be com-
...parable to those for the other
...plan.

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Project 1 Urban Renewal Vacates 2 Streets

about 125 feet, with no buildings to go up there. The same line cutting through the middle of the proposed R-4 zone east to Beardsley Drive encloses a land to be reserved for use as a park.

Beardsley Drive will be an addition to the area, running west from a point on 4th Street just south of Eureka Drive, north on what is now Poplar Street, and returning east to 4th Street where it meets Beardsley Avenue.

Poplar Street is to be vacated, as are Tremont Street and all alleys in the area.

The land enclosed by 4th Street and Beardsley Drive will, under the proposed plan, be zoned R-4. Also to be zoned R-4 is the land directly north of this area.

Areas shown between 4th and 5th streets are to be zoned R-3, and the residential areas east of 4th Street will be zoned R-2. Both Eureka Drive and Beardsley Avenue will end in small

courts.

Douglass Park, at the southeast corner of the project area, will be enlarged to the north and west. Washington School is at the far southeast corner of the area; the bottom right-hand corner of the map, and Douglass Center is west, or right of it, not in the project area.

Lines dividing city blocks into smaller lots are proposed lot platting lines. They do not indicate ownership of a specific parcel of land, but may be used to tell just what can be built in a given area, depending on its zoning classification.

Engineering Survey For Renewal Area

A preliminary engineering survey of public improvements needed within Champaign's Project 1 urban renewal area is to be completed within 60 days.

The survey will outline preliminary engineering data for improvements called for by the tentative renewal plan for the area, released last week by city officials.

DeLeuw, Cather & Co. was awarded the contract for the

Builders To Host House Showing

The Champaign-Urbana Home Builders Assn. will host a showing of the house which will be entered in the Portland Cement Assn. Horizon Home Contest in lieu of their regular social hour at the monthly meeting.

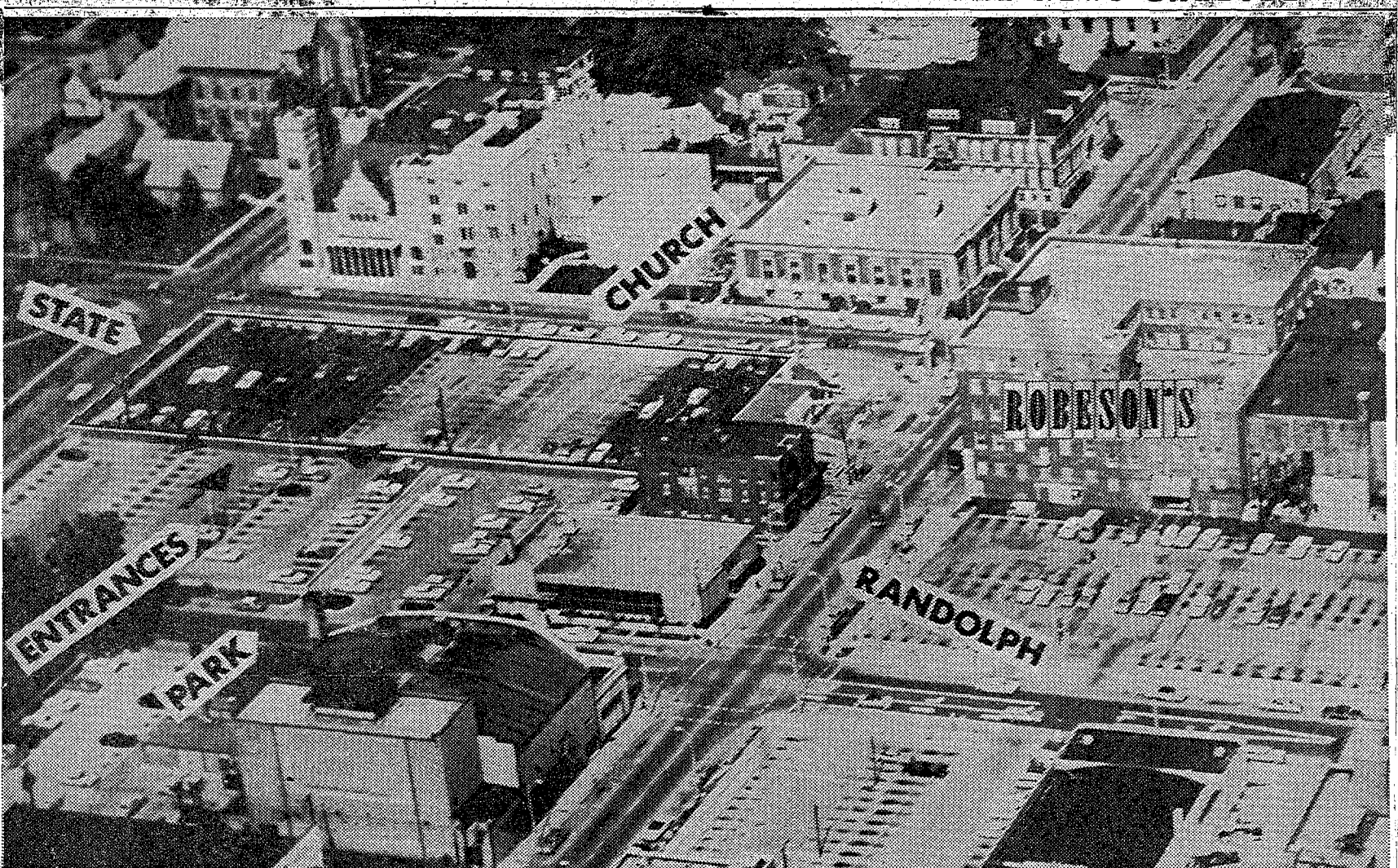
The house at 3 Hampton Court, C., in the Windsor Park Second Subdivision, will be open from 6 to 7 p.m. Wednesday for members of the HBA and their guests.

The Portland Cement Assn. is sponsoring a champagne cocktail hour at the special showing of the research house. Bash and Lambert, Inc. and Walter H. Lewis, architect and associate professor of architecture at the University of Illinois, cooperated in the construction of the Horizon model home.

The United States Savings and Loan League and many other manufacturers and trade associations have also participated in the project.

Members of the board of HBA will attend a board meeting prior to the cocktail hour, at 5:30 p.m. in the office of Bash and Lambert, Inc., in Windsor Park.

Following the showing of the model home, dinner will be served at 7:15 p.m. at the Moose Club. The program for



MORE PARKING, NEW LOOK FOR DOWNTOWN CHAMPAIGN BUSINESS AREA
... aerial view of Robeson's spacious customer parking layout in the north half of the block west of store

Robeson's Doubles Free Parking

Robeson's of Champaign Thursday announced completion and opening of a large new West parking area for its customers.

The improvement, which involved clearing of a large number of properties on West Church between Randolph and State, marks one of the major downtown Champaign parking

expansions in a number of years.

The new section means that Robeson's "now has plenty of free customer parking," Kyle Robeson said in making Thursday's announcement.

D. O. Webb, the store's general manager and vice president, pointed out that the West parking area, "will more than dou-

ble" the free customer parking area now available to Robeson's customers.

To effect the expansion program, Robeson's acquired five lots in the block immediately west of the store, on the south side of West Church between State and Randolph.

During the past few months, the area has been the site of

much activity, beginning with razing of two old residences. Later, fill and leveling work was done and the area blacktopped.

Lights for the new section are now being installed, and the perimeter area will be beautified in keeping with work now under way jointly by Robeson's and W. Lewis & Co. on their customer parking areas.

The more than 130 new auto spaces in the West parking area are bounded on the north by Church, on the west by State, on the east by the Standard Service Station, and on the south by the alley that runs between State and Randolph.

Access to the lot entrance is gained through an alley and is easily reached from Randolph, Park or State streets.

The area will feature the same two-hour free parking for store customers with a colored parking ticket which is now available in the South parking area.

"Actually, this new West parking area is easier to reach than our present South parking area," said Robeson. "In fact, we feel that many of our women shoppers will prefer to park there because there will be less congestion for them to drive through to reach it."

Webb said "Parking is one of the most pressing problems facing downtown merchants throughout the country. We feel this new West parking area goes a long way toward helping us serve our customers better. This is just another phase of the continuing extension and modernization of facilities which we at Robeson's feel our customers deserve.

"We think our shoppers will appreciate the fact that there are no parking tickets to feed or run back on in the Robeson's is one of the few stores in the country in downtown areas that still features free customer parking."

Cite Rule

tract of B-2
is now Tre-
nning along
represents a
assessment of

WEDNESDAY, SEPTEMBER 23, 1965
DeLeuw, Cather & Co. was awarded the contract for the study at a recent city council meeting. Cost of the survey is not to exceed \$3,700.
The recently released renewal plan will be the basis for the study, which will include preliminary engineering work for all improvements except building construction.
This includes improvements and changes in streets, utilities, sidewalks, lighting and other improvements.
The preliminary plans should give the council a basis for cost estimates and construction needs.

and Lambert, Inc. and Windsor
showing of the
dinner will be
served at 7:15 p.m. at the
Moose Club. The program for
the evening will be "Urban Re-
newal."

Tuesday, Oct. 19, 1965

CHAMPAIGN-URBANA COURIER

Urban Renewal:
City to Adopt
Land Buying
Procedures

By David Witke
General policies to be followed by the city in acquiring property within the Project 1 urban renewal area will be adopted Tuesday night by the Champaign City Council.

The aims of the uniform policies are to insure that the interests of all persons will be protected impartially and to insure that fair prices are paid for all property acquired.

Two major goals of the city in acquiring property will be:

- 1. To discourage speculation in properties.
- 2. To minimize hardships and soften the impact of real estate acquisition on property owners and occupants.

Concerning real estate speculation, City Manager Warren Browning said Tuesday, "Since we will adhere to the results of pre-acquisition appraisals in all our transactions, I see no real opportunity for speculation."

Minimize Hardships

If any speculation problem should arise, the city will adopt effective counter-measures, he said.
In order to minimize hardships, the city will

—Fully inform all owners and tenants of property contemplated for acquisition and give adequate advance notice.

—Permit the owner to determine, as far as possible, the date that the city should take over the land.

—Promptly accept or reject the price offers of owners, so that further negotiations can be promptly begun if necessary.

—Owners may be given permission to continue occupancy of acquired properties without payment of rent for 60 days after the city takes over, if such arrangements are made.

—The city will require no person to surrender possession of property until the city has paid either the agreed purchase price or, if the price is being contested in court, not less than 75 per cent of the appraised fair value.

Cash in Hand

This provision will insure that owners forced to relocate will have cash in hand to assist in this task.

The property to be acquired will be those properties so indicated in the final urban renewal plan and will include the following properties:

—All properties incompatible with the proposed land uses outlined in the plan.

—All structures which do not meet the minimum property standards.

—All property which is designated in the plan for public use.

The council will meet at 7:30 p.m. Tuesday in the council chambers of the City Building.

Thursday, Oct. 7, 1965

CHAMPAIGN-URBANA COURIER

NEWS

WEDNESDAY, OCTOBER 20, 1965

axed Down Payment Rules Spur to Home-Building

Housing Act of 1949. At press time, regulations for rent supplements remained unissued. Biggest delay; HHFA must survey each local housing market to set income limits for families qualified to receive supplements. Reason: the limits of existing agencies are not comparable under the law. But other provisions of the new bill become effective im-

mediately, and five of them are of particular significance for builders and land developers: **No-down FHA Loans** Even more important than the no-down terms, the law nearly doubles — to 21 million — the number of veterans eligible for special mortgage treatment. Republican sponsors claim it could add 6.5 million new starts in coming years by making, in the words of one housing man, "virtually every serviceman since Washington crossed the Delaware" eligible for a no-down-payment FHA

loan up to \$15,000. Previously only men from World War I and Korean War for VA loans. Another 6.5 million bought VA houses in 1964. Veterans expect the no-down loans to boost sales in areas such as Chicago, Dallas and the West Coast. Little sales activity. They expect that VA houses cur-

rently are being offered with no down payment up to \$35,000. Too, these VA loans do not carry the 1/2 per cent insurance charge that FHA will make.

Down Payments Listed

Here is the down payment schedule:

FHA Value	Down Payment
\$21,000	\$1,200
22,000	1,400
23,000	1,600
24,000	1,800
25,000	2,000
26,000	2,200
27,000	2,400
28,000	2,600
29,000	2,800
30,000	3,000
31,000	3,200
32,000	3,400
33,000	3,600

The law trims down payments by up to \$500 for houses over \$20,000 and will let FHA builders again become competitive with conventional lenders in this market. Previously, 10 per cent - down conventional loans from S&LS made down payments in the upper price ranges smaller than the FHA scale.

The change cuts down payments from 25 per cent to 20 per cent of house value above \$20,000.

Monthly Schedules

Hence a \$2,000 down payment will now handle a \$25,000 house, down \$200. On a \$30,000 house, the buyer pays 10 per cent or \$3,000, a cut of \$500. Buyers of a \$34,000 house also get a \$500 reduction to \$4,000. The new down payment and monthly payment schedules over \$29,000:

FHA Value	Down Payment	Payment (\$30 Yrs.)
\$21,000	\$1,200	\$117.69
22,000	1,400	122.45
23,000	1,600	127.20
24,000	1,800	131.96
25,000	2,000	136.71
26,000	2,200	141.46
27,000	2,400	146.22
28,000	2,600	150.98
29,000	2,800	155.74
30,000	3,000	160.49
31,000	3,200	165.24
32,000	3,400	170.00
33,000	3,600	174.75

PLANTS FOR LAUNDRY

Clean families and healthy plants go together. Many day-potted plants thrive on the humidity that prevails in bath and laundry rooms. The more laundry people do, and the more showers they take, the better plants that like high humidity seem to do.

Joseph Love
High Waisted Jumpsuits
Inspired by the 1950s
Separate White Jumpsuits
in Alpine
or 6x
or 6x
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Joseph Love
High Waisted Jumpsuits
Inspired by the 1950s
Separate White Jumpsuits
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CHAMPAIGN-URBANA COURIER

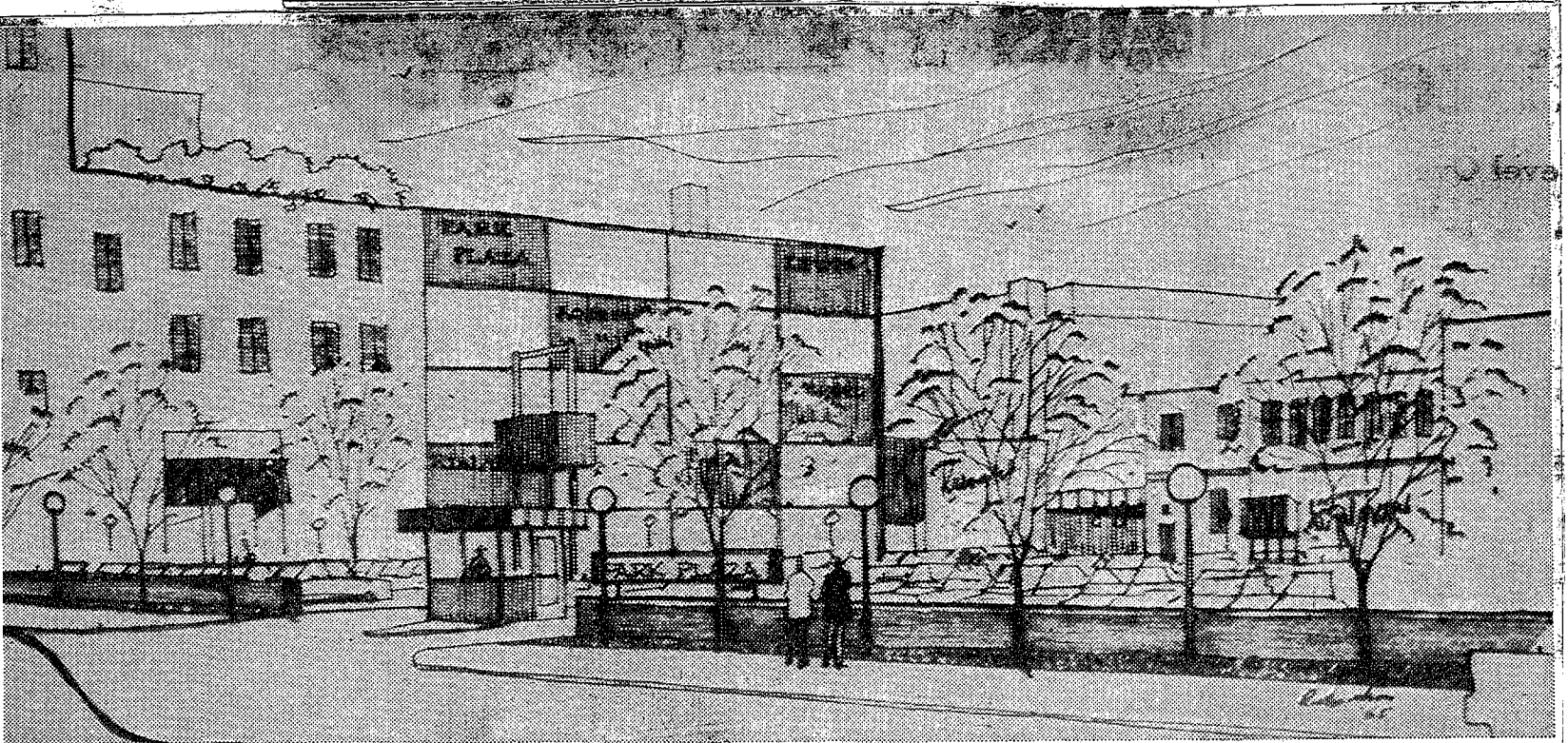
NEWS-GAZETTE

CHAMPAIGN-URBANA COURIER

Wednesday, Sept. 15, 1965-13

Clergy Study Of UR Plan

WEDNESDAY, SEPTEMBER 10, 1963



BEGINNING OF PARK AVENUE AREA BEAUTIFICATION ANNOUNCED
... W. Lewis and Co. and Robeson's to build wall on parking lots

Love To Beautify Park Avenue

W. Lewis and Co. and Robeson's announced plans Wednesday to begin what is hoped will be an extensive beautification of the Park Avenue area. The two downtown chambers will construct a

3 1/2-foot rustic brick wall, complete with lighting and tree plantings, along the Randolph Street side of their parking lots. Arthur Lewis, spokesman for W. Lewis and Co., said he hopes other property owners in the area will follow suit in volun-

tary attempts to beautify the area. Lewis said construction would probably begin as soon as possible, probably early next week if weather conditions permit. Richardson, Severns and Scheeler are architects for the project and English Brothers Construction Co. are contractors. Lewis said the wall would be constructed of Williamsburg type brick, with varying colors and sizes of brick, with a stone top.

Round globe lights will be spaced intermittently along the wall to highlight plantings. "Parking lots are basically flat, ugly things," Lewis said, "and if we are going to hope to beautify this area, this is the place to start."

\$62.00
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CHAMPAIGN COURIER

Study Of UR Plan Is Outlined

By BARBARA MIERCORT
News-Gazette Staff Writer

Rev. Harmon Reeder, chairman of the inter-racial concerns committee, outlined a three-point plan to investigate urban renewal in the Champaign-Urbana area, at a meeting of the Champaign-Urbana Ministerial Assn. Tuesday at the Baptist Student Union.

Rev. Reeder said his committee hopes to bring all the many facets of urban renewal before the association and the community, he said. "We all need to know what kind of problems are involved in urban renewal."

Rev. Dennis Griffin, St. Matthew's Lutheran Church and secretary of the association, presided over the meeting in the absence of Dr. Benjamin Garrison, president.

New Minister
Capt. Neal Horan, with the Salvation Army, was one of the new ministers at the gathering. He comes to Champaign after serving five years in St. Louis. The other newcomer present was Rev. Richard Yordy, who is here to establish a Methodist church.

Rev. Harry Applewhite, treasurer, reported the association has an increased balance in the treasury due in good measure to the Union Good Friday services held this year.

Rev. John Edward White, reminded the ministers the United Church Women will sponsor the UNICEF drive on Oct. 31. Mrs. James Hine will head the UNICEF committee.

Rev. Applewhite reported on a meeting between the executive committee of the association and the North Side Ministerial Alliance of Champaign, at the Holiday Inn.

'Get Together'
The North Side Alliance is comprised of Negro ministers and the meeting was an attempt to bring the two groups together.

"Our feeling is that many of their concerns are our concerns. By being separate bodies, we are all losers," Rev. Applewhite said.

Standing committees and their chairmen are special services and seminars. Rev. James Hine, public radio and TV. Rev. Richard Harrison, inter-racial concerns. Rev. Harmon Reeder, union services. Rev. Larry Lawler, and inter-faith. Rev. James Jackson.

Seek Rental Units For 'UR Displaced'

By HAL ALEXANDER
News-Gazette Staff Writer

Urban Renewal Director, David Gensemer appeared Thursday at a Champaign Human Relations Commission meeting to ask that group to sponsor or arrange for a sponsor for the construction of low-cost rental units for persons displaced by urban renewal.

Gensemer called making these arrangements "the most pressing problem of urban renewal at this time."

Gensemer explained such sponsorship was possible under Section 221 (d) (3) of the 1961 U.S. Housing Act, and suggested the commission members incorporate as a not-for-profit corporation to provide this sponsorship.

Gensemer said under this section the federal government could provide a loan for almost 100 per cent of the total costs at only 3 per cent interest.

Gensemer said the government usually required the sponsoring agency to provide 2 per cent either in cash or services.

This type housing is intended for income groups from \$3,600 to \$6,000 a year or more depending on number of dependents, Gensemer said.

These would be persons and families not eligible for public housing.

Gensemer said the loan would be on a 40-year basis and the original incorporators need not remain financially responsible for the entire period.

"The by-laws of the corporation could be set up to allow new members of the commis-

for the commission's consideration.

One such plan called for examination of the possibility of receiving a grant from the federal government for the construction of "demonstration" houses which later could be sold to persons displaced by urban renewal and others.

Under this plan, the federal government provides a grant (not a loan) for the construction of houses using new building techniques and materials for the purpose of gaining information of the reliability and feasibility of new methods.

After completion of these houses, they may be sold for not more than \$7,500.

Gensemer said the city of San Antonio, Tex. had developed an entire sub-division under this plan.

The commission also discussed the possibility of using plans for low cost housing developed by the University of Illinois Small Homes Council.

According to the commission, the council currently has plans for construction of a house which would cost only \$6,500.

James Williams, relocation officer for the Department of Urban Renewal, said if FHA approval for this house could be obtained his office would have no objections.

It might mean the difference between the older people in the area owning their own home again or living in rental property," Williams said.

Mrs. Boone suggested the commission consider the possi-

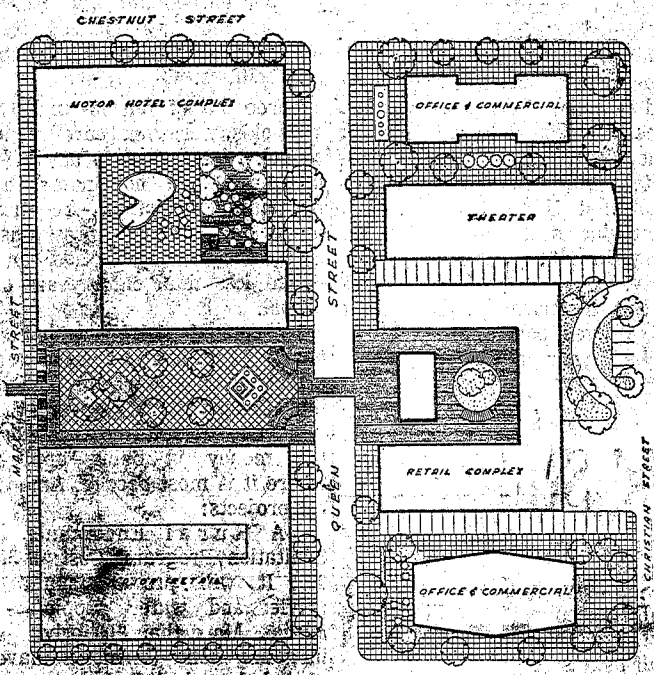




Brunswick Hotel is slated for demolition in redevelopment project.

Lancaster, Pa., Urban Renewal Pace for 'Smaller' Cities

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New Queen Street will spark downtown Lancaster.

to maintain public housing if it is concentrated," he said, "but this is not usually in the best interest of the occupants."
Construction in the Duke Street Project is well under way. In 1963 Duke Plaza was completed—a one-acre neighborhood shopping complex. Three of its present establishments were relocated from the Duke Street Project area.
Eventually the Duke Plaza will mark one end of an eight-block pedestrian mall running through the project area.
The second project in which actual work has begun is known as the Higbee Project. It is eleven acres in size and was formerly a residential slum. The entire area is to be cleared and a 980-pupil elementary school and a block square playing field to be constructed.
The Adams and Musser projects, still in the planning stages, will involve the first widespread application of rehabilitation in Lancaster.
This will sometimes involve actual restoration of structures and sometimes simply

12-store complex including a refurbished department store and a new 600-car parking garage.
These downtown projects, already more extensive than

Champaign-Urbana Renewal

Project 1 Rezoning Plan Shown

Champaign-Urbana Renewal Director David Gensemer Thursday released revised plans for Champaign's Project 1 area, including suggested zoning for various portions of the region.
The plan, prepared with the help of proposals made by the Citizens' Advisory Committee, will be the basis for an engineering study of the area.
In releasing the plan, Gensemer said the planning budget for the city's department of urban renewal will expire Dec. 4.
It is hoped all work included in the planning stage for Project 1 will be completed by then, with the exception of final approval.
The engineering study probably will take from 30 to 45 days to complete, he said.
The revised plans include a

tract along N. 4th Street and extending about 1/2 block north and south of Tremont Street, recommended for B-2 zoning.
Business Zone
Gensemer said the recommendation was in line with what he hoped would be "preferential treatment" to those who presently own businesses in the area. He declined to name the person or persons who may develop the tract.
He also said he had been encouraged at the receipt of a letter from a local contractor, who said he was interested in obtaining all land legally available in the area for development as 221(d)3 housing.
The revised plan, not necessarily the one that will be used for the area, also proposes an extension of Douglas Park to Eureka Street on the north and

to a point several lots east of N. 5th Street on the west.
It also calls for vacation of N. Poplar Street and the creation of "Beardsley Drive" in a near half-circular position extending west from N. 4th Street, north along the area now taken up by Polar Street and back east to connect with Beardsley Avenue.
All alleys in the area also are to be vacated, thus providing more property space. Tremont Street, running east-west one block south of Eureka Street, also is to be vacated.
Proposed Plat Lines
The map includes proposed lot platting lines, which Gensemer said do not indicate ownership, but will be used to determine how many units may exist in each given space.
In one instance he pointed

out, the proposed platting line provide 14 spaces where structures may be located. Currently there are 29 ownerships in the same area.
Proposed zoning included in the plan also was intended to eliminate, as much as possible, the need for total clearance in some areas. Here, Gensemer gave as an example a proposed R-4 zone along N. 4th Street from just south of Eureka Street to Beardsley Avenue.
He said the area presently includes some multiple-family units and such zoning will allow them to stay there at the same time as others may be constructed.
The area west of Beardsley Drive is to be rezoned, and may be 221(d)3 housing, he said.
The area west of Beardsley Drive is to be rezoned, and may be 221(d)3 housing, he said.

Help Offered Negroes to Find Homes

By Robert Setlik
Members of the Fair Housing Bureau decided Tuesday to help familiarize Negroes with the procedures for securing housing in predominately white areas in Champaign-Urbana.
Traditionally restricted from the open housing market, Negroes often now fail to take advantage of open housing opportunities, members observed.
John White, chairman of the Bureau's community concerns committee, said community organizations are being asked to invite FHB speakers to their meetings. In particular, a campaign has been launched among Negro groups to hear the speakers.
Persons which have moved into interracial areas may accompany the speakers to give additional advice.
Some volunteers complained that lack of knowledge of basic rental and real estate purchase procedures was a major problem for many families.
One apartment available on a non-discriminatory basis, recently, was lost because individuals had neglected to secure leases by advancing down payments.

Leave the 'Ghetto'
N. P. Dotson, a Federal Housing Authority coordinator from Chicago, said the motivation of minority groups lags behind the availability of housing in most communities. He suggested that the disadvantages of living in a "ghetto" be stressed, rather than integration motives.
Volunteers were concerned that FHB now has few housing opportunities listed as available in interracial areas. None are listed in Urbana, and only two or three in Champaign, according to the discussion.
Recent Air Force transfers from Amarillo, Tex., to Rantoul, Ill. found little housing available, some persons added.
Robert A. Johnson, a realtor with offices at 205 W. Springfield Ave., Champaign, said more housing was available than it appears on the surface.
He said realtors don't list housing as available on a non-discriminatory basis, but wait until a buyer appears before checking.
He said sellers who refuse to make housing available to Negroes sometimes change their mind after some months. Either a friend influences them, or they haven't been able to sell, he said.
He said success here in housing is possible.
Volunteers reported that recent success here reported that two Negro families succeeded against seeking housing outside their area after initially expressing interest. Another said

that six families, which had been looking for housing, found obvious discrimination and were becoming discouraged.
Dotson told the group that housing laws, enacted recently may increase the housing market for minority groups. He said one provision provides for rent supplements, and another opens some private housing for public housing use under certain conditions.
He said the first provision could allow lower income groups to move outside their restricted area. The second provision could result in spacing minority groups rather than putting them all into a single housing project, he added.
The group reaffirmed a cooperative approach to housing problems after hearing that Richard Howard, chairman of their subdivision committee, has resigned in disagreement over tactics.
According to FHB chairman William Boon, he called for a more aggressive attitude toward developers of federally financed housing reluctant to open subdivisions on a non-discriminatory basis.
None of the 30 members attending Tuesday's FHB meeting, held in the Urban League offices in Champaign, spoke in support of his stand. Howard was not present.
Also without much discussion, the group decided not to conduct itself with urban renewal but to leave that area to organizations presently involved.

WEDNESDAY, OCTOBER 6, 1965
THE NEWS

Best Return Plans Give People's Needs Priority

DISCUSSION of urban renewal can be couched in many different terms. It can center on construction costs, definition of blight, disagreement on need and even argument over the pros and cons of using federal funds.

But ultimately urban renewal, if it is to be meaningful, must deal with people. Unfortunately, consideration of people—those displaced by renewal as well as those who are supposedly to be helped—often ranks quite low on the list of priority topics.

One of the more striking aspects of Lancaster, Pennsylvania's urban renewal program is the attention given human considerations.

Of the 12 members of the executive staff of the Lancaster Redevelopment Authority, six are concerned with the relocation of displaced homeowners and rehabilitation of homes worth saving.

The authority maintains a field office in the project area. This office serves as a focal point for dispensing information to the residents of the

Tuesday, Oct. 5, 1965-3

These downtown projects already more extensive than efforts in many middle-sized cities, are by no means the only ones planned.

The "Lancaster 1980" program calls for a new civic auditorium-exposition hall downtown, remodeling of city and county municipal buildings and extensive use of shopping and pedestrian malls in the downtown area.

Downtown renewal is but one prong of the city's attack on urban blight. Its counterpart is a massive assault on decay in the largely residential area southeast of the downtown.

This urban renewal project, known generally as the Adams-Musser-Towns Project will eventually involve some 235 acres of land and nearly 2,000 structures. This amounts to nearly one-tenth of the city's total land area.

Not all of this area is blighted and not all the structures are unsound. About 11 per cent of the structures will be razed, 19 per cent rehabilitated and 71 per cent conserved.

This major emphasis on conservation should not be passed off too lightly. It does not simply mean the buildings will be and then forgotten. The city plans to protect the present basically sound neighborhoods through the introduction of additional open space, recreational areas and public parks.

The redevelopment authority has been attacking this rather extensive area of the city by sections. The first project—the Duke Street Project—involved 33 acres which were predominately residential and predominately sub-standard and slum.

In addition to privately owned row homes the redeveloped area will include moderately priced apartments and 75 public housing units. The private homes are all to be priced for \$10,500 or less.

Schroeder pointed out that the authority placed great emphasis on the dispersion of public housing throughout the city.

"It is cheaper for the city

FREE
THE NEWS-GAZETTE

...can be with ...

902 Housing Units In C-U Were Vacant

There were 902 vacant residences and apartments in June in Champaign-Urbana, according to a recent survey conducted by the Federal Housing Admin-

istration. June is the traditional month of exit in this university community, with the return influx coming in the fall.

A postal vacancy survey was conducted in the Champaign-Urbana area June 23, under the supervision of John O'Neill, Champaign postmaster, John A. Theodore, Urbana postmaster, Frank S. Canaday, Homer postmaster, and John S. Kaler, Rantoul postmaster.

Of a total of 17,355 possible deliveries in Champaign, 514

residence units were found vacant and 955 were still under construction. There were 10,185 possible deliveries in Urbana. Of these 388 were vacant, with 319 units being constructed. There were 288 new units unoccupied in Champaign and 153 new units in Urbana.

The postal vacancy survey in conjunction with other local data, aids in reaching well-informed judgments about local market conditions.

WEDNESDAY, SEPTEMBER 8, 1965

Champaign-Urbana Courier Tues Sept. 14, 1965

Renewal Homes:

Homeowners Seek Land Out of City

a 5 to 10-mile radius of Champaign. The Rev. Mr. Bishop said the plan "is the only way we can think of at this time to make it possible for some of the people to continue to own their own homes."

Can't Buy New House
He said the association feels that under urban renewal "many won't be able to buy one of the new houses and many would have to be crowded into public housing although they'd rather not."

The urban renewal department, the Rev. Mr. Bishop said, has estimated that individual homesites will be resold after

clearing for about \$1,800. The association hopes to beat this price by buying a large tract in a single purchase and keeping the price of an individual homesite to a minimum.

"The price of one of our lots will probably be less than any other site available, and the price of moving the house will certainly be less than the cost of buying or building a new one," he explained.

The association has some funds on hand for the project and will discuss further financing at later meetings.

Details Unknown
One of the difficulties of planning the project at this stage,

he said, is lack of knowledge concerning which homes will be demolished in the urban renewal program.

"If we knew that at least 25 to 50 of our members were going to be moved, then we'd know how to proceed with our plans," he said.

The tentative plan for use of land in the urban renewal area has not yet been made public. Public hearings are expected this fall.

The Northeast Homeowners Association is one of the groups which has been working to have the 90 public housing units proposed in conjunction with urban

renewal located outside the urban renewal area.

The association feels that placing the units within the renewal area will mean too great a concentration of public housing in one area and will sustain segregation in housing.

The Rev. Mr. Bishop said the association hopes to relocate its families outside the city limits and outside city council jurisdiction.

No available land for the project has yet been found, but the association is willing to go 10 miles "north, east, south or west — any direction," the pastor added.

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CHAMPAIGN-URBANA COURIER

THE NEWS-GAZETTE

THURSDAY, SEPTEMBER 2, 1938

House Loan Variance Explained

Though no official verification of the increase in a loan to the Champaign County Housing Authority has come from Federal Housing regional offices in Chicago, local director Harold Sloan said an explanation has been found for the variation in figures released Wednesday from expected amounts.

Sloan said that originally 90 per cent is taken of a total amount requested in making the federal grants to allow for local community contribution to construction costs. By agreement, however, local governments usually act to make the housing authority tax exempt and in turn have their 10 per cent of the total share paid by the federal government.

The difference between figures released by Sen. Paul Douglas in announcing the increased loan grant, and those expected to have been announced is thus explained, Sloan

WEDNESDAY, SEPTEMBER 2, 1938

Champaign missions

Champaign City Council, for only 17 minutes approved appointment of three city commis-

were:
Relations Commis-
L. Clark, one-year
John P. Deane, two-
and Mrs. William
year term.
Advisory Committee
Renewal Roscoe
Robert Zachary, and
all three-year
Mayor W. Hopkins

Advisory Committee
Renewal, Roscoe
Robert Zachary, and
spies, all three-year
and Ralph W. Hopkins.

Board
Board of Appeals
T. Flynn and Eugene
four-year terms; and
Dyer, two-year term.

her action, the council
ed a resolution supple-
; the joint city-state
ement on Mattis to in-
sity compliance with the
ivil Rights Act, a neces-
order to receive federal
for the project.

council also adopted a
tion amending their co-
tion agreement with the
paign County Housing Au-
y to provide for the con-
tion of 24 more low-rent

ouncilman Virgil Wikoff
this would allow construc-
of 24 units for the elderly
E. White in conjunction
plans of the housing au-
ity.

One Story
e said one story would be
led to present facilities and
led it a "reasonable and
ldable complex."

he council voted to annex
ssel Manor into the city. A
tition by the property owning
rporation asked the annexa-
on.

The council authorized the
ty clerk and city treasurer to
invest \$23,000 of muni-
l funds and to invest

00 income in urban
unds for this quarter
total of \$45,000 earned
urban renewal.
The council also
the investment of
parking system reve-

was released by Sen. Paul
Douglas in announcing the in-
creased loan grant and those
expected to have been an-
nounced is thus explained, Sen.
said.

WEBB BERRY SEPTEMBER 1967
URBAN

Many Champaign Projects

Downtown Getting 'New Look'



Former Mayo's Men's Shop to Be Used by The Illinois Co., Inc.

Old Mayo's Site Sold by Sholem

Sale of the building which formerly housed Mayo's Men's Shop, 34 Main St., has been announced by Donald E. Radcliffe, spokesman for the new owners.

The structure was purchased from J. J. Sholem and will be used as office space for the Champaign offices of The Illinois Co., Inc. Radcliffe is manager of the investment firm.

He said remodeling — both interior and exterior — of the building is expected to begin in about 30 days and will take an estimated month to six weeks.

Architects are Berger, Kelley, Untreed, and Associates, of Champaign.

According to Radcliffe, the project will include remodeling of the first floor area of the building to a contemporary design.

The second floor, which will continue to serve as offices for Counsel Finance Co., also will be renovated, he said.

The men's store which formerly occupied the building closed at the end of 1964 after being in business there about 10 years.

Downtown Champaign is quietly being dressed up through a series of improvement projects initiated by individual businesses and government.

Included are new buildings under construction, additions and remodeling projects.

One of the most impressive is the new Post Office building which will occupy the entire block bounded by Neil, Vine, Hickory and Columbia streets. It is slated for use about Oct. 1.

Just north of this building at 712 N. Neil St., is the new Eisner store, replacing the old one at 134 W. Church St.

The former Eisner building now houses the Hegenbart grocery store, moved west from its location at 118 W. Church St. to make way for a series of improvements to the Bank of Illinois.

Razed for Parking

The Hegenbart building was razed for use as an off-street parking lot for bank customers; the bank is also in the midst of an addition to provide drive-up teller facilities.

Other work underway in this part of Champaign includes construction of a new Junior Service League Center at 1110 N. Neil St., replacing the building razed there recently; one-story addition to Champaign Elks Lodge 398, at 122 W. Hill St., and an addition to the News-Gazette building, at 48 Main St.

The First National Bank of Champaign, 30 N. Main St., has leased a vacant lot formerly used as Tepper's Garden Shop. This land, according to Marc Norton, bank president, will be blacktopped for use as a parking lot for bank customers.

An attendant's house will be put up, and the north side of the lot screened off from the buildings adjacent to it.

Norton said the new lot is to be entered from the south on Taylor Street, and that the exit will be at the northwest corner, near Walnut Street.

At 110 N. Walnut St., interior remodeling is under way on the former P. H. Hughes Furniture Co., which will be used beginning about Sept. 1 by Ghesman Studios.

Also under way is an addition to the Christie Clinic, 104 W. Clark St. The addition is expected to be finished by March, 1966, and will be followed by remodeling and modernization of the present four-story clinic.

LWV Study Blossoms Champaign UR Policy

This is the first in a series of articles on urban renewal in Champaign, which the League of Women Voters recently discovered. The study, which helped put Champaign-Urbana on the road to eventual public housing facilities, was not confined to one group or section of the city but concerned all low-income families. The study pointed out a "crucial need for adequate, low-cost housing."

The LWV committee concluded that public housing was the only answer and the community came to a "reluctant" acceptance of this solution.

In March 1958 the housing committee of the LWV presented a recommendation based on a recent study that urban renewal be undertaken locally. In 1959 the platforms of several candidates for city councils included support of urban renewal.

Units in Rantoul

A county housing authority had been established before World War II to build and operate public housing units at Rantoul, and that agency took charge of developing a plan for public housing in Champaign and Urbana.

It was federal policy at that time not to disturb existing ethnic patterns. Therefore, when the four projects were built, two were for white-only residence, and the others for Negroes. This policy remains in force today.

The new units did provide some low-cost housing, but they failed in their ultimate purpose — the obliteration of the deteriorated sections of the two cities.

It was hoped by the federal government that when persons moved from substandard and unsafe housing into the new units the old housing would be destroyed or repaired.

This was not the case locally, however, as such crowded conditions existed in these areas that the houses of those in public housing were occupied almost immediately by the overflow from other substandard units.

One important consideration proved by this was neither Champaign or Urbana had adequate power to force removal of these substandard units.

Draw Ordinance

The LWV, with other groups, then drew up an ordinance in collaboration with city officials which was passed by both city councils in September 1953, setting minimum standards for rental housing.

About a year later the Champaign City Council defeated

out others then unknown, and which remain unknown or not accepted in some areas today.

One significant discovery which helped put Champaign-Urbana on the road to eventual public housing facilities was the fact the housing problem was not confined to one group or section of the city but concerned all low-income families.

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The LWV committee concluded that public housing was the only answer and the community came to a "reluctant" acceptance of this solution.

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In 1959 the platforms of several candidates for city councils included support of urban renewal.

Mayor Emmerson V. Dexter appointed the Mayor's Urban Renewal Advisory Committee as required by law, and requested a subcommittee to draft a housing code for all housing, both owner-occupied and rental.

The code was adopted by the Champaign City Council a year and a half later.

Several groups were active in the early 1960s attempting to establish a working channel between urban renewal and the public, particularly those who would be affected.

The General Neighborhood Renewal Plan was announced early in 1964 and met mixed reactions. Communication with all concerned proved difficult, however, until the hiring of a full-time director of urban renewal for Champaign.

David Gensemer, with experience in other cities, was hired as director in November 1964. A relocation officer was hired and surveys of the area began in the spring of this year.

Surveys were completed and the city appropriated the first tax monies earmarked for the project this summer. This money is currently invested, waiting to be used.

Slum Clearance Too Much For Private Enterprise

Editor's Note: This is the second in a series of articles on urban renewal. The recent study of the Champaign County League of Women Voters which Champaign Urban Renewal Director David Gensemer has likened to a "thesis for a master's degree in urban renewal." This article discusses the development of urban renewal policies, its problems and changing nature.

By HAL ALEXANDER
News-Gazette Staff Writer

The chief problem confronting urban renewal, in the opinion of many administrators, is acceptance by a public traditionally wary of "big government" spending programs which bring federal control.

Citizens of Champaign-Urbana were no exception. It was only when the need became so great and they received assurances of local control of local problems that urban renewal was considered.

Acceptance of federal funds and a small amount of regulation for highway construction, conservation and low-income public housing was already well established when, in 1949, the first federal assistance program for urban renovation was passed by the Congress.

But communities then, and now, are still reluctant to submit their local housing problems to federal assistance and the regulatory procedures this entails.

Thus, a congressional study, conducted by the late conservative Republican Robert A. Taft, was undertaken, but came to

the conclusion that "the growth and persistence of blight has its roots in the inability of private enterprise to rebuild without aid the deteriorating parts of the city's structure to meet changing needs and functions of urban areas."

Like many cities, Champaign-Urbana's population growth increased by 25 per cent between 1950 and 1960 and continues to grow at the same, if not a faster, rate.

Despite the rapid rate of construction of rental units and houses, Champaign-Urbana has little if any adequate low-rent housing.

The reason is simple. Private builders and developers have found profits on low-cost housing are too small to take the financial risk of development.

Especially when middle and high cost units can be rented or sold so easily in the increasing local market.

To enhance the desirability of building such low-cost housing units, the federal government has instituted several programs and urban renewal is one used to describe the federal-local program to remove slums and blight physically, and also help to alleviate the causes of these conditions.

These slum clearance programs are supervised by the Urban Renewal Administration in the U.S. Housing and Home Finance Agency.

The federal government provides most of the funds for these programs, and thus, has established several regulations with which the local communi-

ties must comply. But, in setting up these regulations, the Congress made certain that planning and administration of urban renewal projects would remain in the hands of local officials.

The federal government requires each participating community to have a "workable program" concerned with the problem of relocation, with particular reference to minority families and with halting the further development of blight. Use of effective means such as bonding and housing codes and zoning regulations are required.

Champaign has complied with all regulations. Two weeks ago, the Champaign City Council approved the workable program for this year. Submission of this program is an annual requirement, and it is compiled exclusively by local government officials.

The face and policies of urban renewal have changed much over the 15 years of its existence.

The first programs undertaken after passage of the 1949 Housing Act were implemented primarily to get rid of slum areas.

The first program was not concerned with the relocation of families who lived in the slums, and as a result the demolition of their houses merely forced them to move into slums elsewhere.

As a further result, the remaining slums became overcrowded and began to expand into areas of the city where slums from what had been adequate neighborhood areas.

In 1954 the Housing Act was amended in an effort to correct these situations.

The concept of slum clearance was broadened by providing for financial support by federal government for rehabilitation and conservation of deteriorating housing. This aimed at preventing the continuing deterioration which led to slum development.

Other measures passed to help in urban renewal, but maintains the same rehabilitate slum and rehabilitate areas so more arise.

These programs

THURSDAY, AUGUST 11, 1965

THE NEWS-GAZETTE

Urban Dept. OK Is Now Certain

WASHINGTON (UPI) — The first of his race to hold a long battle of the nation's cities cabinet post for a voice in the President's cabinet neared a victorious end Thursday with only final congressional approval needed to establish the new Department of Housing and Urban Development.

WEEKLY NEWS-GAZETTE

TEPPER'S Hardware
Downtown Urbana

CONGRATULATIONS

WALK SUPERVISORS INVITED!

There's no doubt in my mind that the 10th. "I like to be around you." Making a difference, he meant to be playing "he Mayo Broth."

The Senate voted 57 to 24 Wednesday to approve a House passed bill creating the department—the first cabinet-level agency since the Department of Health, Education and Welfare was established under the Eisenhower administration in 1953.

The bill now goes to a conference committee of the House and Senate to resolve only minor differences between the two measures.

The action handed President Johnson a legislative victory the Senate denied the late President John F. Kennedy in 1962. The Chief Executive praised the bipartisan support given the measure and pledged:

"I intend to see that this department serves all the people of our nation. It will be administered to the benefit of all the people."

The bill would group in the new department all the housing and urban development programs now spread among various government agencies. Its principal section would be the Housing and Home Finance Agency.

There was speculation President Johnson might name HHEA Administrator Robert C. Weaver, a Negro, to head the new department, thus making him

SUNDAY, AUGUST 15, 1965.

THE NEWS

GAZETTE

Thorniest Urban Renewal Problem Is Relocation

Editor's note: This is the fourth in a series of articles on urban renewal based on a recent study by the Champaign County League of Women Voters which Champaign Urban Renewal Director David Gensemer has likened to "a thesis for a master's degree in urban renewal." This article discusses the relocation of families whose dwellings will be demolished as unfit.

By HAL ALEXANDER
News-Gazette Staff Writer

Perhaps the thorniest problem on the heads of urban renewal advocates is the relocation of families from project areas after the demolition of their dwellings.

Urban renewal administrators and policy makers have been attacked from groups of completely opposite political persuasions for policies in this area.

Liberals and civil rights groups have on occasion declared that urban renewal merely establishes another ghetto destined for a future slum by relocation in existing segregated situations.

Some conservatives, on the other hand, believe relocation strikes at the very basis of individual freedom of property owners and the rest of the community as a whole.

The success of any urban renewal program depends to a great extent upon provisions made for those families who are to be displaced.

This partially explains why relocation officer was the first,

In the past, immigrants and other low-income families found housing through the "filtering down" process.

As occupants of low-rent houses moved up the economic scale, their houses became available to other families. It was expected that as demand for more housing grew, the supply would grow to meet the need.

The moratorium on building during World War II, however, resulted in reducing the supply of low-income housing to a great extent. When building was resumed, this kind of housing seemed the most difficult and the least profitable to build.

Overcoming the consequences of slum areas became an extensive the only subsidized housing became apparent.

It was not adequate housing was one of the needs of slum dwellers. These families handicapped in almost every way—poor nutrition, inadequate medical care and lack of education.

Many are jobless, illiterate and many are young. Those who belonged to minority groups were further handicapped by discrimination.

The trend of urban renewal was changed to include relocation of families from inadequate housing into standard houses which they could afford, of conserving housing units within slum areas which were not beyond repair and of rehabilitating families so they could maintain living standards that would not lead to further

If such housing is available in the community, families to be relocated are encouraged to apply for a certificate of eligibility for this type of housing when their income is within the limits set.

Since new housing is required in most communities, information is necessary concerning construction activity in various rental ranges, giving the terms of financing for sales housing.

To Modernize
In communities where construction cost levels are relatively high, as in Champaign, efforts are directed toward rehabilitating and modernizing aging houses in all areas.

In Champaign, preliminary relocation plans are under way for persons to be displaced from the Project I area of urban renewal. Family and building surveys for this project have recently been completed, and the Department of Urban Renewal estimates the possible number of dwelling units to be demolished at about 143, roughly 75 per cent of the housing units presently in the area. Of the 201 families in the area, about 160 are home owners and approximately half would be displaced under preliminary plans.

However, with a trend in emphasis toward greater rehabilitation of existing structures, these figures may be high.

An inventory of available housing is being prepared, and available housing is being located through real estate brokers, builders and subdividers.

The resources of the Fair Housing Bureau of the Champaign Human Relations Com-

the displaced families" from "speculators."

In project areas, if families move before the execution phase, they are ineligible to receive relocation financing to help cover moving costs.

It is considered highly important for the relocation officer to maintain a close contact with persons in the project area. The request for planning funds made earlier by Champaign did not include financing a relocation office in the area during the planning stage.

It thus appears impossible to have a relocation office there before the execution of the Loan and Grant Contract in the future.



...said he never forget his
The 34-year-old Californian
an obligation," he said.
ed in the Open unless I felt
"I never would have play-
he promised he'd try.
Was the defending champion and
son he played was because he
him after 36 holes. The only rea-
turned in left him a cut-off vic-
scores of 81 and 79 that he
ful effort and the two round
open at St. Louis. It was a pit-
an even tougher struggle than it
was when he nearly passed out
The last time Venturi tried
They look much better now
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Un-Hopeful After
Fels' Putter

School bells to ring soon at Bro

By Dianne Rowland
Of The Courier

Last December while walking through the unfinished, sawdust-covered hall of what was to be the Urbana Brookens Junior High, it was difficult to visualize throngs of youngsters slamming brightly colored lockers and hurrying to class.

The rooms now have walls, empty frame have doors, all floors are in and many are tiled. Bright gold, green, orange and blue lockers accent the pastel green, blue or white walls. Yet it's still hard to imagine the bustle of a regular school day operation.

The new pod-shaped school was originally scheduled for completion in September, but local labor strikes delayed construction. School architect Tom Jackson, now at the site daily, estimates the school will be turned over to District 116 "around Oct. 1."

About 50 workmen put more finishing touches on the unusual octagonal building each day. Three classroom pods are to be finished now with the fourth music - physical education pod scheduled for completion Dec. 1.

Eventually more pods will be added with a final capacity of about 1,750. This year 421 seventh and eighth grade students, including 29 special education pupils, will attend the new school. The four pods when completed will have a capacity of 600.

Temporary home

Currently students, teachers and new principal Darrell Helm are being housed in the old Urbana Junior High. Brookens teachers are teaching Brookens students so that all may move to the new school with as little disruption to curriculum as possible.

Once the school is turned over to the district, the maintenance crew will need about two weeks moving in equipment and doing operations, said Noel Helm, District 116 assistant business manager who is supervising operations at Brookens.

Construction innovations

The new school on East Wash-

ington Street contains many construction innovations including circular halls, angular classrooms, several double classrooms which can be separated by folding partitions and bright splashes of color.

Areas such as the library, cafeteria, gym and offices are being constructed for eventual full-capacity of the school.

Skidmore estimates the entire structure contains about 90,000 square feet and that the cost for construction is \$18 per square foot. Full completion of the four pods will cost about \$600,000, he said.

After a few weeks in operation, the Brookens cafeteria will become the satellite central cafeteria for the new hot lunch program for elementary schools without cafeteria facilities. The district now is using the senior high cafeteria to cook and pack hot lunches for delivery to the schools.

School of controversy

Controversy has marked every development of Brookens with everything from boundaries, curriculum, and number and grades of pupils to attend the first year, space for central offices and even the name sparking lively debate at school board meetings.

Moving the central offices perhaps evoked the most controversy, though the administration repeatedly has said it will be temporary and "for not longer than five years." Though most agreed the offices should be moved from Thornburn they felt classroom space not originally designated for offices should not suddenly be taken from the pupils.

The board, however, decided such action was the most economical one forth time.

Skidmore said administrators will use about 7,000 square feet of office space, some of which already had been designated office space for future full capacity of the school. Other space to be used by administrators is classroom space which can be easily reconverted and which is not needed for this year's enrollment. Administrators have said they never intended to have

the full 600 students the four pods can hold attend the first year, as facilities for ninth graders are not complete.

About 2,600 square feet of hall space also will be divided by partitions for central office personnel.

Other charges

To charges that workmen are concentrating on the central office space to the neglect of classrooms, Skidmore said they are working diligently on finishing all three pods. He stressed offices will not be moved until the students are in and the school is in full operation.

There also have been complaints that the office space is overly elegant with paneling, carpeting and other unique wall coverings and air-conditioning.

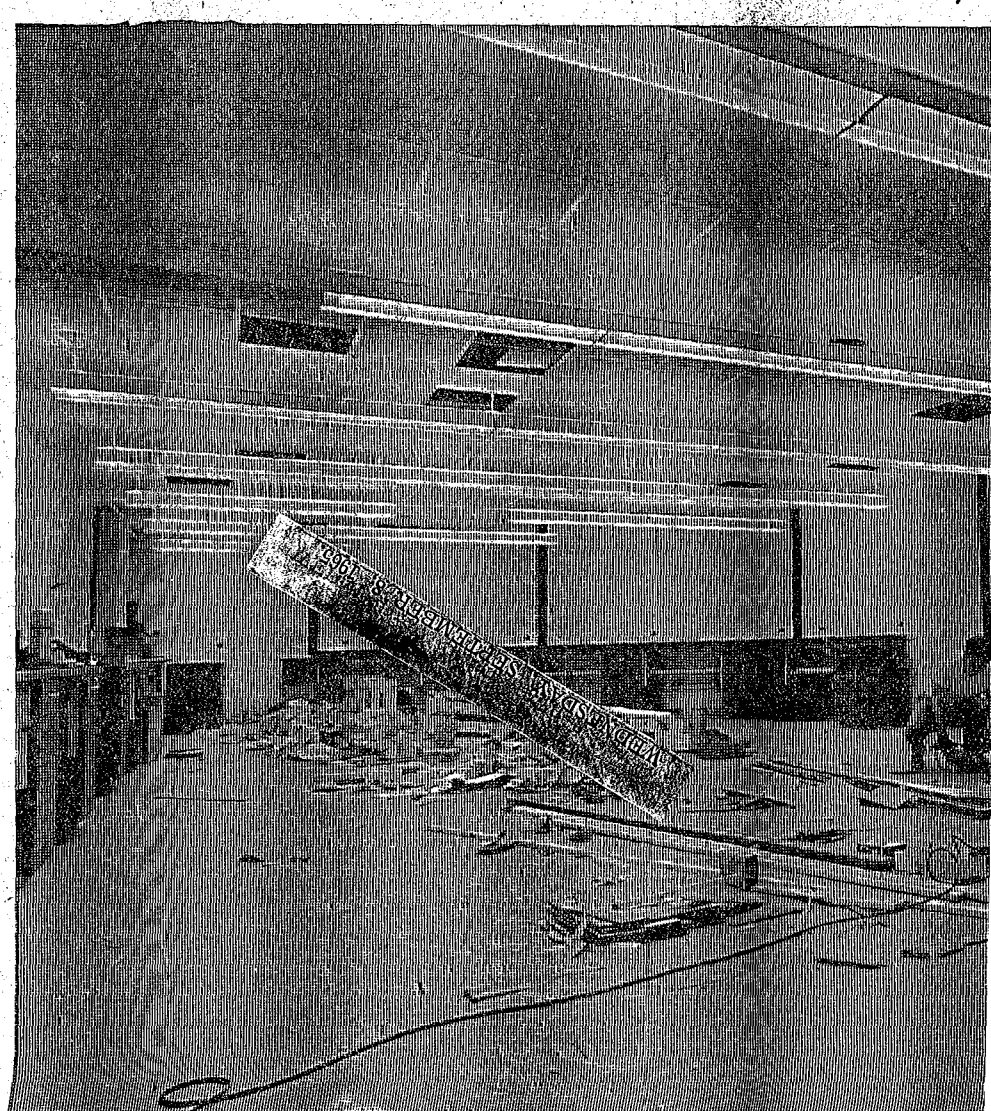
Skidmore noted many walls throughout the school are painted brick while others are tile or vinyl tile. Special education classrooms and offices will have three-eighths inch thick indoor-outdoor carpeting as will four classrooms in pod 100 which will be used for English and social studies classes.

"The entire pod 100 will be air-conditioned now with the others done later, hopefully by next summer. The carpeting certainly is not deep and plush and the wall coverings not overly elegant. Thin paneling and vinyl tile less than one-eighth inch thick is in the administrative section.

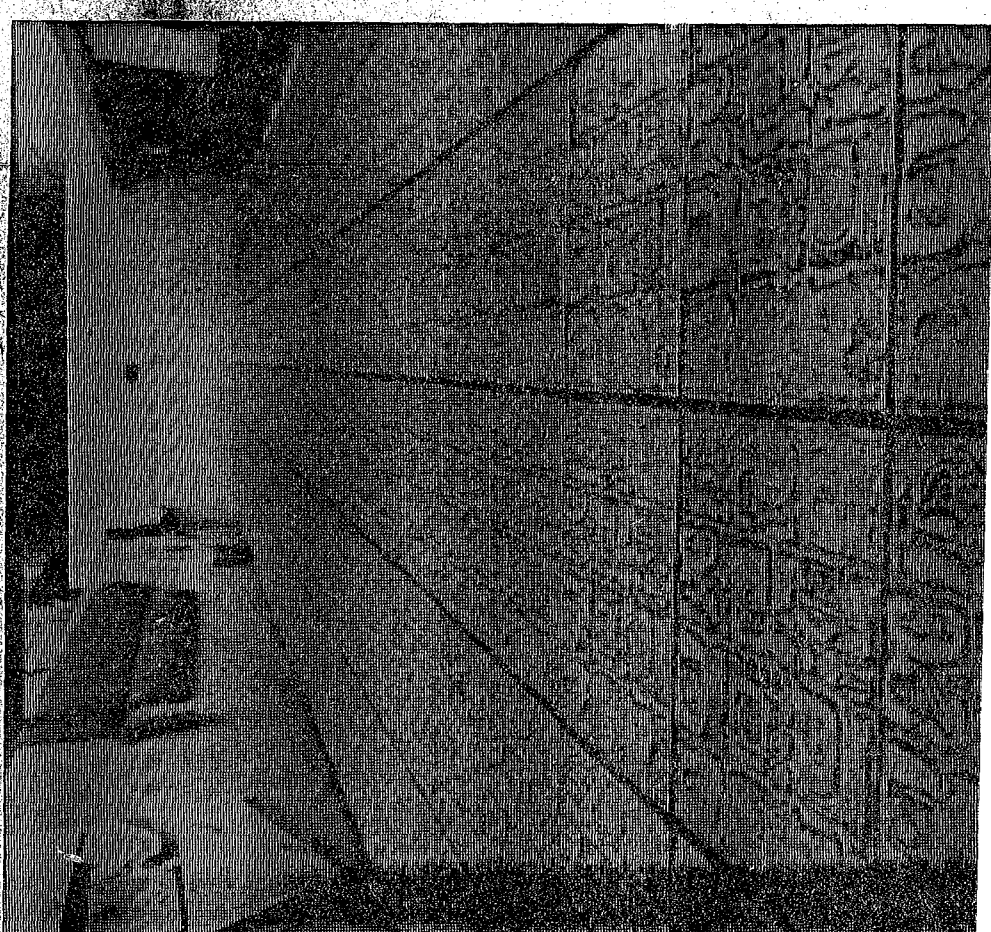
"The more unique tile covers walls by the library and cafeteria. We also are adding touches for the students such as landscaping the courtyard in the center of the pods with benches and other facilities for outdoor reading and classes," Skidmore said.

Helm has called the new school "a building for teaching—one that can be adapted easily to traditional or innovative techniques."

The controversies over who and how many attend, the innovative facilities, the location of central offices and all others are practically ended. Hopefully the true test, so described by Helm, will begin about the middle of October.

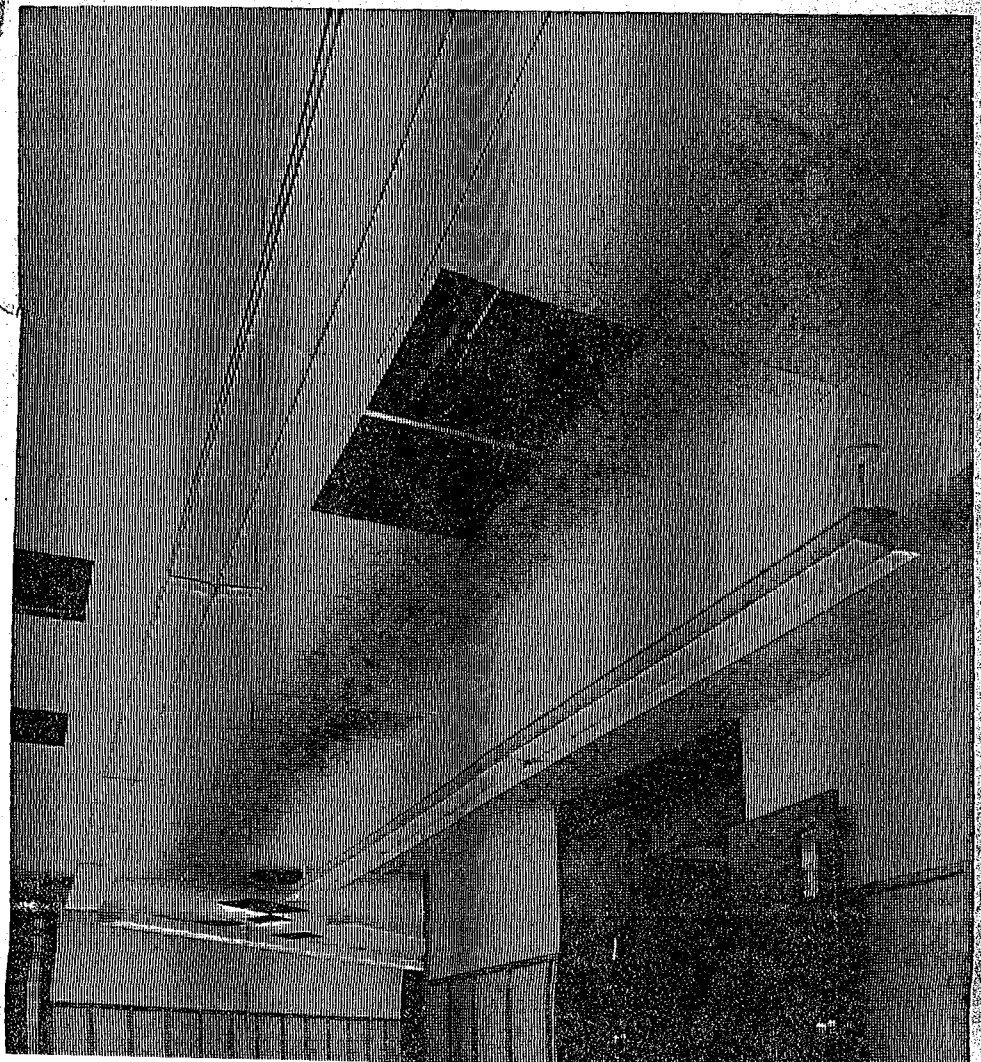


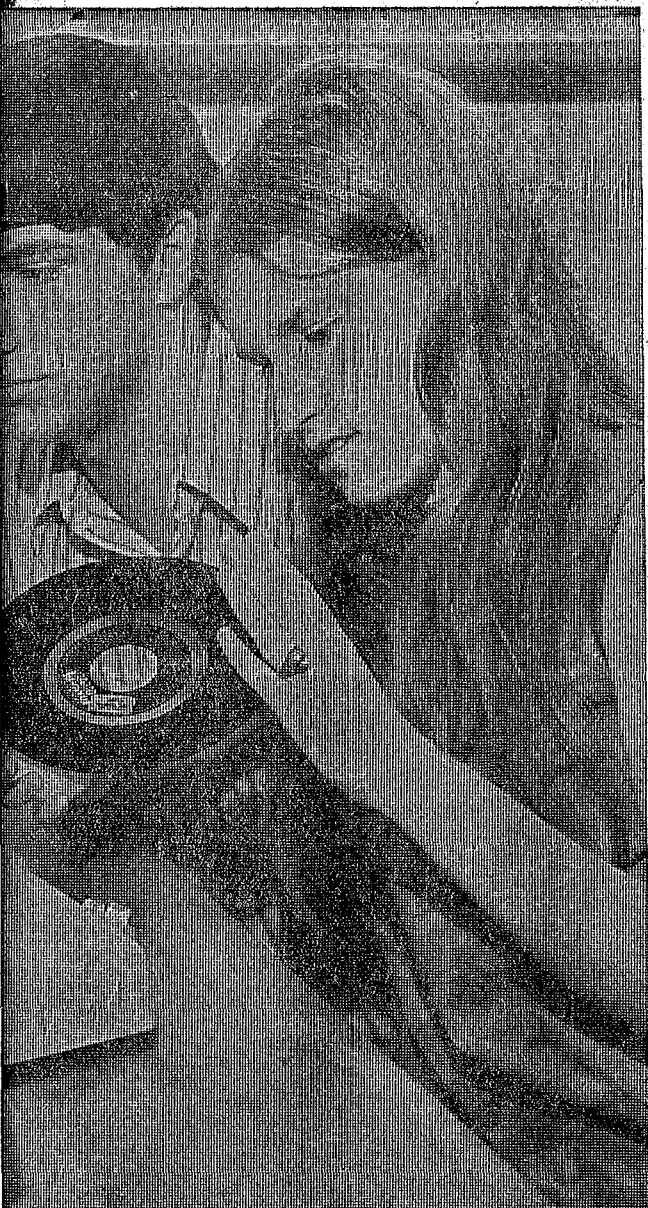
Workmen rush to meet Oct. 1 completion date on a science laboratory



Gold and green tile walls such as this mark the entrance to the new Brookens

Photos by Phil Greer





National Dairy Conference

Girls head for Madison

Fisher (Special) The Fisher Sew-n-Dough 4-H Club, who represented Champaign County in the Share-The-Fun program at the Illinois State Fair, will take part in the National 4-D Dairy Conference next weekend in Madison, Wis.

The group will go there Saturday by bus and return Sunday, staying in the Lowell Conference Center at the University of Wisconsin.

On Saturday evening the girls

will be guests at a banquet, after which they will present their skit, "Alice in Dairyland." After a church service Sunday, they will attend a brunch at the center.

Twenty-one girls are planning to make the trip along with the leaders, Mrs. Lowell Heiser, Mrs. David Haggart Jr., Mrs. Junior Cook, Mrs. Glen Rubenking and Mrs. Kenneth Sparks and several mothers.

Calhoun Dairy, Sealtest Milk Co., 4-H leaders of Champaign County and the Homemakers Extension Association have made the trip possible with contributions of money. Club leaders are still receiving donations.

BAND BOOSTERS PLAN FALL STYLE SHOW

Rankin (Special)

The Band Boosters Club is planning a fall style show for 7:30 p.m. Oct. 6 in Rankin Township High School. Mrs. Harold Hendricks, Mrs. Raymond Kuntz, Mrs. Dan Elliott, Mrs. Milton Meyer and Mrs. Warren Kuntz have charge of arrangements.

Wayne Benson, who recently began his duties as music instructor in Rankin schools, has announced the delivery of new band jacket emblems. He also has set dates for parents and pupils to attend an exhibit of band instruments in the grade school.

DAILY ILLINI EDITOR GETS JOURNALISM AWARD

Carl Schwartz, editor-in-chief of the University of Illinois' Daily Illini has been awarded a special certificate from Sigma Delta Chi, a national professional journalism society.

Schwartz received the award as runner up in competition for the annual \$2,500 Barney Kilgore award. The winner was Howard I. Finberg, a senior in journalism at San Francisco State College.

Schwartz, of Danville, is a senior in journalism at the U. of I.

Local officer to court talk

A Champaign police officer will attend a conference on citizen volunteers in the court system next month through the sponsorship of the Champaign-Urbana Soroptimist Club.

Sgt. James Voss of the Juvenile Division will take part in the four-day event scheduled to begin Oct. 4 in Detroit.

The conference basically will deal with how citizens can aid the court process by volunteering their services in working with those on probation.

Such a program has been in effect in Royal Oaks, Mich., for about 10 years, saving taxpayers large sums of money and attracting nation-wide recognition.

Volunteers in Probation, sponsors of the conference, is an outgrowth of the Royal Oak experience.

Speakers will include George Romney, secretary of Housing and Urban Development; Tom C. Clark, retired U.S. Supreme Court justice; W. Walter Menninger, M.D., of the Menninger Foundation, and Howard James, director of the Christian Science Monitor's Midwest Bureau and author of two books on the court system: "Children in Trouble" and "Crisis in Our Courts."

American Legion

Cissna Park pos

Cissna Park (Special) Loyal Enz has been installed as commander of Cissna Park Post 527, American Legion.

Other officers are: Marvin Young, senior vice commander; Lowell Bauer, junior vice com-

mande Wesley S. J. Kenne Steve arms. Jerr Gerdes terms

The vest d building Rinker Steve S Wall; sented by the team s After k ing the leag

AG COUNCIL ELECTS IN IROQUOIS COUNTY

Crescent City (Special)

Dennis Zecher of Crescent City has been re-elected for a second term as chairman of the Iroquois County Agricultural Extension Council.

Other council officers elected were Eugene Nolin of Cissna Park, vice-chairman; Dale Widholm of Clifton, secretary; Bernal Varvoncouer of Beaverville, treasurer.

The council plans the county's Cooperative Extension Service education programs. It is responsible for the planning and the conduct of the Extension program in the county.

MOORE'S MOVE

Mr. and Mrs. Randy Moore, former Weldon residents, have moved from Clinton to Mahomet. Moore is attending the University of Illinois, and his wife is employed as a secretary in a Champaign law office.

CHAIRMAN

A Ch Friday horseba for Hig Cham ness to Moore

was rid the sou-ior high ently tr She v pital where leased.

over station WRTL, Rantoul, news, interviews and records are Tom Webb, a junior, and Jean Cramer, a senior. School news, interviews and records are presented. (RTHS Photo by Larry Gilbert)

TUESDAY, WEDNESDAY ONLY!

RESGE'S EFFECTIVE WHILE QUANTITIES LAST

K BUSTERS

Assorted KITCHEN TOOLS

Reg. 48c—3 Days!

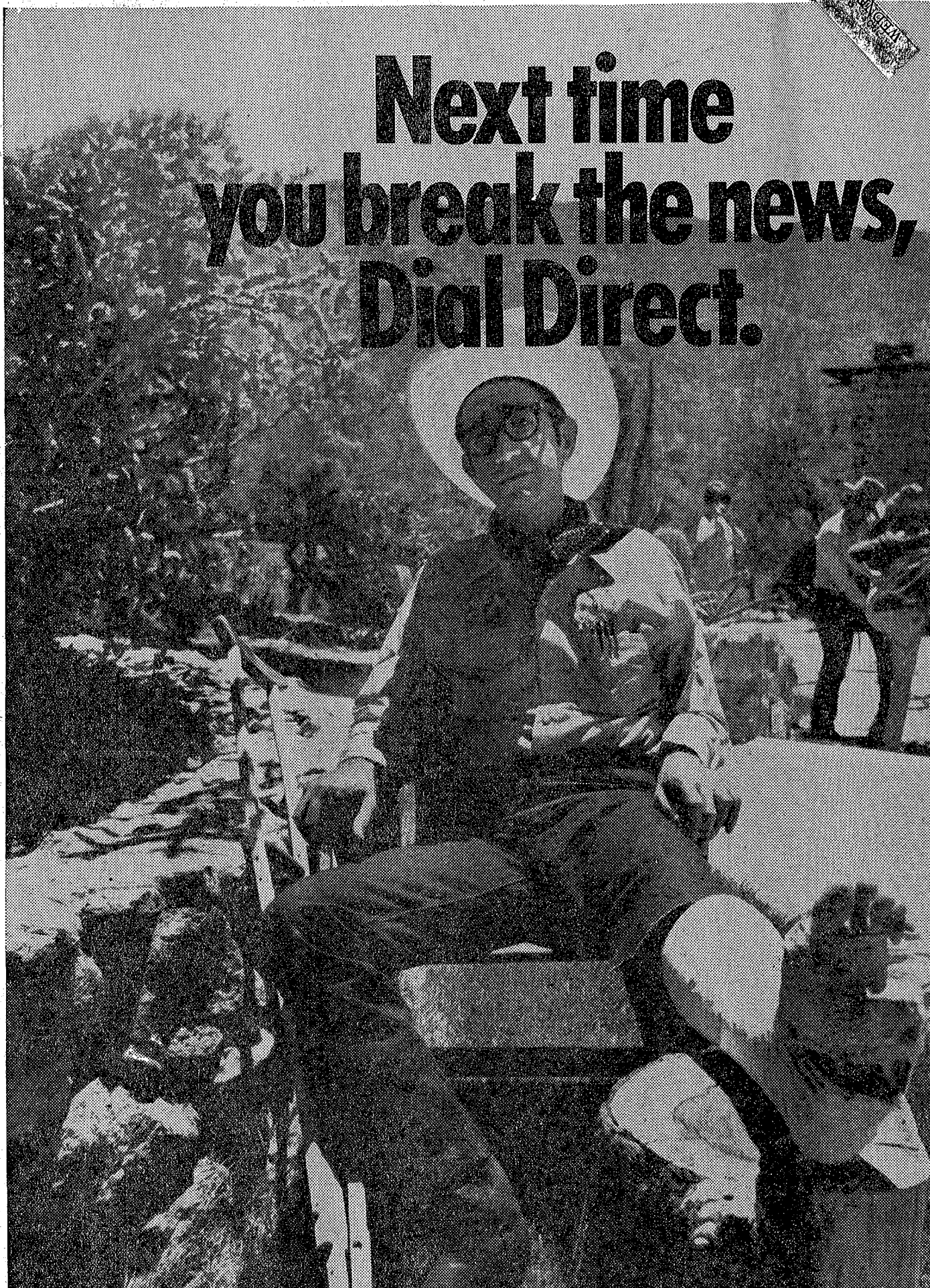
18c

Leaf Bags or Trash Can LINERS

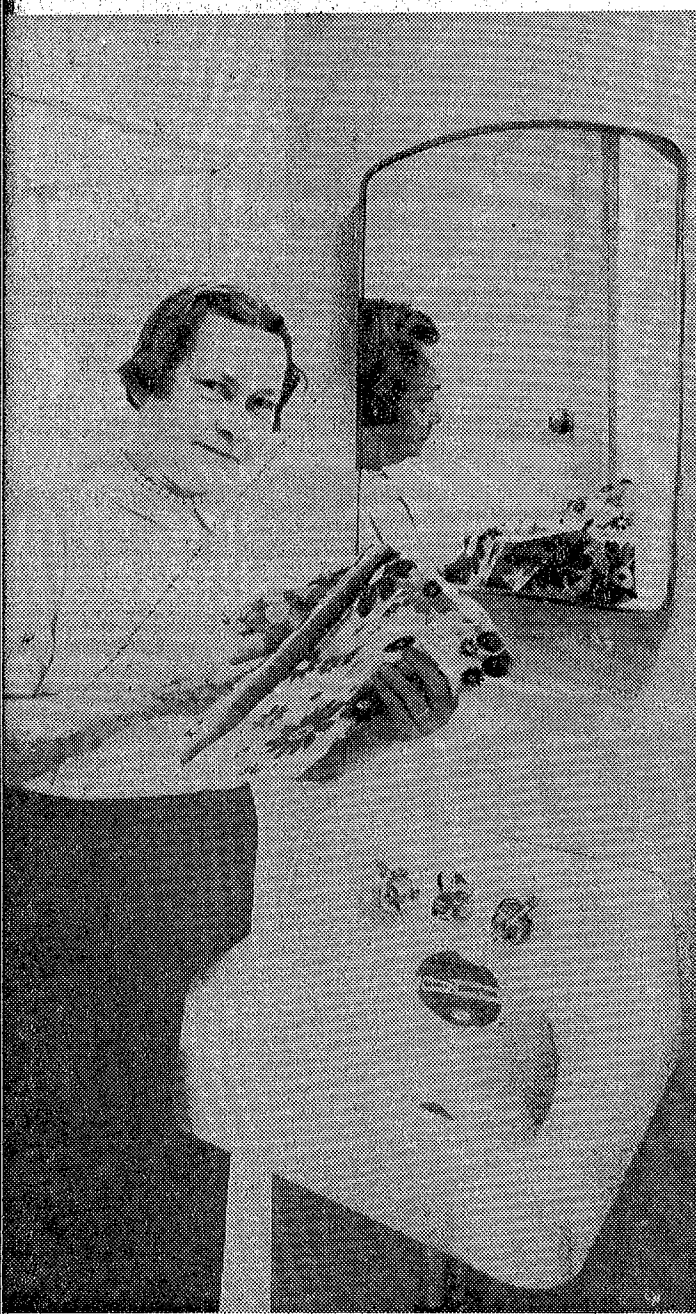
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YOUR HOME TODAY



White hangs curtains in new bathroom



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

(Photo

Moving Renovation Mortgage

From lot purchase to foundation, moving, renovation and mortgage, the detailed cycle of rehabilitation must reflect the finesse of a space flight countdown to be a success.

Unfortunately the myriad aspects start and stop as workmen are available and utility firm schedules permit. Meanwhile, money is paralyzed.

Despite the tribulations, the corporation is dedicated to making dwellings as attractive as possible. In one dwelling, handsome wood paneling disguises cracked plaster and wall-to-wall carpeting masks splitting floors.

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

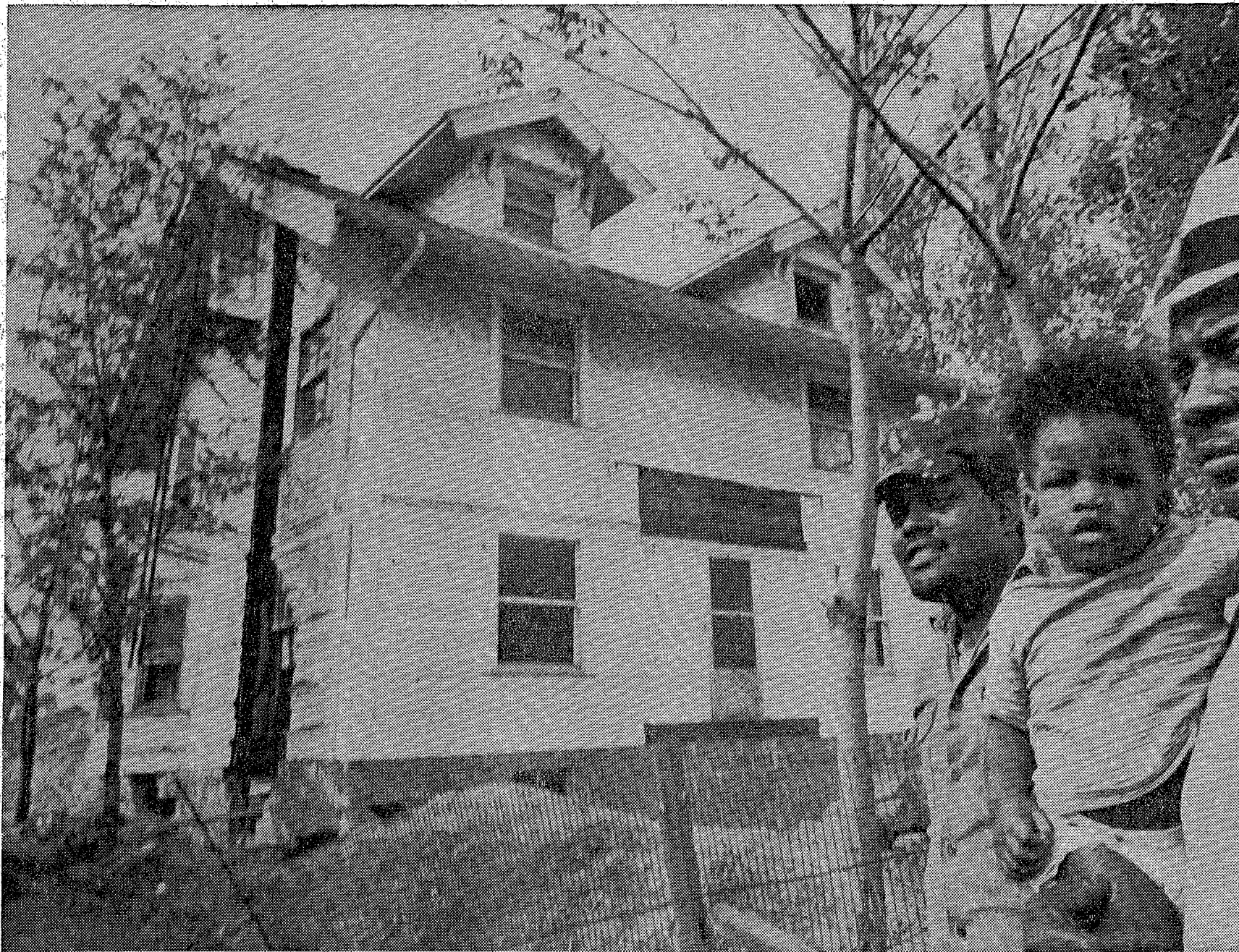
Along the way, fraternities, sororities and school children have rallied to help the women with odd jobs such as painting and clean-up.

Ironically, another snag has been the prevalence of vandalism to homes being rehabilitated. 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 briefcase 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



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

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

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

The most expensive house went for a modest \$12,500, with the lowest successfully marketed 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 several reasons for the lack of interest in the dwelling that has yet to be sold.

First, it is near Douglass Park, which causes veteran res-

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.

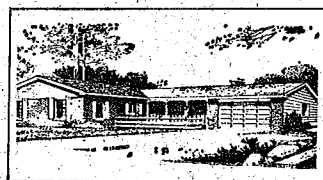
"Most people already are relocated," Mrs. White said. Also, the city and private agencies

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

dwelling. Dorris is shown with his son Bobby and Willie

Take Advantage
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FURNISHING PROJECT

An apartment, located in room 230 Bevier Hall on the University of Illinois campus, has been decorated to show how substandard housing can be made livable on limited funds. Seniors in Home Economics Interior Design have

redone walls, ceilings and floors of a two-room apartment and completely furnished it for a family of four on less than \$550. Shown visiting in the apartment are, left to right, Stephanie An-

derson, Normal; Cynthia Schneider, New Athens; and Agnes Wild, Urbana. The apartment is open to the public from 8 a.m. to 5 p.m., Monday through Friday, to May 13.

Weeder's Guide

Rhubarb an easy perennial for garden

By Earl Aronson
AP Newsfeatures

An easy perennial vegetable is rhubarb. Once planted it requires little attention and will produce constantly for years.

For a family of four, four plants will suffice. You should have deep, rich soil. For good results, shovel aside the top six to eight inches of soil, then spade up and thoroughly enrich the layer beneath, one spade or fork deep. Work in two to three inches of old manure or compost and vegetable fertilizer, six pounds per 100 square feet.

The topsoil should be enriched the same way. Hoe the materials in thoroughly and put it back as the top layer. Water the soil well and let it settle for a week or so before planting the rhubarb roots.

Set the plants four feet apart, firm in the soil. Water them well but do not harvest the first season.

One good variety is Canada Red. Others are MacDonald, Valentine and Victoria.

Hungry Pitcher Plant

You probably have heard of the Venus fly trap plant. New York state has a pitcher plant that also consumes insects.

The plant is commonly found in clumps near peat bogs and in wet sphagnum areas. In bloom, in May and June it has purple flowers atop slender, green stems one to two feet tall.

The New York State Museum says that 4- to 12-inch trumpet-shape leaves encircle the stems at the base. They generally are green with reddish veins, but occasionally they are brown.

Inside the leaf is a sweet nectar that attracts insects. There are hundreds of minute, downward pointing slippery hairs that permit the insects to move into the recesses, where most of them are trapped. Eventually, the insects fall into a tiny pool of rainwater at the bottom of the leaf, where they are digested.

The explanation given is that the pitcher plant apparently uses the nitrogen contained in the insect's body—nitrogen that the plant cannot obtain from its soggy environment. But the plant can get along without eating insects. Then why has it developed the intricate trap? One explanation is that the fallen insects are eaten by the young of a particular insect that is instrumental in cross-pollinating the plant.

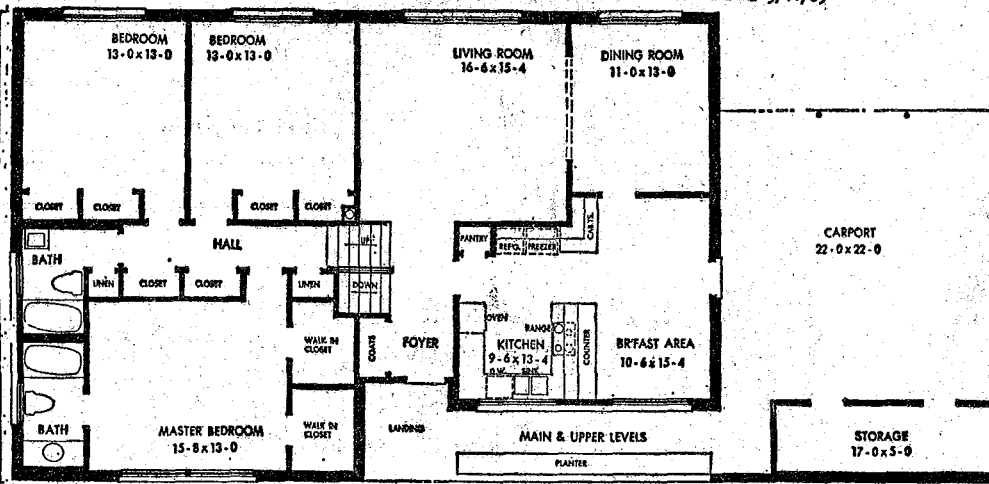
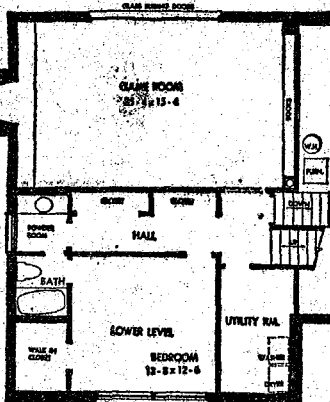
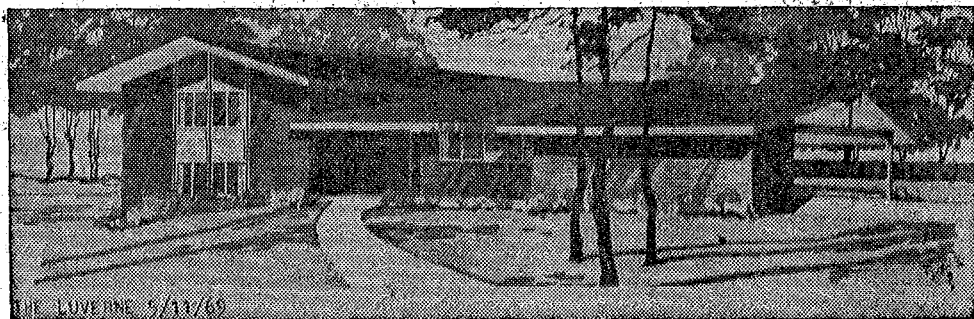
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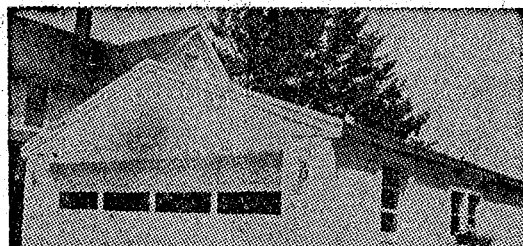
Modern castle

s. There are a private bath and two big walk-in closets. Two linen closets and two reg-closets line the center hall. The sleeping level. The other bedrooms open onto the hall. The main bath is at the of it. The fourth bedroom is on the room level and would be l for a teen-ager or rela-living with the family. It a walk-in closet and pri-bath that doubles as pow-room for the game room. The game room — a sweeping room containing washer and dryer and space for the furnace and water heater. The overall dimensions are approximately 77 feet by 36 feet and there are 2,843 square feet of living area.

PLANNING TO MOVE?



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ALUMATIC 3 TRACK ALUMINUM STORM WINDOWS

MIAMI-CAREY MEDICINE CABIN
Model No. 23 Recess \$E



Mr. and Mrs. Leon Brent and grandchildren, formerly of 1104 N. Fourth, enjoy new living room at 111

Urban Renewal D Move Into 'New

By TONY BURBA
News-Gazette Staff Writer

What once was a living neighborhood is slowly becoming a row of empty houses as urban renewal prepares to change part of the face of Champaign's Northeast Neighborhood.

The area will come back to life with redevelopment by the time the renewal project is 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

cases, they were paid enough for their old homes to purchase new ones outright.

Most Satisfied
Most apparently are satisfied. The minds of many former opponents have been changed as they found their situation actually had been improved.

Some of the former residents say they are happy to be out of the old neighborhood.

"There were about four of us 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-

nos fraternity. She lived in her old house on Fourth St. since 1922.

She now owns a older home in a "Fringe" neighborhood, around the solid Negro areas.

A Lot Bigger
"It's a lot bigger than the other house," Mrs. Gordon said. "I guess I don't need too much room since my kids are all grown up, but I like it anyway. And the neighborhood here is a lot nicer and quieter."

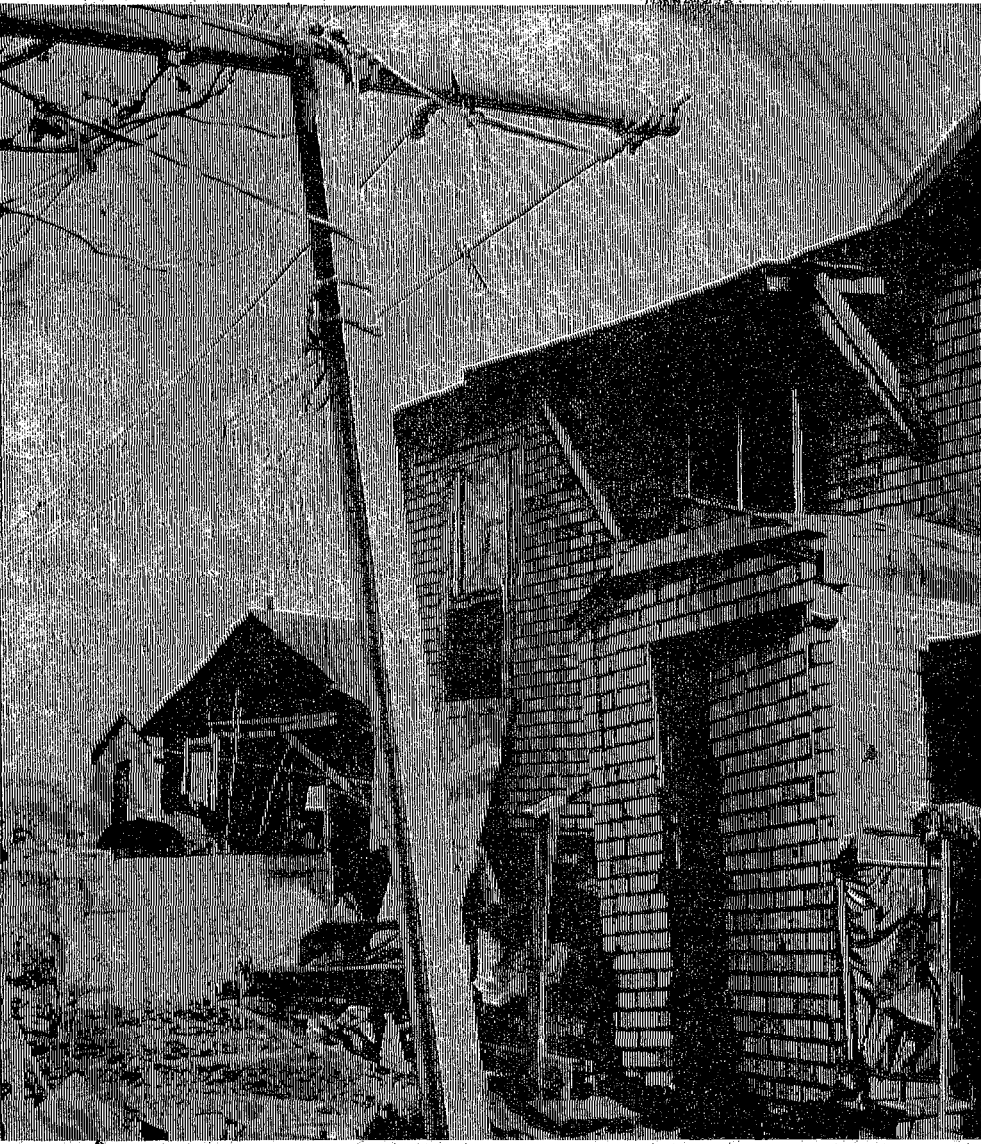
She owns the house free and clear. Urban renewal paid her enough for the old home to completely pay for the new one.

"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

which the I ar Tl tota for erating. M bor's also 'Ju 'I Mrs pter corr a re wou thou Ir and Bel' are forr trac " neig Mrs nice like



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.

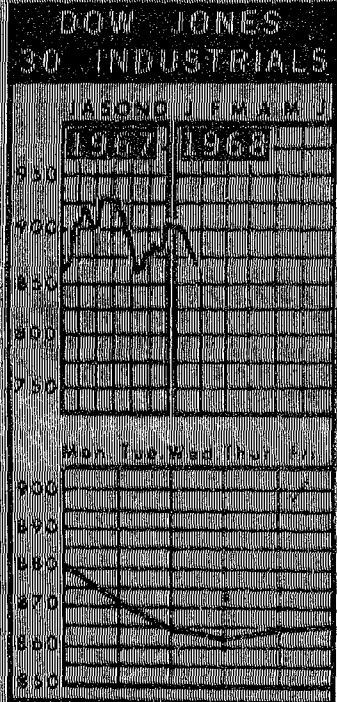
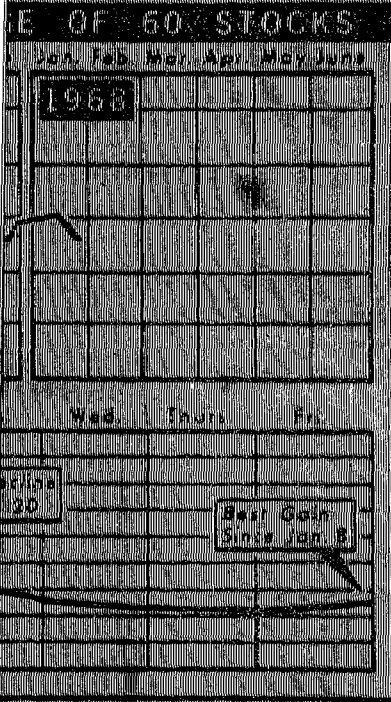
The house had been jerry-built originally and had been added to many to many times, making the floor plan a crazy

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.





Prices Nosedive With News Of Callup In Korea Crisis

NEW YORK (UPI) — Trading on the New York Stock Exchange went on a four-hour day this week with prices tumbling all along the line.

The decline appeared from the beginning, and toward the end of the week — when the White House called up certain reserves in the face of the crisis with North Korea — prices nosedived. The market showed signs of recovery at the end, but not enough to cancel out earlier losses.

All popular indicators were off.

Activity was heavy despite the 90-minute curtailment of trading ordered by the exchange. Shares traded totaled 54,631,671, some 9 million under the previous week, which proceeded at a near record pace.

Brokerage Houses

The abbreviated sessions were for the benefit of brokerage houses, which have a huge backlog of paperwork to be serviced.

The market was rocked around mid-session Thursday by the White House announcement of immediate callup of some Navy and Air Force reserves on the heels of North Korea's capture of the U.S.S. Pueblo, a so-called "spy" ship on monitoring duty off the coast.

The pace of floor trading accelerated so rapidly the high-speed stock tickers were 25 minutes late at one point. The lag was the second greatest in trading history.

Prices plunged initially, then

began rolling back an hour later when a rumor circulated that North Korea released "or" was about to release the Pueblo.

Denied The Rumor

The government denied the rumor, but traders apparently were taking second thoughts about the severity of the incident and buying picked up, continuing the rise to the 2 p.m. close.

At the end of the day declines held a margin over advances, but some market indicators showed gains.

Friday was a buyers' market. It appeared that traders and investors, ignoring any depressing news, concentrated on news that was encouraging, bidding prices higher.

The Pueblo incident was not the only discouraging item of the week.

Boost Margin

William McChesney Martin, chairman of the Federal Reserve Board, took note of the "very dangerous" level of speculation on the exchanges and said the agency is studying the need to boost the 70 per cent margin requirement.

But the supply of good news for the market was encouraging. Corporate earnings reports were showing up well, some at record levels. Retail sales showed a gain. The auto industry said sales for the middle third of January were higher than a year earlier, and auto factory output was higher.

Declines had a margin of almost three to one over the 409

Classy Fighter Can Give Hand Signals

MERTHYR TYDFIL, Wa (UPI) — The fast hands Howard Winstone, who won

ES. The Associated period. The Dow Jones average of 30 stocks declined for week, closing Friday 880.32 to 865.06. 3 in the preceding

Federal Cutback Is Sent For Tax Hike

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advances of the 1,621 issues traded. The number of issues on the downside—1,114—was the greatest since last Nov. 3 when the figure was 1,217. Ninety-eight were unchanged.

The United Press International stock market indicator was off 2.55 to 116.83. The Dow Jones industrial average lost 15.26 to 856.06. The rails and utilities also were on the downside. Standard & Poor's 500 stock index lost 1.79 to 93.45.

The New York Stock Exchange index showed a loss of \$1.05 in the price of an average share.

Ninety-nine issues reached new highs, 59 new lows.

Winners and losers came out even in the 20 most active issues at 10 apiece.

Classy Fighter Can Give Hand Signals

MERTHYR TYDFIL, Wa (UPI) — The fast hands Howard Winstone, who won

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The News-Gazette Financial

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STAY AWAY FROM IT!

Pueblo Furor Hikes Grain, Bean Futures

By ED DE MOCH AP Business Writer

CHICAGO (AP) — Tension generated over the North Korean seizure of a United States naval craft sparked general advances of soybeans and grain futures prices on the Chicago Board of Trade last week.

When trade closed Friday, wheat was 1 1/2 to 2 1/2 cents a bushel higher for the week, March 1.49 - 1/4; corn was 1/4 to 1/2 higher, March 1.19 1/2 - 3/4; oats were 1/2 lower to 1 1/4 higher, March 1.49 1/4 - 1/2; corn was 1/4 to 2/8 to 2 1/4 higher, March 2.75 - 1/4. Soybean oil closed 5 points lower to 21 points higher, March 8.80 - 81; soybean meal was 45 points lower to 20 points higher, March 75.05 - 75.00; and choice steers closed 18 to 38 points higher, February 26.65.

The January soybeans, soybean oil and meal contracts went off the boards Monday in a declining market. But Tuesday, the seizure of the Pueblo by four North Korean patrol boats in international waters off the North Korean coast, was announced. Prices showed little activity that day, but displayed more activity the next three days.

On Thursday, President Johnson's call of naval and Air Force reservists into service set off a wild flurry of buying activity and subsequent short covering. Prices slid back before the close, however.

Rising prices brought new short covering into the market Friday, but again before the close there was a mild sell-off.

The last two sessions echoed with rumors that the North Koreans had permitted the crew to take the Pueblo back to its base, but none of the stories could be substantiated. Virtually each time prices of the major commodities made a sizeable retracement from an advance a rumor concerning the Pueblo and her crew could be unearthed.

Export buying during the week was relatively good, especially of corn and soybeans. On Friday, some of the advance in corn futures was attributed to a government report that more than 100 million bushels of corn had been placed under government loan in the first two weeks of January. Because this removed a sizeable amount of

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USDA CHOICE

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USDA CHOICE

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Financial

again this past week to sell its income tax increase proposal to the reluctant House Ways and Means Committee. It didn't get very far.

Top government fiscal officials based their case on the contention that a 10 per cent tax surcharge is needed to avoid an "unacceptable risk" of unbridled boom followed by recession.

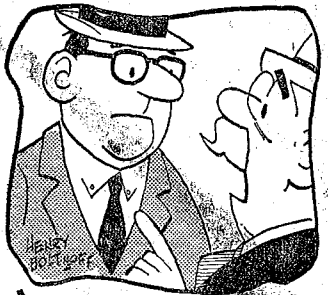
But Rep. Wilbur D. Mills, D-Ark., committee chairman, who has stymied the tax legislation for months, said he didn't think the administration has cut government spending enough to justify a tax increase.

Mills adjourned the committee hearing after two days but there were indications he would consider the legislation again if further spending reductions are made.

The President's budget for the



"YOU THINK THAT'S A GOOD STOCK TIP? I'LL GIVE YOU A BETTER ONE."



"STAY AWAY FROM IT!"

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Dow Jones Averages

NEW YORK (UPI) — Weekly Dow Jones averages, including intra-day highs and lows:

Open	High	Low	Close
30 ind	878.58	881.24	853.44
20 r	233.22	234.02	228.71
15 util	133.34	133.66	129.28
65 stks	310.95	311.90	302.88

Net changes: Industrials off 15.26; railroads off 1.34; utilities off 3.29; stocks off 4.59.

fiscal year starting next July 1 has been trimmed but still calls for an over-all spending increase of \$10.4 billion.

Urges Outback
Mills urged officials to make a diligent effort to cut back on the increase.

"I don't believe we have yet established the case that we have done the best we can" to reduce nonessential government spending, Mills said.

The government was active on other fronts affecting business and finance.

Secretary of Transportation Alan S. Boyd announced that federal highway spending in 1968 will be cut 5 per cent to \$4.1 billion from \$4.4 billion last year.

He called the reduction a "modest but essential move to combat general inflationary tendencies."

In a special message to Congress, Johnson called for a new partnership between government and industry to provide work for the hard core jobless in the nation's 50 major cities.

Business Alliance

He announced that a 65-member National Alliance of Business Men headed by Henry Ford II, chairman of Ford Motor Co., will direct a campaign to place 100,000 hard core unemployed in industry jobs by 1969 and 500,000 by 1971.

The alliance also will seek jobs for 200,000 needy youths next summer.

A flood of 1967 fourth-quarter corporate earnings reports, many of them highly favorable,

came out this past week. The major oil companies were in the forefront of the profit picture. Record earnings in 1967 were reported by Standard Oil Co.—New Jersey, Shell Oil Co., Gulf Oil Corp., Cities Service Co., Mobil Oil Corp. and Standard Oil Co.—Indiana.

Chrysler Corp., first of the automakers to report, had record sales and earnings in the fourth quarter.

General Motors Corp. laid off more than 46,000 workers at assembly and body plants because of a shortage of supplies due to strikes at three foundries.

Steel production last week rose 2.4 per cent, to 2,697,000 tons from 2,653,000 tons the previous week.

Okeh New Bank At Rock Island

SPRINGFIELD (UPI) — Illinois Banks Commissioner Roland W. Blaha Friday announced the approval of a charter for a new bank at Rock Island.

Blaha said the new institution, to be called the American Bank of Rock Island, would have a capitalization of \$750,000. In addition, Blaha said, the capital stock would be set at \$300,000; \$300,000 surplus and \$150,000 reserve for operating expenses.

APPROVE PURCHASE

ST. LOUIS (UPI) — Stockholders of Peabody Coal Co. have approved an estimated \$475 million proposed transaction for the proposed acquisition of assets by Kennecott Copper Corp.

Unrestricted PUBLIC AUCTION

Under the Personal Conduct of Mr. Harold A. Brand

Mr. Brand, the doyen of specialist auctioneers, has specialized in the liquidation by public auction of the rarest and most valuable collections of antiques, objects de art and Oriental rugs belonging to the most prominent families in the USA and who...

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And Other Fine Oriental Rugs and Runners at the Holiday Inn (Champaign-Urbana)
1505 N. Neil Street, Champaign, Ill.

Monday, January 29th at 8 p.m.
View from 6 p.m. to time of sale.

This consignment consists of some of the rarest qualities of fine and valuable Persian and Oriental rugs of the following origin: NAIN, QUOM, KIRMAN, ISFAHAN, TABRIZ, KESHAN, SAROUK, BOKHARA, AFGHAN, YAMOUNT, SILK AND SILK EMBOSSED PIECES, plus a small collection of GOLD WASHED PIECES and many others in small and large sizes.

This Auction has been requested for the immediate realization of cash funds for the account of Mercantile Shipping and Financing (USA) Ltd.

Terms: Cash or Check. Catalogues will be available at view.

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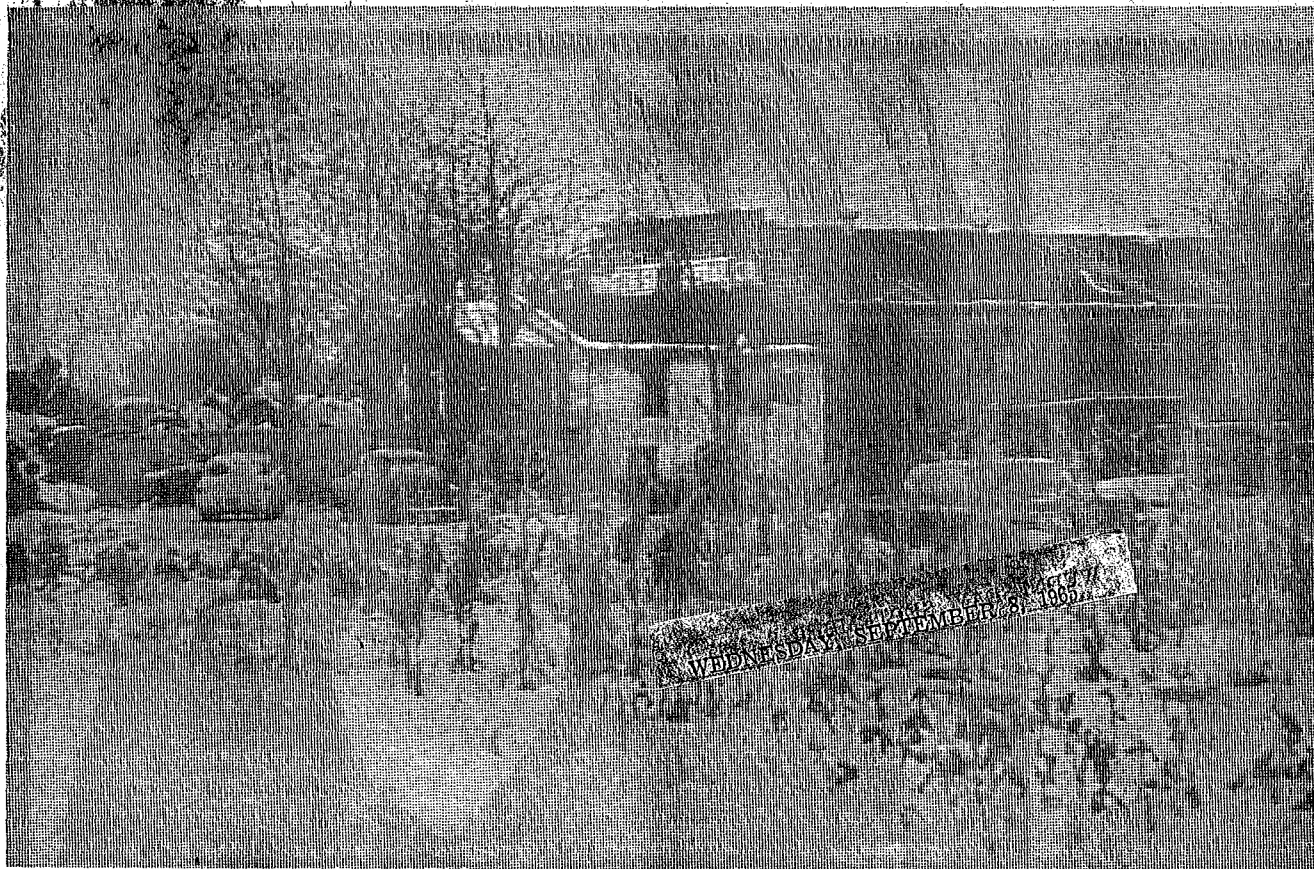
is Anne... good girl with all the bad breaks!

NEWMAN IS COOL!

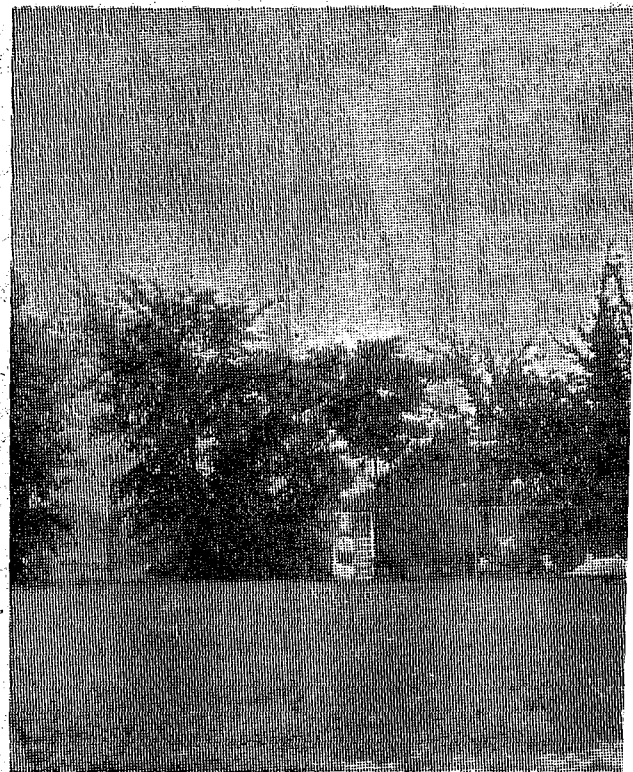
Shows 2:15-4:20, 6:35 and 8:40

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Former junk yard, unsightly view transformed...



...into pleasing park

Gensemer's Efforts Seen In Champaign

By DAN DORAN
News-Gazette Staff Writer

In a few weeks Dave Gensemer, director of Champaign's Urban Renewal, will leave town and return to his native state of Texas.

But, in six years, Gensemer has left his mark on Champaign. According to some people, Gensemer's mark could be considered a landmark which serves as a symbol of what can be done in a positive way in the city.

Although the final accounting of the project is not completed the proof of the accomplishment of Urban Renewal is visible by driving through the project area.

The change has been radical. The change has been swift, sure, and thorough.

The change has been good.

Not only have buildings been cleared and replaced by new ones in their place, but a change in the attitude of the people has resulted. And the change has been positive.

The area in Champaign's downtown in the heart of the business district adjacent to the project area are visible signs of what life in this area was like before the project began.

The difference is like night and day. From one side of the street to the other, the depressed side is hoping for phase II of Urban renewal to be approved so its area can be as the now completed phase I.

But official word has not been received.

Gensemer reflected on his six years in Champaign.

Looking back and remembering the beginning, recalls that our biggest problem was to convince the people what we were planning to do was good for them. We were being charged with so many things by so many people in the beginning

It was rugged. But we just went door to door and explained our program.

"You know it is amazing that some of our biggest critics from the project neighborhood, once vocal in obstructing us, are now our biggest supporters.

"One lady simply didn't want to move out of her house, which was in desperate shape. We finally convinced her of the need and that her relocation would be to her advantage. She now is one of the happiest people in the city. She even has a flower garden going.

"We have been lucky, and I tend to minimize my own role in this development. We have had substantial help from the non-elected officials of the city. The heads of the departments, like Joe Kearns (director of public works) have been just great. Without their help we would have been in trouble.

"I could not have had a better city manager than Warren Browning to work with. I have nothing but compliments for those people.

"About the city council, I just want to say they approved all of the major items," Gensemer said.

Driving with Gensemer through the project, it is obvious he is tremendously proud of the accomplishments.

"Right over there," he pointed out, "there was a junk yard, and now it's a park, with kids playing. It was an eyesore and a dangerous place. But now, look at all of the room for the kids to let off steam and play in a good, positive way.

Down the street is a new house under construction.

"This is a 235 FHA housing act project where people of low means are able to buy a house, a new house. There are a total of 27 new houses going up for private individuals.

"One of the aspects of this

"We moved people around a little, but there are a total of 127 new units in this area that were not here before and they are all good ones from every angle," Gensemer said.

The fact the program was completed (or will be) right on schedule, and the fact it saved money, is unique. Normally most federal programs are known to go over the budget both of time and money.

"I think the fact we saved or had an excess of \$126,879 is a tribute to the whole program. The basic reason is we had few delays. The cooperation of the people in the project community was great. The planning years, 1964 and 1965, were well spent because when we were ready to execute, we executed quickly," Gensemer said.

In the actual execution of the project, which measured some 67 acres, a substantial byproduct was the addition of over \$2 million in property value, owned by private individuals, to the city tax base.

One particular block which had 29 residences on it represented \$100,000 in tax value. Now it is the site of an apartment complex valued at over \$1 million.

Gensemer says he will look back fondly on his days in Champaign.

"One of my real regrets is that I will not be able to administer the next program. It is an ambitious one, calling for about \$14 million in funds from the government. The city contribution would be about \$4 million.

"But it is a much larger development and would cover about 165 acres. We projected it would take 18 months and \$640,000 just for the planning.

"But I will be glad to get back to Texas and to get going in my new job there," Gensemer said.



Apartment complex now

Former junk yard, unsightly view transformed...



...into pleasing park with modern equipm...

Gensemer's Efforts Seen In Champaign

DAN DORAN
Champaign Staff Writer

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the final accounting is not completed the accomplishment is visible by the project area. The change has been radical, thorough.

The change has been good. The buildings have been replaced by new ones, but a change of the people has taken place.

In Champaign's heart of the city, adjacent to the project area, what life in this area is like night and day is being changed. The area is hoping for phase renewal to be complete phase I.

One word has not been reflected on his six years in Champaign.

Looking back and remembering the beginning, recalls the biggest problem was the people what we were doing to do was good. We were being helped in so many things by the people in the beginning.

He sometimes wondered how he made it, past and present.

He called communists with being part of various dimensions.

It was rugged. But we just went door to door and explained our program.

"You know it is amazing that some of our biggest critics from the project neighborhood, once vocal in obstructing us, are now our biggest supporters.

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Down the street is a new house under construction.

"This is a 235 FHA housing act project where people of low means are able to buy a house, a new house. There are a total of 27 new houses going up for private individuals.

"One of the aspects of this project, which has just been turned around, is the people replacement which was a confusing subject for a time. Our critics said that we were moving people out of the neighborhood.

"We moved people around a little, but there are a total of 127 new units in this area that were not here before and they are all good ones from every angle," Gensemer said.

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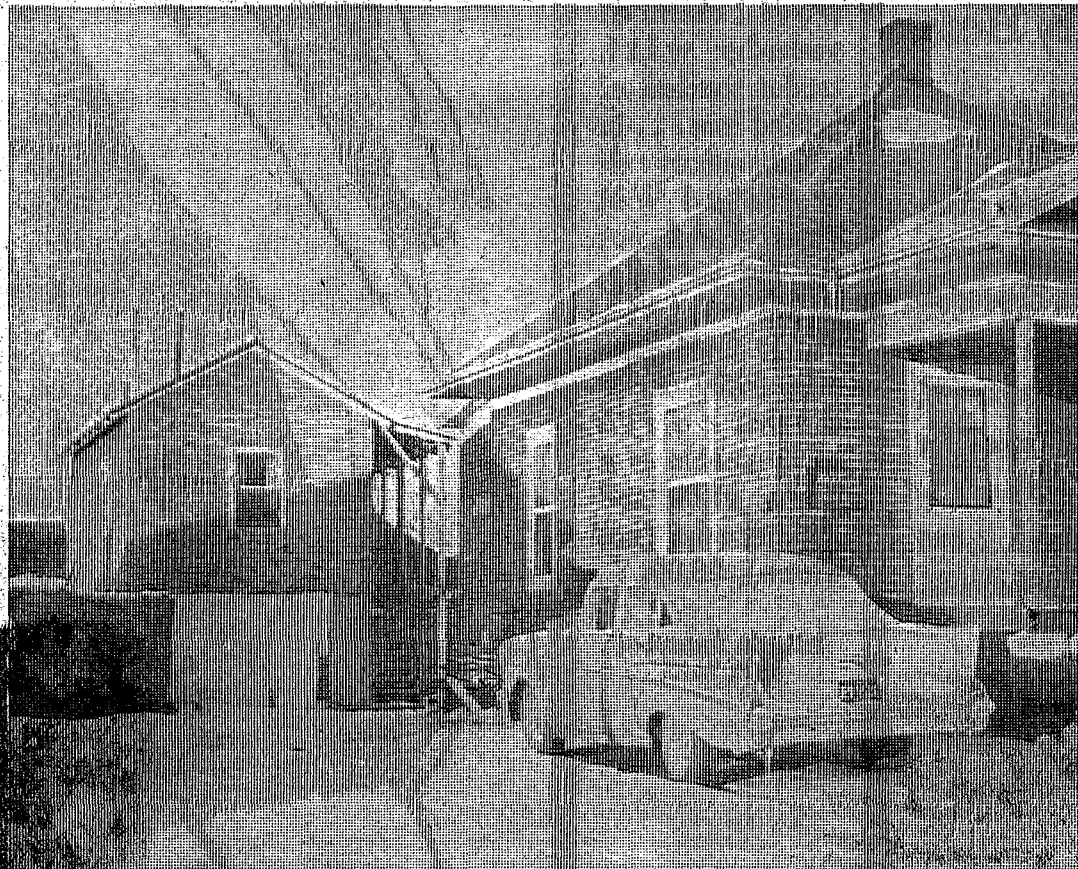
"But I will be glad to get back to Texas and to get going in my new job there," Gensemer said.

He will join a company in Houston, which will work with modular housing projects.

"I will be especially happy because I will be near my family," he said.



Apartment complex now stands on block...



...which formerly held 29 private residences

Federal Aid To Champaign Jeopardized By Dispute

MONDAY, DEC. 4, 1967.

THE NEWS-GAZETTE

WEDNESDAY, DEC. 6, 1967

THE NEWS-GAZETTE

Snyder Rebuts 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.

"We've been through this before," Snyder said angrily. "You've made your speeches and let people know how you feel. So now, why don't you go along with us and let this project get into effect without mocking everything we're trying to do?"

Browning Not Concerned Over HUD

Champaign City Manager Warren Browning says he sees no major difficulties in getting the city's workable program for community improvement recertified by the federal government.

It is normal for them to raise questions about our submissions," Browning said. The U.S. Department of Housing and Urban Development (HUD) recently rejected the city's recertification application.

HUD said the city was not making adequate progress toward completing a city-wide housing inspection program and neighborhood analysis.

HUD also said the city was not making adequate progress toward completing a city-wide housing inspection program and neighborhood analysis.

"I think we'll be able to show that we can complete our housing inspection program without adding new personnel," Browning said. "The Regional Planning Department currently is working on further explanation of the data we've already submitted once."

Completion of the neighborhood analysis has been delayed for about six years, Browning said, because the city and regional planning departments had insufficient staff and time to complete it.

"I don't think the neighborhood analysis will be of much help in a city our size," he said. "I don't think we could convince HUD of that."

Browning said the analysis probably will be completed in 1968, fulfilling one of HUD's stated conditions for recertification.

He expressed doubt that a federal housing inspection program would be completed by the city.

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 recertify 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 recertified, 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 more of which were included in the original General Neighborhood Renewal Plan (part of the workable program).

But urban renewal is not the only project that hinges on the workable program.

For instance, the \$4 million addition to Burnham City Hospital is being financed by a low-interest, long-term HUD loan. The current construction project would not be affected, but a loan for financing future additions 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 Spalding 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."

Thursday, Dec. 7, 1967

CHAMPAIGN-URBANA COURIER

Urban Renewal: Wikoff Seeks Council Okay On Rent Plan

By Paula Peters

Champaign Mayor Virgil Wikoff said Thursday he wants to ask the city council for action on a plan that would use federal funds to the 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

CHAMPAIGN-URBANA COURIER

Wednesday, Dec. 6, 1967

Spies Offers Rental Plan Backers Defeat A To Dump Urban

By H. H. Alexander

The city's urban renewal program received another vote of confidence from the Champaign City Council Tuesday evening.

Spies' plan to use federal funds to rent houses and apartments to displaced persons was defeated by a vote of 4-2.

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Or even the trunk. Or you're shopping for a salesman, please come in, please ask about our new opening doors especially our new showroom.

...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 nice vacant lot."

Wikoff then ordered the city clerk to call the roll.

...Schooler said, "It doesn't matter to me whether it takes three, seven or 14 years. I will vote in favor of this project as long as I believe it has 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 those statements," Schooley replied.

...The regular four voted against

...you're shopping for...
 Or even the trunk...
 about asking a salesman...
 you come in, please...
 zing upholstery...
 there and looking...
 judgment about a cus...
 we believe that a cus...
 especially our cars...
 new showroom, our...
 re opening our doors

...vacancy rate...
 Whether we can do it here...
 said Wikoff, depends on the...
 vacancy rate in the commu...
 by the public housing people...
 won't enter competition with...
 local, private business."

THE NEWS-GAZETTE THURSDAY, DEC. 7, 1967

Vikoff Suggests Existing Buildings As Quick Public Housing Solution

By TONY BURBA
 Staff Writer
 The News-Gazette

Champaign public housing officials are suggesting a new quick way of providing public housing in Champaign County by using existing buildings, Champaign Mayor Virgil Wikoff said after a meeting with Federal Housing Administration 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

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

THE NEWS-GAZETTE

WEDNESDAY, DEC. 13, 1967.

CAC To Study 'Other Areas' Than Renewal

A request for an agenda involving other areas of Champaign's workable program besides Urban Renewal was made Tuesday at a meeting of the Citizens Advisory Council by the Regional Plan Commission.

The request was made as a result of the recent refusal of the U.S. Department of Housing and Urban Development to

FRIDAY, DEC. 15, 1967.

THE NEWS-GAZETTE

Saturday, Dec. 16, 1967

Sign Pact For Demolition In UR Area

The City of Champaign Friday morning executed a contract with the Moon Construction Company of Olivet, Mich. for demolition of buildings in the city's urban renewal area.

The Moon company was the lower bidder on the work with a bid of just over \$80,000. The City Council voted last week to grant the contract provided the company could post a performance bond.

The bond was posted early this week, according to city Urban Renewal Director David Gensemer, and the U.S. Department of Housing and Urban Development approved the contract.

Move Equipment

The company is expected to begin moving its equipment to the city next week.

A conference between the contractor, city officials and utility company officials will be next week to plan for the demolition work, Gensemer said. At the same time, he said, the company will be given its first order, to demolish 14 substandard houses already purchased by the city.

The company will have 10 days to demolish the first house, Gensemer said, and three days for each succeeding one. The first buildings should be down before the end of the year, he said.

200 Structures

In all, more than 200 structures are scheduled to be demolished over the two-year clearance phase of the renewal project.

Most are houses and garages, according to Gensemer.

UR Project Begins Soon

Work will begin next week on the \$80,000 demolition project in Champaign's Urban Renewal district.

A contract with the Moon Construction Co. of Olivet, Mich. was signed Friday morning by city officials. The contract was approved last week by the city council.

The company will begin work next week and has 10 days to set up its equipment and demolish the first house in the area.

Over 200 buildings are scheduled to be torn out of the area in the next two years, most of them houses and garages.

CHAMPAIGN-URBANA COURIER

Approval Expected:

UR Rental Units Plan to Council

By L. H. Alexander
 Staff Writer
 The News-Gazette

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 housing by leasing dwelling units in existing privately owned structures.

Authority in Charge

Wikoff said Saturday application for the funds would be made by the housing authority after the resolution was passed.

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 pro-

tion 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 issue 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 question for any length of time, as Wikoff has suggested, or to hold the referendum at the same time as the general election in the fall of 1968.

A majority of the council has already indicated there will be no special election of the question.

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

WEDNESDAY, SEPTEMBER 13, 1967

WEDNESDAY, NOV. 15, 1967.

THE NEWS-GAZETTE

Hear Public Housing Data Reports

By TONY BURBA
News-Gazette Staff Writer

A progress report on public housing in Champaign was the main result of a meeting between the Champaign Council and the county housing authority board Tuesday evening.

The meeting between the two groups had been billed as a session to discuss the possibility of the city taking over all public housing within the city.

However, that topic was mentioned only briefly at the end of the discussion.

Most of the council members appeared to be satisfied that the housing authority was making satisfactory progress toward constructing 120 units in connection with the city's urban renewal program.

No construction has been started as yet.

Harold Sloan, retired director of the housing authority, said at was because of difficulty obtaining the land on N. Harris St. and in the urban renewal project area.

Sloan explained that the city first asked for public housing in conjunction with urban renewal in 1965, but that the total number of units requested had been changed several times since then.

lic housing in the city and the number of units available.

He noted that Urbana has 125 public housing units as opposed to 140 in Champaign, while Champaign's population is nearly twice that of Urbana.

"I assume Urbana must have twice as much need as Champaign," Browning said.

Steer Replies

Housing authority board member Oscar Steer replied that the board did feel Champaign had a greater need. "That's why we went along on this project with your urban renewal," he said.

Mayor Virgil C. Wykoff asked whether the authority could contract separately to build the housing inside and outside the renewal area.

Sloan replied that such a procedure probably would add considerably to the cost of building the units.

He added, "I doubt that we could get federal approval for that. In other cities, units inside the area have been built and the ones outside have been forgotten about."

Several councilmen asked whether there was anything the city could do to expedite the construction.

The housing board members replied that the city could acquire and clear the site within the project area.

Sloan also said the housing authority soon plans to file condemnation suits against the land on Harris St.

Councilman Frank Schooley asked whether the housing board felt the city could have saved any time over what the housing authority board had done.

"Probably Too Late" Sloan replied, "You might, but I don't see how."

Somers agreed that it probably was too late to do anything about the current problems with housing for urban renewal.

"As I understand it, though," he said, "This first project isn't the end. If we had our own housing authority, we would be able to keep our focus of attention on the city. You have larger problems, having to consider the entire county."

"If the council is going to be put in the position of taking people's homes away, we must be able to guarantee a replacement," he said.

Although Sloan asked the council for an immediate answer on whether the city wanted to take over the housing authority, Wykoff decided to postpone further council discussion of the matter until next week.

At that time, the council is scheduled to meet with the Cit-

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 see 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 units.

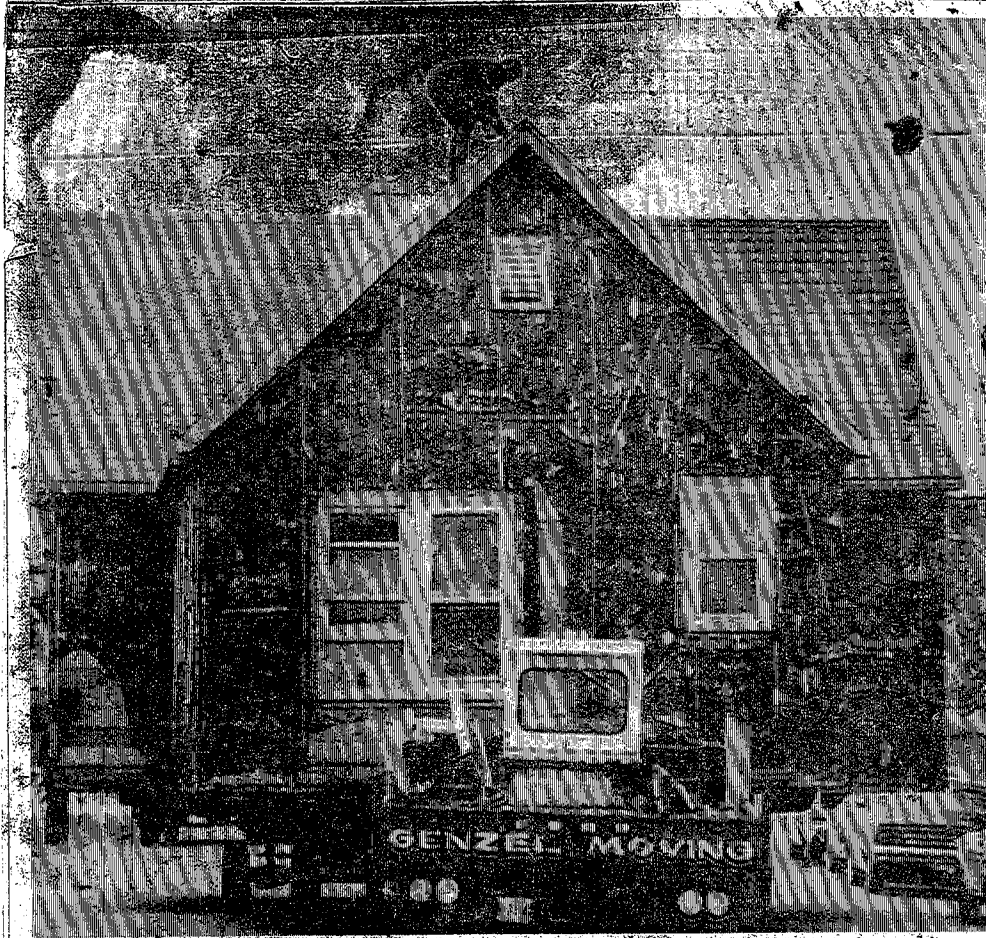
However, it was pointed out that no construction can begin until the site inside the urban renewal area is acquired, cleared and improved.

Gensemer said negotiations for the remaining properties in the area are proceeding with little difficulty.

"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.



PROJECT MOVES ALONG

A worker with Genzel Movers of Buckley lifts phone lines over the peak of a house being moved Thursday morning along 5th Street north of Park St. The house was donated to the University YWCA. The profit corporation will remodel the building, its first to be moved, then offer it for sale at cost to a family displaced by Champaign's urban renewal project.

the University YWCA. The stone covering of the building was removed before it was moved from its near-campus location on E. John Street to the northwest corner of 6th and Vine streets. The non-

Monday, Oct. 30, 1967-3

CHAMPAIGN-URBANA COURIER

Council, Board to Discuss Public Housing Takeover

By L. H. Alexander

The long-awaited meeting between the Champaign City Council and the Champaign County Public Housing Authority has been scheduled for Nov. 14, Mayor Virgil Wykoff said Monday.

Wykoff 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.

was first advanced officially by Councilman Paul Somers last summer.

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

"We could coordinate the public 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

At Tuesday Meeting:

Browning Pay Raise Plan Is Primary Agenda Item

By L. H. Alexander

The discussion of increasing salaries for city employees is expected to take up much of Tuesday's regular meeting of the Champaign City Council.

City Manager Warren Browning will defend his recommended system of increasing salaries for firemen and policeman, and committees from both departments will present plans of their own for the increases.

One of the major sources of discontent in both the fire and police departments is the manager's recommendation that the longevity pay system be dropped.

Both departments obviously favor retention of the system and believe the city council will go along.

The council also will discuss the two alternative plans presented by the city manager for increasing the salaries of all other city employees in conjunction with those of the police and fire departments.

Increases Mandatory

Browning has recommended that all salaries be increased 5 per cent on Dec. 1 with the understanding that another increase will be voted in the city's annual budget in May or that the salaries be increased 7 per cent Dec. 1 with no raise in

next year's budget.

The increases for the police and fire departments are mandatory under a state law passed this summer, but the increases for other employees are not.

Browning said the increase is necessary to maintain a balance in the city's salary structure.

At least one councilman, however, believes that the increases for other city staff should be put off until the beginning of the new fiscal year in May.

Councilman Seely Johnston said he would argue in favor of this plan Tuesday night.

Browning said the council must determine at the Tuesday meeting the means to increase salaries so an ordinance could be prepared in time for passage at the next meeting later in November.

State law requires the fire and police increases take effect Jan. 1, but Browning seeks to institute the raises Dec. 1.

Also on Tuesday's agenda is the authorization for the city to sell \$1,150,000 worth of general obligation bonds for the street improvement program.

Referendum Approved

Voters approved a \$2.3 million bond issue for these projects in June, 1966. Half the bonds were sold shortly after that time

and the funds were used for street improvement projects in 1966 and 1967.

The bonds are repaid by motor fuel tax funds and no property tax levy is affected.

The city will also receive bids for demolition in the urban renewal area. Urban Renewal Director David Gensemer has said demolition of structures in the area will begin after the council awards the contract, expected at the last meeting in November.

The city will pass two ordinances concerning traffic flow, one setting speed limits on several city streets and the other regulating parking on Fourth Street.

The speed limit ordinance will set 35 miles per hour as the maximum on 1/2 mile Avenue from the Illinois State right-of-way to Church Street and from Springfield Avenue to Kirby Avenue; on Park Avenue from Kirby to the city corporate limits; on Keokuk Avenue from Mattis Avenue to Neil Street and on Florida Avenue from Fourth Street to the east corporate limits.

The Fourth Street parking ordinance will prohibit parking on the street from 7:30 a.m. to 5 a.m. and from 4:30 p.m. to 6 p.m.

Monday, Nov. 6, 1967-5

CHAMPAIGN-URBANA COURIER

Renewal Suits to Council

The first condemnation proceedings in the Champaign urban renewal Project I area will probably be approved by the city council Tuesday night.

David Gensemer, director of the urban renewal department, has requested action against two properties in the project area.

Gensemer said Monday, however, that the court action is being requested only to clear the way for price disagreements at the properties and is not prompted by any disagreement more in the near future for

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," Gensemer said. "In these cases, we just don't know who the owners are."

Gensemer said there are no condemnation proceedings planned for price disagreements at the properties and is not prompted by any disagreement more in the near future for

First Suit On Urban Renewal

The first condemnation suit to acquire property for Champaign's urban renewal project was filed Friday by the city in Circuit Court.

It involves a vacant lot at 1102 N. Poplar, C.

Urban Renewal Director David D. Gensemer said this suit and another to be filed soon are necessary because title to property is so confused that a good title can be provided only by court order.

Named as defendants in the suit for the Poplar Street lot were Jephtha Tisdale, unknown heirs of Margaret B. Brown, Harvey R. Johnson, Maggie Johnson, Bernice L. Stults, Chicago Securities Corp., Continental Title Co., Ruth Gola, and unknown heirs.

A similar suit will be filed on property at 401 1/2 E. Beardslay, C.

The city has retained the Champaign law firm of Wheat, Hatch, Corazza and Baker to handle urban renewal matters.

Tuesday, October 24, 1967

CHAMPAIGN-URBANA COURIER

Finalize Sale of Processing Plant

A formal agreement between the City of Champaign and Standard Brands Inc. for the sale of the old egg processing plant in the city's urban renewal area is expected to be signed "within a few days," Urban Renewal Director David Gensemer said "when 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 \$213,000. 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.

Tuesday, October 24, 1967-3

CHAMPAIGN-URBANA COURIER

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.

The city's urban renewal plan calls for the construction of public housing units to be built in conjunction with the urban renewal program.

Construction has not begun on the planned housing. Gensemer said his proposal 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."

The proposal, however, would allow the city of Champaign to

Wednesday, Nov. 15, 1967-3

CHAMPAIGN-URBANA COURIER

No Action on Public Housing

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 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.

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

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.

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.

Saturday, Nov. 18, 1967

CHAMPAIGN-URBANA COURIER

CCT Urges Takeover

Champaign Control of Public Housing

The executive board of the City Council for Community Improvement and the vacancy rate has gone on record as favoring a proposal that the city take over the administration of public housing units within the Champaign city limits.

In an open letter to Champaign city councilmen, James Ransom Jr. and Jesse Perkins state the demands of urban renewal "require a responsive authority able to focus its undivided attention on making public housing available" to those who will be displaced by Champaign's Urban Renewal project.

"The needs of urban renewal" Ransom and Perkins say "must be coordinated with the construction and administration of public housing."

The Champaign County Housing Authority's "attention" as divided among Rantoul, Urbana and Champaign, according to the two, who assert the authority has been "unable to provide this coordination" as witnessed by the delay in the construction of 120 proposed public housing units.

The units as presently planned will not be ready for occupancy when demolition of houses in the project area begins.

"There will be no public housing available to urban renewal displacees," charged Ransom and Perkins "by spring of 1968, forcing these people into the private low rent market, which is simply not adequate to meet their needs."

The two report Champaign's estimated 1967 population at 61,975 and Urbana's at 33,525, adding that the differences in population

Contractor Is Sought

Former Champaign man reported as having disappeared from Indianapolis, where he left his demolition job unfinished and several back checks.

According to the Indianapolis Star, Henry Matthews, owner 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' real estate office behind more than \$300 in unpaid bills, the report said. In 1965, Matthews offered a piece 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 in Indiana.

Matthews got the Indianapolis contracts on behalf of the ABC Brick and Molding 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 in the state.

Sunday, Oct. 15, 1967
CHAMPAIGN-URBANA COURIER

Some Property Acquired
To date, the city has spent \$273,875 on the acquisition of 210,000 square feet of property in the project area.

Gensemer 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, Gensemer 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. Gensemer 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. Gensemer said demolition will begin immediately after the contract was awarded.

"The unoccupied substandard dwellings will be the first to go," he said.

He will go to the city manager's office to have the prices on the properties appointed in the holding out.

to name the owners, those proposals appear to be approved.

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will go to the city manager's office to have the prices on the properties appointed in the holding out.

Wednesday, Dec. 20, 1967

CHAMPAIGN-URBANA COURIER

Rent Subsidy Request Okayed

... Alexander ...
 ... the county housing authority ...
 ... apply for federal rent subsidies for properties ...
 ... approved by the city council ...
 ... request approved by the city council ...
 ... government will allow housing authority to ...
 ... units in the city to persons in the project ...
 ... quality for public housing ...
 ... decision on when or by for the funds rests county housing authority ...
 ... man Robert Pope, who ...
 ... Johnston voted the resolution, argued ...
 ... homes would be forced out for rents under this ...
 ... and "will never have unity to own their own ...
 ... and also he considered ...
 ... veivable that one of the programs of the Great ...
 ... could be brought to ...
 ... a vast and gigantic ...
 ... to subsidize all the ...
 ... country," he added. ...
 ... man Paul Somers, who ...
 ... himself as "one of the ...
 ... orous critics" of the ...
 ... the resolution. ...
 ... council has voted to ...
 ... comes with an urban ...
 ... program. It has a moral ...
 ... to replace these ...
 ... approving this reso- ...
 ... council merely ...
 ... a debt to the people ...
 ... by the program and ...
 ... is the least they ca ...
 ... said.

Thursday, Jan. 4, 1968

CHAMPAIGN-URBANA COURIER

Rental Units To Be Sought

The Champaign County Housing Authority will begin an area-wide housing survey to find low-cost rental units.

CHAMPAIGN-URBANA COURIER

Saturday, Jan. 13, 1968

5 Years Planning: Renewal Project to Start Monday With Demolition

After five years of planning and 20 years of talking, the famous "first shovelful of dirt" will be turned Monday in Champaign's urban renewal program.

Urban Renewal director David Gensemer said Friday he would give the first order to proceed with demolition of 21 structures in the area to the Moon Construction Company at 5 p.m. Friday, with work scheduled to begin Monday morning.

Gensemer said all the structures to be demolished in the first order were residential properties.

Of these, 18 are actual houses and three garages, Gensemer said.

Another significant development in the urban renewal program may occur Monday, or

Wednesday at the latest; the sale of the Standard Brands old egg crushing plant on North Poplar Street, the largest and most controversial purchase in the project area.

Gensemer said a sales contract agreement had been executed with that company and a deed forwarded for finalization. He said he expected the deed to be returned by next Wednesday.

Gensemer declined to state the exact price of the property, but did say it was more than the minimum appraisal of \$204,000 and not more than the maximum appraisal of \$214,000. Indications are that it came quite close to and probably equalled the higher figure.

The egg-crushing plant will be the second order of demolition, Gensemer said. It is located in the vital area on which public housing is destined to be constructed, and the urban renewal department is making all efforts to purchase and clear this area first.

Most of the structures to be demolished in the first order are on North Poplar Street.

THE NEWS-GAZETTE

SUNDAY, JANUARY 14, 1968

LWV Hears Gensemer

David Gensemer, director of the Champaign Department of Urban Renewal, will be the guest speaker for a League of Women Voters luncheon at 12:45 p.m. Friday at the Urbana Lin-tel.

His report on the activities of Project 1 in June of 1967.

Relocation officers James Williams and Erma Bridgewater will discuss the progress made in relocating families and individuals.

The public is invited to attend. Reservations for the lunch may be made by contacting Mrs. Paul Quinlan, 1817 Crescent Dr.

CHAMPAIGN-URBANA COURIER

LOCAL HOME BUILDERS TO HEAR GENSEMER

David Gensemer, director of Champaign's Department of Urban Renewal, will be guest speaker at the regular meeting of the Home Builders Association of Champaign-Urbana, to be held at 6:30 p.m. Wednesday in Katsinas restaurant, 512 S. Neil St.

Gensemer will discuss possibilities for involvement of home-builders in the project, which is now in the execution stage.

Reservations for the dinner meeting can be made with Keith LeSeure.

Sunday, Jan. 14, 1968

CHAMPAIGN-URBANA COURIER

Looking for a Home City May Shelter Job Training Program.

Two local ministers who hope to establish a basic education and job training center for disadvantaged youth in Champaign-Urbana have requested use of the old Gagliano IGA store, 804 N. 5th St.

The request, Urban Renewal Director David Gensemer said Saturday, is being considered by city officials, and it "looks like they will get it."

The building has been acquired by the city and is expected to be vacant by the end of this week.

Gensemer explained that, while the urban renewal plan calls for ultimate acquisition of the property by the Champaign Park District, it will probably be 18 months before the building must go.

Meantime, he pointed out, the structure is "too good to demolish," and the park district has said it has no need for it now.

The ministers, the Revs. James C. Offutt of Mt. Olive Baptist Church and Galen L. Miller of the Church of the Brethren, have asked for a long-term lease on the building, which Gensemer feels the city can't grant.

Apparently a one-year lease would be acceptable and would not hamper the urban renewal program.

Final determination of whether the ministers will be able to

use the building will be made by the city council.

Originally, the two had hoped for an arrangement under which they could either lease the structure from the city or sub-lease it from the park district.

Pre-Vocational

The training program they hope to set up would deal initially in pre-vocational training, with instruction in basic mathematics and English, as well as Negro history, personal grooming and hygiene.

The Rev. Mr. Offutt has explained participants could stay with this "first phase" of the program from two to 13 weeks, then be placed through the Illinois State Employment Service, take a civil service exam or begin actual vocational training with his program, modelled after the successful Opportunities Industrial Center in Philadelphia, Pa.

The OIC is already operating in the city, but Offutt explained by the "seed money" though, must be provided by the local community.

WEDNESDAY, JAN. 17, 1968.

THE NEWS-GAZETTE



WEDNESDAY, JAN. 17, 1968
 THE NEWS-GAZETTE

...the anniversary...
...in recent years...
...more than \$1 million...
...valuation to the city...
...in the area now...
...will have a year's grace

WEDNESDAY, JAN. 4, 1968.

NEWS-GAZETTE

City To Seek Federal Funds For Leasing

Champaign County Housing Authority Board Wednesday to apply for federal funds to lease 24 existing housing units in Champaign.

Units will be leased to families being displaced by Champaign's urban renewal program, according to Harold Sloan, housing authority director.

Champaign City Council asked the housing authority to conduct a survey immediately to determine if units were available and best of renting them.

Champaign Mayor Virgil C. ... has said that, on the basis of talks he recently held with federal officials, housing units under the new plan could be available within about six weeks.

Champaign Mayor Virgil C. ... said he expected the application for federal rent funds to be completed within a week.

Champaign Mayor Virgil C. ... has said that, on the basis of talks he recently held with federal officials, housing units under the new plan could be available within about six weeks.

...the city presented the request to the County Housing Authority at a meeting held Wednesday afternoon.

Under the suggested program the Housing Authority would lease rental housing units from private concerns. The housing units would in turn be used for low-income families who are being displaced by the demolition of substandard housing in the renewal area.

"We will soon begin a survey of the local housing market to decide if there is any supply of such housing," Harold Sloan of the Housing Authority said Thursday.

"Of course, there will be some financial limit which we will not be able to exceed," Sloan said. "This will also have to be standard housing. It must meet all of the city standards."

An estimated 24 units of housing are needed now. More housing will be required as the Urban Renewal project continues.

"The Housing Authority will not be able to fill all of the needs," Sloan said. The private market will have to take some of them."

SUNDAY, JANUARY 14, 1968

THE NEWS-GAZETTE

May Repeat Hassle On Renewal

By TONY BURBA

News-Gazette Staff Writer

Sometime within the next five years, Champaign may have to go through the whole urban renewal hassle again.

The Phase I renewal project now in progress is only one of the six projects envisioned in the city's General Neighborhood Renewal Plan approved by the federal government several years ago.

If the entire GNRP is completed, it will result in complete renewal of the entire area north of University Ave., east of the Illinois Central tracks and south of Bradley Avenue.

The city is under no obligation to execute any of the other five phases of the GNRP. If Phase I is a visible failure, it is likely there will never be a move to go on to Phase II.

However, if the Phase I project proves successful, that is, if urban renewal does result in a viable new neighborhood, there is likely to be some proposal to go on to Phase II.

According to City Manager Warren Browning, the question of Phase II is not likely to come up until the results of the Phase I project can be seen.

The Phase I project, scheduled to be completed by June 1970, is beginning the clearance stage.

Critical Point

The critical point in the project will come about when clearance is completed and the city will be faced with the job of disposing of the cleared land to housing and business developers.

purchased and will remain vacant.

City officials, however, say a number of contractors are "interested" in developing the lots.

Key To Plan

The development or lack of it of single-family lots is likely to be the key to whether Champaign will have further renewal projects.

One of the strongest arguments used by renewal opponents has been the general lack of success of urban renewal projects in other cities.

If local renewal supporters can point to a successful Phase I program here, they will have negated one of the opponents' most powerful arguments.

However, waiting until the results of the current project can be seen will slow general progress toward the completion of the GNRP.

It will probably be at least the middle of 1969 before any conclusions about Phase I can legitimately be drawn.

Planning and getting federal approval for Phase II would probably take from 12 to 18 months.

Six-Months Gap

If Phase II were given the initial go-ahead in late 1969, and the Phase I project were completed in early or mid-1970, there would be a gap of six-months to one year between Phase I completion and the beginning of Phase II.

During that gap the only work to be done would be planning and paperwork pertaining to application.

During the planning stages for Phase I the city urban renewal department supported only three full-time employees. When execution began the department strength was increased to eight.

The urban renewal department presumably would not have enough staff to handle the Phase II project.

TUESDAY, JAN. 16, 1968.

THE NEWS-GAZETTE

Begin House Demolition In UR Area

The first building to be demolished under Champaign's urban renewal program was scheduled to begin coming down at 2 p.m. Tuesday.

Urban renewal Director David Gensemer said the first building to come down will be a house at 918 N. Poplar.

The house is one of 18 in the first demolition order. All are owned by the city and have been declared unfit for habitation.

City-owned houses which meet minimum housing standards are still occupied.

The 18 houses to be demolished are scattered throughout the Phase I project area. The city apparently is not prepared to undertake the complete clearance of several blocks of properties scheduled to become the site of 60 public housing units.

About seven properties in the future public housing area have not yet been acquired by the city.

The demolition work is being executed by the Henry Moon Construction Co. of Olivet, Mich. Moon has 10 days to tear down the first house, and three days for each succeeding house.

The first demolition order probably will take about eight weeks.

Gensemer said the second order of demolition probably will consist of the abandoned abandoned brands egg cracking plant.

The city is expected to close the purchase of the old factory within a week. It is the most expensive single property in the urban renewal area and is costing the city about \$214,000 to acquire.

It will probably take several weeks to complete the work and haul away the egg plant, Gensemer said.

Demolition work in the Phase I area is expected to continue.



News-Gazette Photo by Joe McNamara
'DOZER BLADE TAKES FIRST URBAN RENEWAL BITE ... and the walls came tumbling down in 15 minutes

'Dozer Roars, UR Houses Rapidly Tumblin' Down

By TONY BURBA
News-Gazette Staff Writer

Merlin was a wizard. The bulldozer had Merlin Moon's name on it, but Merlin's brother was running it.

He may not be a wizard, but he certainly appeared to be a pretty good sorcerer's apprentice as he reduced a two-story house to kindling wood in 15 minutes flat Tuesday afternoon.

The occasion was the very first demolition of a substandard house in Champaign's urban renewal area.

The moment came at 2 p.m. Tuesday at Bradley Avenue and Poplar.

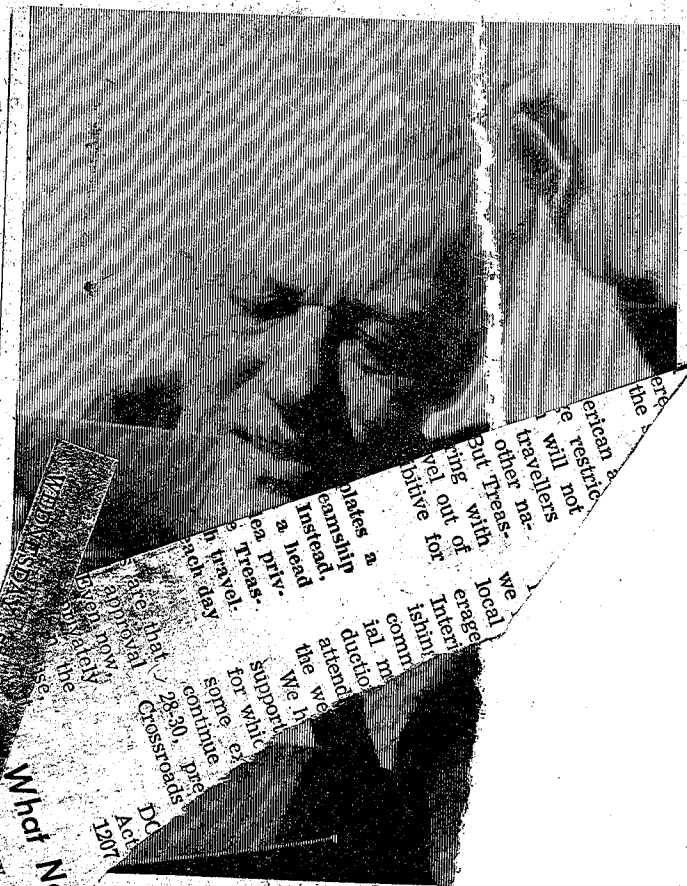
The victim was Rosie Pickle's old house (Rosie and her three daughters were the first family moved out of the renewal area back in August. They're now at home a block from Central Park in southwest Champaign.)

The Moon Corp.'s big truck, carrying the house's big beams, was around the house as though deciding to take the first bite.

Settling on the southeast corner, Mr. Moon took a bite out of the first floor, to the building.

The 'dozer then went to the northwest corner, with a few big shoves and a lift the walls (and roof) came tumblin' down.

Exclamations of amazement went up from the audience as the dozer kept turning up new pieces of wood.



News-Gazette Photo
COUNCILMAN POPE AND FEW OF RENEWAL EARLY ... 'there are even a few splinters'

NOTICE: Designations as to sex in this column are indicated by the following symbols: M, male; F, female.

CONTRACTING odd jobs, estimate, call 372-5034. Ask for Dean.

WANTED: Play equipment for yard. Licensed.

WILL do housework, laundry, etc. \$75 per hour. Call 372-5034.

HAVE a number of good quality, licensed, call 372-5034.

WANTED: Play equipment for yard. Licensed.

WILL do housework, laundry, etc. \$75 per hour. Call 372-5034.

HAVE a number of good quality, licensed, call 372-5034.

CHAMPAIGN-URBANA COURIER

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 market price for the property.

The city can negotiate prices with governmental redevelopers such as schools, parks, and libraries or non-profit institutions like churches or other groups seeking to provide low cost housing under federal programs.

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.

Nobody's Baby Now:

Spending an Evening With Urban Renewal

By L. H. Alexander

"Is capitalism dead?" "Yes, I'm afraid it is," Champaign City Councilman Robert Pope said, with a wry smile, after leaving a 2½-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.

Not Holy

The book was consulted so often, in fact, that at one point City Manager Warren Browning was moved to point

with Snyder voting in favor. Pope and Johnston, the two intransigent opponents of urban renewal, sat silently for most of the session. Pope was reluctant 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 "an informed, prudently-acting person who is motivated solely by the objective of meeting the 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

out that "that book is not Scripture."

Councilman Paul Somers 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 "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.

Describes 120 Units Set For UR Program

The 120 units of public housing to be built in conjunction with Champaign's urban renewal program were described by County Housing Authority director Bud Finney Wednesday evening.

Addressing a meeting of the public housing subcommittee of the Citizen's Advisory Committee on Urban Renewal, Finney said the 120 units will be built on two sites.

Each site will contain 60 units, to consist of 10 one-bedroom units, 21 two-bedroom units, 16 three-bedroom units, 8 four-bedroom units, and 5 five-bedroom units.

One-story structures will be all brick. Two-story units will be brick on the ground floor and frame above.

Finney said he expected construction could begin "within the next few months."

He also explained the housing authority's current efforts to increase the supply of public housing by leasing existing units.

Such housing must meet all city codes, he said. The authority can lease units for up to five years, with options to renew, and the authority is responsible for maintaining the building during the period of the lease.

Finney said the county housing authority desired to assist the city in providing low-cost standard housing for all who need it. He indicated that admission policies recently had been revised and modernized.

He encouraged any owners willing to lease units to contact

Wikoff Names 20 to Panel

By L. H. Alexander

Mayor Virgil Wikoff Saturday announced the appointments to his long-range planning commission.

Wikoff said the names were selected to represent all walks of life in the city. The commission, he said, will give the city council "feedback" of public opinion about government programs and goals.

Named to the commission were Lewis Clausen, representing the Chamber of Commerce and Champaign Development Corporation; Phil Gelvin, representing industry; Paul Giessler, labor; Welby J. Scherer, Jaycees.

Eugene Mellon, schools; Don-

ald Bresnan, park board; E. J. Beatty, sanitary district; the Rev. Jack North, churches; Vernon Kretschmer, University of Illinois; Arno Hill, Parents Teachers Association; Peter J. McMinds, utilities.

Marshall Scott, representative at large; William W. Froom, Parkland College; Irma Bridge-water, housewives; Gerald L. O'Neill, west side merchants; Homer Chavis, downtown merchants; Richard Burwash, development immediately outside the city; Leslie Jamerson, representative at large; James Young, U. of I. students; and A. Richard Williams, U. of I. planning staff.

Wikoff indicated there will be

two or three more members named to the commission.

The mayor still did not set specific procedures and practices for the commission. In fact, he did not even give it a permanent name.

"I would hope this will end up with citizen participation in the governing process, either through the commission members or directly from the people," he said.

At Mayor's Discretion

Wikoff said it will be up to the commission to decide its by-laws and procedures.

The panel is not a regular city commission but will operate rather under the mayor's discretion.

The city council approved the idea in a special resolution, but the commission is not a legally established city commission, as, for example, the plan commission or parking and traffic commission.

Wikoff said he intends the commission to study all planning in the city, including schools, parks and sanitary facilities, all of which are governed by boards separate from the city council.

"This group will determine where we should be as a complete city, not just where the city government should be," Wikoff said.

"It will study all areas and hopefully provide the elected officials with citizen reaction to governing programs."

The mayor indicated the commission will concern itself with the direction the city is going "10, 15 or 20 years from now."

'Just a Start'

He said he does not intend to restrict the commission in any way, but believes they will take advantage of the existing city commissions for information and direction.

"We have to decide the direction we are going. Is this going to be a sleepy little retirement city, or a growing vital concern?"

The recommendations of the commission will go directly to the city council through the mayor.

EOC Names Six To Policy Group

By Paula Peters

The Economic Opportunity Council of Champaign County Thursday expanded membership of its countywide Head Start Policy Advisory Council (PAC) from 12 to 14 and completed selection of PAC members.

In addition to eight persons nominated earlier by parents of youngsters expected to participate in this year's Head Start program, the EOC accepted Walter May of Rantoul as a PAC member.

Approved as representatives of community organizations were Arthur Turner, Champaign Unit 4 schools; Merle Karnes, University of Illinois; Mrs. Erma Bridgewater, Urban Renewal; Mrs. Norma Zimmer, Association for Childhood Education, and Mrs. Howard Adams of Rantoul, United Community Council of Champaign County.

In an unusually quiet session in the Champaign city council chambers, the EOC also was told the Department of Children and Family Services will begin inspection Wednesday of facilities offered for the summer Head State program.

So far, according to EOC Director Henry Curtis, governing boards of five churches have approved use of classrooms for the Head Start program. The EOC is awaiting similar action by the boards of three other churches.

others for the summer program, which as yet has not been formally approved by the Office of Economic Opportunity.

Curtis said it is his understanding the EOC's application for summer Head Start funds is "being processed at this time," and repeated an earlier announcement that the program will not be approved for the amount sought — cuts will be made in monies asked for to pay janitors, assistant directors who would have been located at each attendance center, and for some medical services.

Discuss Volunteers

"We have begun to organize a cadre of volunteers for supportive services for the program," Curtis stated, "and I'd like to make a public plea for further support."

Roy Williams Jr., pointing out that rumors still persist that the EOC will hire unqualified teachers for the Head State programs now that Champaign and Urbana schools will no longer administer it, sought permission for a visitor to the session to tell of her experience in working with pre-school teachers who do

not hold teaching certificates. The visitor, Mrs. Robert Boston, works at Colonel Wolfe school in a project headed by Prof. Merle Karnes of the University of Illinois. "We have three women

OIC Plans First Class

The first class for the Opportunities Industrialization center, 5th and Grove streets, starts April 5. The course on department store merchandising and sales, from cars to insurance, will be taught by Sherman Bremmer.

This course is for high school seniors or high school graduates and was planned for 10 to 20 persons. Some 22 persons already have applied.

At a Tuesday meeting of the steering committee for the OIC, the group voted funds for materials to start remodeling the building and for public relations.

A board of directors will be elected at the next meeting at 7 p.m. Tuesday at OIC headquarters.

Persons may obtain information about the OIC program at the business office at 808 N. 5th St. or by calling 352-2522.

Plan 60 Units In Renewal Area Project

By Paula Peters

The Rev. James Offutt revealed plans Wednesday for a North Mount Olive Manors Inc., a 60-unit housing project planned for construction in Champaign's Project I Urban Renewal area.

The sponsor of the project is Mount Olive Baptist Church, of which the Rev. Mr. Offutt is pastor.

In giving details of the plan, the Rev. Mr. Offutt explained the church has held a preliminary conference with Springfield representatives of the Federal Housing Authority (FHA). The FHA must approve the church as a sponsor and a non-profit corporation, and this approval is expected to be granted soon.

A meeting is scheduled for Thursday between representatives of the church and of Creative Builders Inc., which will serve as builder and seller for the project.

Following that session, the minister said, another meeting will be set with FHA personnel - FHA action on the proposal is expected within 30 days of that meeting.

Current plans are for the project to include 12 one-bedroom, 24 two-bedroom and 24 three-bedroom units. Rent will include utilities.

The units are slated to go up on land bounded by Bradley Avenue, 4th Street, Beardsley Avenue and 5th Street, according to the Rev. Mr. Offutt.

Interim financing for the project will be taken care of by the builder - seller (Creative Builders). On completion of construction, the firm will turn the project over to the sponsor, which will own it through receipt of financing from an FHA approved bank.

The project is to be built under Section 221 d (3) of the Federal Housing Act, and will be both economically and racially integrated.

It is to offer tenants a rent supplement program, so that up to a maximum of 70 per cent of the occupants' rent would be paid by the federal government, depending on the size of the tenant's family and his income.

The project is designed to serve persons displaced by Urban Renewal, elderly persons, those now living in sub-standard housing and those whose housing may have been destroyed by a "natural disaster."

On completion of the buildings, the church as sponsor will either hire a professional manager or contract with a professional management firm approved by FHA.

Name Whetzel To Widen Prospect

The Champaign City Council voted Tuesday evening to award the contracts for the first city's first major street improvement of 1968 to the Whetzel Construction Company for a bid of \$299,957.63.

Whetzel was the low bidder on the work, which involves the widening and resurfacing of about 1.7 miles of Prospect Avenue from John Street south to Kirby avenue.

Two other bids were received,

one from University Asphalt Company, for \$304,614.03, and one from General Paving Co. for \$316,269.65. All bids were well above the engineer's cost estimate of \$287,358.40.

Work on the improvement is expected to begin soon and be completed by mid - summer. When it is completed, Prospect will have four moving lanes of traffic from Interstate 74 on the north to Devonshire Dr. on the south.

Other Contracts

Contracts for other street improvements provided in a 1966 bond issue are expected to be let later this spring and summer.

In other actions Tuesday evening, the council by a 5-2 vote approved the first urban renewal eminent domain suit to establish price of a property.

The city already has filed several eminent domain actions to clear disputed property titles.

This is the first time, however, that a suit has been filed because the property owners was unwilling to accept the city's maximum offer. The city already has acquired more than 90 properties since execution of the project began.

No Comment

Urban Renewal Director David Gensemer declined to reveal the location of the property to be condemned pending final negotiations with the property-owners.

Councilmen Seely Johnston and Robert P. Pope voted against the condemnation.

The council also received and referred to the city engineering department a petition from propertyowners to have sidewalks installed along William Street from Holiday Park Drive to Duncan Road and along Stratford Drive from Sheridan Drive to Daniel Street.

The engineers were directed to prepare cost estimates. The sidewalks would be paid for by propertyowner assessments.

boards of five churches have approved use of classrooms for the Head Start program. The EOC is awaiting similar action by the boards of three other churches.

Nearly 60 applications have been received from prospective teachers, social workers and

one was from Mrs. Robert Boston, who works at Colonel Wolfe school in a project headed by Prof. Merle Karnes of the University of Illinois.

"We have three women there," she related, "one with a high school diploma, one with a high school diploma earned through an educational testing diploma, and one who hasn't completed high school."

"Each has a class of five children, and they're all doing a very good job."

"I'm not saying everyone could do it," she cautioned, "but that it is possible for some. I see them at work, and they're learning and growing every day."

When asked by Williams whether any or all of the women could be head teachers in the Head Start program, she replied:

"That would depend on them. I think they could, with help."

"Many mothers say they just couldn't teach, but some of you," gesturing at women in the audience, "would be surprised at what you can do."

CHAMPAIGN-URBANA COURIER

CHAMPAIGN-URBANA COURIER

THE NEWS-GAZETTE

End Store Co-op Grocery Shares on Sale

Paula Peters in the cooperative gro-
proposed for North-
ampaign will be sold
to be held at
eting in the Opportu-
nity Center of
N. 5th St.
oped that a board of
and officers for the
ll be elected at the
also.
Talley, who was in-
ld this week, reported
narter has been granted
store. He said Friday
orking on the project
a big turnout Sunday
"getting a lot of work
w could mean a differ-
several months later.

ers are seeking land in the ur-
ban renewal Project I area, lo-
cated on the west side of 4th
Street between Beardsley Ave-
nue and Eureka Street.
The land, about 24,000 square
feet, has been assessed at \$45,-
000, but Talley indicated Urban
Renewal Director David Gen-
semmer feels it can be re-assessed
and the price lowered because
the organization would not be
a profit-making one.

Prices Lower
"One selling point," Talley
feels "is that a person who
invests \$20 for a share in the
store would save more than that
during the first year the store
operates."
He explained that the co-op
would operate on what he calls
a "bare existence" level, with
all items priced so money re-
ceived would "just cover sal-
aries and utilities."
Under Certified's operations,
member stores receive a rebate
at the end of each year.
Here the rebate could be used
for development of needed den-
tal or health services in the
North End, Talley said, or for
expansion of the grocery store
or development of co-ops dealing
in goods other than groceries.
Initially, however, the rebate
— which for a store doing \$1½
million in business came to \$80,-
000 for one year — would be
used to repay any loans neces-
sary for land purchases or con-
struction.

He explained that persons
who had previously operated
businesses in the project area
were to be given priority at
setting up operations there
again, some members of the
audience interrupted him, ex-
pressing anger over the situa-
tion.

Land a Problem \$1,000 in Co-op Shares Are Sold

By Paula Peters
Some \$1,000 worth of shares
in the cooperative grocery store
proposed for Northeast Cham-
paign were sold Sunday during
a meeting at the Opportunities
Industrialization Center.
If those attending the meeting
were pleased with the volume
of first-day sales of shares,
though, they also expressed con-
cern over what they feel may
be a major problem—acquiring
land for the co-op.
James Talley Jr., who has
headed efforts to get the store
started, reported the price on
a parcel of land in Champaign's
Project I urban renewal area
likely will remain fixed at \$45,-
000.
In earlier conversations with
Urban Renewal Director David
Gensemer, he said, he had been
told there was a possibility the
price might be lowered.
But, he added, "I wrote a
letter to him, asking that the
city consider selling us the land
for \$1, and both Mr. Gensemer
and the Citizens' Advisory Com-
mittee on urban renewal have
told me that under no circum-
stances would they let us have
the property for less than \$45,-
000."
As he explained that persons
who had previously operated
businesses in the project area
were to be given priority at
setting up operations there
again, some members of the
audience interrupted him, ex-
pressing anger over the situa-
tion.

"We should start from here,"
said one man, "and break the
ice—we need to put pressure
on and get a commitment that
we can get the land."
Mrs. Evelyn Burnett, recently
elected to the Urbana District
116 Board of Education, drew
a favorable response from the
audience when she stated:
Concerted Effort
"I don't think that's right.
We should get together and try
to change it—all of a sudden,
when we want to do something
constructive and help ourselves,
they say they can't do anything,
and they just won't cooperate."
"That's wrong, and I'm mad."
She suggested the group
should "seek help from those
who would help us, and whose
voices carry some weight."
The group agreed to look into
the possibility of meeting with
city and urban renewal officials
in an attempt to obtain a more
favorable price for the land,
located on the west side of 4th
Street between Beardsley Ave-
nue and Eureka Street.
Assistance may be sought
from the Council for Community
Integration, NAACP adult and
youth chapters and Citizens for
Racial Justice.
Shares in the co-op are avail-
able from Talley, who can be
reached at 356-5154, or at OIC
offices, 808 N. 5th St.
Talley has promised that,
should the store not become a
reality, investors will get their
money back.

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 mov-
ed 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 emo-
tional 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 in-
terviewed. 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 in-
volved 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 in-
crease of 10 per cent, from 22
per cent to 32 per cent of the
family's income.
The standards of the Depart-
ment of Housing and Urban
Development indicate that a
reasonable expenditure for hous-
ing 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
serious question whether they
can provide for other necessities
when one-third of their income
must go for housing.
It is the opinion of the
researchers that urban renewal
will improve the housing con-
ditions for those relocated only
if considerably more low-cost
housing is provided than
presently exists.
To date urban renewal seems
to be breaking down existing
segregation patterns, the
researchers said. The residents,
97 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 ad-
dition, 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
persons. The researchers said
the inadequacy of this amount is
highlighted by the fact that only
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 Pro-
ject, is bordered by Bradley
Street on the north, the Illinois
Central Railroad tracks on the
west, Poplar and Fourth Streets
on the east, and a line running
just below Tremont Street on
the south.
Faculty members who advised
the students were Shirley Wat-
tenberg and Merlin Taber. The
detailed study is available at the
School of Social Work, 1207 W.
Oregon, U.

Approval Expected Downtown Plan Delayed By Council

By L. H. Alexander
The Champaign City Council
Tuesday deferred action on the
downtown redevelopment plan
to give the city attorney the
opportunity to draw up the prop-
er ordinance.
The council is expected to ap-
prove the initial stages of the
plan at the next meeting. This
has already been approved by
the plan commission and park-
ing and traffic commission.
In other action Tuesday, the
council voted to defer action
on a rezoning request for 1615
S. Prospect Ave. after an hour-
long battle between competing
attorneys.
The rezoning request, approv-
ed by the plan commission two
weeks ago, asked for high den-
sity residential zoning on that site
to allow construction of an
apartment building. The prop-
erty is presently zoned for light
business.
Leonard Flynn, attorney for
the petitioner, told the council
the property could not be de-
veloped commercially and ad-
joined property already in use
for apartments.
Clive Follmer, attorney for
property owners in the area,
presented a petition signed by
250 persons against the propos-
ed rezoning. A protest petition
had been filed earlier with the
city, thus requiring a two-thirds
vote to approve the rezoning.
Neighbors Protest
A protest petition can be filed
with the signature of the owner
or owners of 20 per cent of
the property abutting the prop-
erty proposed for rezoning.
Follmer called several per-
sons in the area to testify
against the proposed rezoning,
making the principal point that
this area was needed for small
commercial development.
The council will meet with
plan commission members and
staff before rendering a deci-
sion.
The council also deferred ac-
tion on a request for rezoning
to allow construction of a 14-
story apartment complex at
Springfield Avenue and Ran-
dolph Street. The plan commis-
sion recommended this rezon-

May Vote On Street Plan To Revitalize Downtown

By TONY BURBA
News-Gazette Staff Writer
The Champaign City Council
street improvement plans pro-
posed to help revitalize the
city's central business district.
The plans were presented late
land made available by the
Phase I urban renewal project.
An ordinance will be present-
ed ordering assessment of prop-

10 condemned Home

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 Thomases "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 she had no qualms about moving from the house, but objected to the price offered by the city, saying comparable property located around her had been purchased for much higher prices.

She said she refused and would continue to speak with urban renewal officials, calling them "my enemies," and said

David Gensemer, urban renewal director, said 75 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 area. Gensemer said there were less than 10 and each was receiving maximum attention of department personnel.

Roy Williams, Jr., publisher of the Plain Truth, challenged Johnston to make good 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.

By TONY BURBA
News-Gazette Staff Writer
The Champaign City Council Tuesday evening will consider giving final approval to three

street improvement plans proposed to help revitalize the city's central business district. The plans were presented late in March and the council directed the city Plan Commission and the Parking and Traffic Commission to study the proposals and make recommendations. Both commissions unanimously recommended that they be adopted.

If the council votes favorably Tuesday evening, the improvements will become part of Champaign's official major street plan, and the city will be committed to execute them "when funding becomes available."

The proposed street improvements are part of an overall plan for the downtown area prepared by a private planning firm retained by the Champaign Development Corporation, an organization of downtown business interests.

Plans for parking system improvements and new commercial land uses are to be announced soon.

The street improvements under consideration by the council are these:

1. Creation of a new major east-west street by joining West Church Street to East Park Street via Main Street and a new underpass at Main and the Illinois Central Railroad tracks. The new street would be one-way westbound, and University Avenue would become one-way eastbound all the way to Wright Street, extending the present University - Church one-way couple all the way across the city.

2. Creation of a new north-south street by extending Chestnut Street north and south to join South Neil Street and North Market Street.

3. Widening and improving First Street from Kirby Avenue to Park Street as the first phase of creating "Illini Boulevard," a new major thoroughfare which would extend from Savoy to Interstate 57 at Leverette on the north.

The city has prepared cost estimates on the Church-Main-Park project which indicate the improvement would cost at least \$650,000.

No estimates have been made of the cost of the other proposed improvements.

Also to be considered by the council Tuesday evening are general policies for the city to follow in disposing of cleared

land made available by the Phase I urban renewal project.

An ordinance will be presented ordering assessment of property owners in certain sections of Holiday Park subdivision to have sidewalks constructed along portions of Holiday Park Drive, Oakcrest Drive and Stratford Drive.

Six plan commission recommendations will come before the council. One concerns the east one-third of the block bounded by Healey, Randolph, Springfield, and State.

A developer is asking commercial zoning on the tract to permit shops to occupy the first floor of twin 14-story apartment towers he plans to build there. The commission recommended that the council deny the request.

Another plan commission case concerns a lot at 1615 S. Prospect, on which the commission has recommended approval of a petition to change the zoning from neighborhood business to multiple-family residential use.

The other four cases concern plat approvals on new phases of several subdivisions.

A controversial ordinance to give the mayor special powers during civil emergencies does not appear on the agenda.

The council tabled the proposed ordinance two weeks ago when it aroused unexpected opposition from civil rights advocates. It will be up to the council to decide whether and when to bring the matter up for further consideration.

The council also deferred action on a request for rezoning to allow construction of a 14-story apartment complex at Springfield Avenue and Randolph Street. The plan commission recommended this rezoning be denied.

The petition asks for heavy commercial zoning to allow the development of small shops in the first floor of the structure.

Michael O'Byrne, attorney for the petitioner, appeared at the meeting and told the council that the heavy commercial zoning was the only classification which would allow even the smallest retail shops to be incorporated into the structure.

O'Byrne said his client would be happy to receive a lesser zoning classification if the shops could still be allowed under that classification.

The council accepted the low bid of the Pacific Indemnity Group Insurance Co., listing Donald L. Whitsitt as agent, for the city insurance program for the coming year. The bid of \$30,177 was more than \$5,000 lower than the second low bid.

The council accepted the low bids from University Ford and Sullivan Chevrolet on five new squad cars for the police department.

The council authorized the taking of bids on a pickup truck for June 4 and the taking of bids on a drag line for the city landfill for June 18.

An ordinance providing for sidewalks in some areas of Holiday Park subdivision was passed unanimously after an objection from one resident in the area.

Four subdivision plats were deferred to give the city attorney time to draw up the proper ordinance.

Disposal Of Renewal Land On Agenda

A long but mostly routine business agenda will be considered by the Champaign City Council at its regular meeting Tuesday evening.

The council is expected to act on proposed policies for disposition of land acquired by the city under urban renewal. Action on the proposals was deferred at the last regular meeting.

Also left over from previous meetings are two somewhat controversial zoning cases.

One concerns a lot at 1615 S. Prospect Ave., for which the owner is asking a change in zoning from neighborhood business (B-1) use to high-density multiple-family residential (R-6) use to permit development of an apartment complex.

Protest Filed
Some residents of the surrounding neighborhood have objected strongly to the change. A protest petition has been officially filed, requiring a two-thirds council vote to approve the zoning change.

The other case to be considered concerns the east one-third of the block bounded by Springfield Avenue and Randolph, Healey and State streets.

The owner of the tract, Carl Brueckner, is asking a change in zoning from R-6 to intermediate commercial (B-3) to permit shops to be placed on the ground floor of twin 12-story apartment towers he says he plans to build on the site.

The city plan commission has recommended against granting the change.

Another controversial zoning case involving most of the block southeast of the intersection of Prospect and Springfield avenues also is slated for council consideration.

For Grocery Store
The land currently is zoned for residential use, and a grocery company is seeking a change to community business use to permit development of a neighborhood shopping center.

Residents of the area have objected strongly and the Plan Commission recommended against the change.

Other business on the agenda includes consideration of approval of a long list of subdivision plats and placement of new fire hydrants.

CHAMPAIGN-URBANA COURIER

Mail Bag

Give Thomases Equal Home

Power Creates Cruel Tendencies?

To the Editor:

Sir: I want to start out with the fact that I am not a newcomer to this community although I had to leave for 25 years starting with the depression years because I could not make a living here. I retired three years ago and returned to this area to live in a house I had kept for this period in my life.

I read with great interest the account in the Courier of the urban renewal program in Champaign and the voting as approved by the council (which would not be reversed) to start proceedings against an elderly Negro couple. Their situation parallels my own — not in the push of urban renewal but with the steamroller tactics of the City of Urbana and the University of Illinois. I also have a home on which I have paid taxes for 42 years which could not be replaced for the present-day price offered.

Why doesn't the City of Champaign or urban renewal buy a comparable home for these old people, the Thomases, free of mortgage? (And see how much they have to pay for one). Mrs. Thomas, according to the news item, has said she did not object to moving if another house could be found. Don't the "city fathers" know that they cannot buy even an old shack for \$6500 in today's market? I have been reading the ads in preparation for my forced move and find, as they have, that no equal property is to be found in these two towns for the prices offered. The Thomases should not be forced to go into debt again after they have bought a home and made it clear of mortgage.

I do not know whether Mr. Pope who defended the Thomases is black or white. It makes no difference. He is humane where the others were not. The news item also brought out the fact that campaign promises are not easily fulfilled after the person is in power. Power very often creates cruel tendencies and I hope the Thomases can hold out for their rights.

individuals made 25 years ago? No consideration? I do not shrug my shoulders and say that we have to give in to "progress!" — what progress?

I'm a fighter when someone starts pushing me around. Let the city and the council members replace the old homes with modern ones and see what they will have to pay. More power to the Thomases until they receive a home equal to the one they will have to give up.

AN URBANA TAXPAYER
Urbana

TUESDAY, MAY 28, 1968.
THE NEWS-GAZETTE

Legals

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, CHAMPAIGN COUNTY, ILLINOIS

CITY OF CHAMPAIGN, ILLINOIS, a municipal corporation, Petitioner,

vs.
LOTTIE BEAM, MORRIS E. PALMER, RUBY M. PALMER, CECIL TWEED, JOHN A. TWEED, JENNIE SEVERNS, also known as SARAH JANE SEVERNS, GLENN W. SEVERNS, ADA PEARL LAWING REYNOLDS, ROBERT B. REYNOLDS, ROBERT RUBEN MCINTYRE, WILLIAM B. MCINTYRE, SHIRLEY MCINTYRE, GALE C. MCINTYRE, LILLY MCINTYRE, FRANCES EARLE SARNECKI, ROBERT MARION SARNECKI, WILLIAM B. MCINTYRE, as trustee under the Will of Ruby Sarnecki, deceased, UNKNOWN HEIRS OR DEVISEES OF SARAH A. MCINTOSH, deceased, and UNKNOWN DEVISEES OF CURTIS A. MCINTYRE, deceased.
Defendants.

At Law - No. 68-L-459

NOTICE BY PUBLICATION
NOTICE IS GIVEN YOU, Cecil Tweed, John A. Tweed, Ada Pearl Lawing Reynolds, Robert B. Reynolds, Francis Earle Sarnecki, Gale C. McIntyre, Lilly McIntyre, Unknown Heirs or Devises of Sarah A. McIntosh, deceased, and Unknown Devises of Curtis A. McIntyre, deceased, that this case has been commenced in this court against you and other defendants, asking that title to the following described real estate be transferred to the Petitioner through eminent domain:

TRACT I:
Lot Seven (7) in Block 5 of

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 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 Bankstall, 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 Bankstall 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."

Bankstall 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 Robert P. Pope, 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

fringe benefits to the store, has

CHAMPAIGN-URBANA COURIER

House Is Leased For EOC Program

The Champaign Urban Renewal department has leased a house at 908 N. 5th St. to the Economic Opportunity Council of Champaign County for expansion of EOC programs.

EOC Director Henry Curtis announced Thursday the building will rent for \$1 each month, and current plans are to start a homemaker home management program there.

Also contemplated, Curtis said, are a "job referral, manpower type operation" and some sort of neighborhood health services program.

CHAMPAIGN-URBANA COURIER

Citizens Plan Co-op Store

The regular meeting of stockholders and those interested in the proposed cooperative grocery store for Northeast Champaign will be held at 5 p.m. Sunday in the Opportunities Industrialization Center building, 804 N. 5th St.

Stocks in the venture are available at the meeting and can also be purchased, at \$20 a share, at the OIC office.

A co-op land committee met earlier this week with David Gensemer, Champaign urban renewal director, and reported the land the group is seeking should be available for sale late this fall or early next spring.

James Talley, who has headed

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.

Mrs. Thomas said she was not opposed to moving "if I can find a place where it'll please me to go. But all the other people around me got \$8,000 and \$10,000 and \$15,000 for their houses and you come back to me with \$6,500."

"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."

be available for sale or fall or early next spring.

James Talley, who has headed efforts to set up the store, has also issued a plea that all those supporting it attend the next meeting of the Champaign City Council to make their feelings known.

not easily fulfilled after the person is in power. Power often creates cruel tendencies and I hope the Thomases can hold out for their rights.

I want to say that the attitude of the "city fathers" in either town (I have attended some public meetings in Urbana) toward "those old houses that are highly overpriced" is intolerable. The council listens politely to objectors and goes right ahead with plans they have already made. They say they are "projecting" 25 years into the future. What about the plans

Wednesday, May 29, 1968

CHAMPAIGN-URBANA COURIER

Mail Bag

Support Urban Renewal Give Grant to Relocated Families.

To the Editor:

Sir: The problem of equitable acquisition policies in connection with urban renewal was brought before the Champaign City Council on May 21. A couple in Project One refuses to accept the price offered by the City for its home, because they feel it is not high enough. Although at least two appraisals of property are made and, in the case of a homeowner, the higher of the two is offered by the City, this case points up the understandable bitterness of a family which feels it has been unfairly treated.

The question in point for this couple is not that they do not wish to improve their housing situation, but that they cannot afford to replace their home with the amount the City is offering for its present property. This situation is not uncommon in a public program affecting the poor and solutions must be found to overcome this obstacle.

The National Association of Housing and Redevelopment Officials, in its testimony before Congress on the 1968 Housing Bill, has proposed that in all cases where the displaced homeowner cannot purchase comparable housing in a new location (utilizing the sale price from

commercial land uses. These plans are expected to be announced soon.

CDC Enthusiastic
Richard Forbes, consultant to the CDC, voiced the corporation's enthusiasm for the council action following the meeting.

"This action by the city administration is the climax of nine months of cooperative effort," he said. "The city has taken a big step forward in development of the central business district."

He said the downtown street map, as redrawn by the council Tuesday, will enable potential investors and commercial firms "to see the framework of the future central business district."

He said the development of a new off-street parking system will be another cooperative effort between the city and private interests.

"The program will comfortably serve everyone who wants to use the central business district," Forbes said. "In cooperation, the city and property owners will determine the costs and feasibility of the expanded parking system, to be financed by revenue bonds."

West Church and East Park streets via Main Street and the proposed underpass.

2. Creation of a new north-south street by extending Chestnut Street north and south to join South Neil and North Market streets. Upon completion of this street, Neil Street would be closed between University Avenue and Church Street.

3. Creation of a new north-south through traffic artery by widening and improving First Street from Kirby Avenue to north, then building a huge overpass to join First Street and North Neil Street.

A number of other minor changes to reduce traffic bottlenecks in the downtown area also were included in the recommendations, which were unanimously endorsed by the City Plan Commission and the Parking and Traffic Commission.

The plans were prepared by Gandueb, Fleissig and Associates, a New Jersey planning firm retained by the CDC.

The planners also have recommendations to reorganize the off-street parking system in the downtown area and revitalize

THE NEWS-GAZETTE WEDNESDAY, MAY 29, 1968.

Council Commits Champaign To Major Street Overhaul

By TONY BURBA

News-Gazette Staff Writer

The Champaign City Council Tuesday evening voted to commit the city to undertake major street improvements in the city's downtown area.

The improvements proposed by the Champaign Development Corporation, a group of downtown interests, were officially made a part of the city's official street and highway plan.

The city is now committed to undertake the improvements "when funding is available," according to previous statements by city officials. There is currently no indication of when that might be.

The vote to adopt the plans was unanimous, although Councilman Seely Johnston said he still had reservations about the idea of building an underpass at Main Street and the Illinois Central Railroad tracks.

The major improvements included in Tuesday's approval were the following:

On Underpass

1. Creation of a new east-west major street by joining

VIRGIL W. BURGESS
Clerk of Circuit Court

Attorneys for Petitioner:

Wheat, Hatch, Corazza & Baker

143 North Neil Street

Champaign, Illinois 61820

Telephone: 356-2577

1220—May 28, June 4, 11, 1968

Wednesday, May 29, 1968

CHAMPAIGN-URBANA COURIER

Bradley-Mattis

City Council Okays Rezone Of Corner

By L. H. Alexander

The Champaign City Council Tuesday voted unanimously to reverse a previous decision and allow rezoning of 20 acres on the northwest corner of Bradley and Mattis avenues for commercial purposes.

The council passed the rezoning without comment after the Plan Commission had also approved it Tuesday afternoon.

Discussion by council members before the meeting indicated they were unhappy with the pressure exerted on the issue, but as Councilman M. G. (Bob) Snyder put it, "We have to vote this in, or the (Parkland) college will move."

Councilmen were equally unhappy that representatives of the college, board and park board had until this time paid little attention to the city government on the rezoning issue.

But the council responded to the pressure and the unanimous vote will allow the park district and college board to acquire land there at a much more reasonable price.

The 20 acres rezoned for commercial use plus a surrounding 15 acres zoned for apartment houses is owned by the Seeber Trust which is also owner of a large portion of the college site and all of the 116-acre park site.

In a statement issued earlier, Park Board President Donald Bresnan said rezoning of the 20-acre portion for commercial use would increase the net worth of this portion so significant-

away from the downtown, currently in the process of implementing a revitalization plan. No opposition was expressed by the downtown interests Tuesday.

The rezoning ends a controversy over the land which has lasted several months.

The staff of the plan commission previously recommended the rezoning be denied, but the plan commission voted 3-1 to allow the rezoning. The council, however, voted it down.

The previous petition filed with the plan commission had asked for 35 acres of commercial zoning, but the commission pared the request down to 20 acres before approving it. The petition filed a few weeks ago with the plan commission asked only the 20 acres to be rezoned.

First Downtown Plan Portions Approved

The preliminary portions of the downtown revitalization plan were approved unanimously Tuesday by the Champaign City Council.

The council action incorporates three street projects into the official street and highway plan, but appropriates no funds for the projects and schedules no time to begin them.

The three projects approved were the Main Street underpass at the Illinois Central Railroad and extension and widening of Park Street, the improvement of 1st Street to a major four-lane thoroughfare and the construction of Chestnut street to form a major one-way couple with Walnut Street.

These portions of the plan had been approved previously by the plan commission and parking and traffic commission.

Richard Forbes, consultant to the Champaign Development Corporation, praised the council for their cooperation in the downtown revitalization effort.

"This action by the city administration and council, ch-

THE NEWS-GAZETTE

THURSDAY, JUNE 6, 1968.

Critical Of City Policy On UR Land

The president of a grocery cooperative being organized by the Champaign-Urbana black community Tuesday evening criticized the city of Champaign for refusing to go "outside the law" to sell the co-op a parcel of land in the urban renewal area.

James Talley, 213 Edgebrook Drive, C, apparently was referring to the fact that the city cannot sell the tract in question for less than its "fair market value" under the terms of its urban renewal contract with the federal government.

The appraised value of the tract, once it is cleared, will be about \$45,000. The co-op, of which Talley recently was elected president, has asked that the city sell the tract for \$1.

"If you refuse to help us in the North End community to obtain land in our community, you will be saying that you refuse to give us a hand because of a law," Talley said at a City Council meeting.

"You have a moral obligation to give us a hand, and if legal problems arise you should take your chances. I'm sure you can find a way to solve them," he said.

"If any of you saw a man drowning and a sign by the

MRS. STEVEN J. FENVES
Champaign

Charter Members Are Enrolled in Model Community Committee

mayors of Champaign and the chairman of the Champaign County Board of Supervisors officially enrolled as charter members of the Champaign-Urbana Model Community Coordinating Committee yesterday morning.

at least 35 other leaders of various facets of the community. The names of Urbana Mayor Stanley Weaver, Champaign Mayor Virgil C. Wikoff and supervisors Chairman Wesley M. Schwengel will appear at the top of the list of 100 charter members.

David D. Henry and Chancellor Jack Peltason expressed regret at being unable to attend due to previous commitments. Eventually, the committee plans to expand its membership to 1,000. Taking further steps to get its operations into full swing, the council appointed a "complaint

committee" to make contact with people in the city's black community to find out where the most serious problem areas are. Appointed to the committee were Fred Walden, R. E. Castelo, Gordon Bilderback, Daniel Richards, Richard M. Noel and Louis H. Hunley Jr.

News-Gazette publisher Michael Chinigo, who hosted the Tuesday breakfast meeting at the Holiday Inn, suggested that the committee enroll several members of the Negro community, including adults and young people to actually hear complaints.

"Once we can find out what the complaints are, we can start dealing with them on an individual basis, and people will be able to see that we're really starting to do something," Chinigo said.

Also appointed was a nominating committee to prepare recommendations for officers and a board of directors to be elected at next Tuesday's meeting.

Members of the nominating committee are Larry Stewart, Dick Thies, James Capel Jr., Vernon Barkstall and Richard Foley.

A president, four vice presidents and a nine-member board of directors are to be chosen.

Prof. Joseph Litterer, appointed last week to prepare a survey of organizations already working in the field of social problems, said he had discovered at least 100 such organizations in the Champaign-Urbana community.

He asked the council members to list all the organizations they know to further facilitate the survey.

Litterer said the survey had several purposes.

"First, we want to find out what each organization is doing in order to avoid duplication of efforts," he said.

"Second is to show organizations which other groups they can ask for help to cooperate on large projects."

The ultimate result of the survey will be a directory of community organizations dealing with social problems, describing the goals of each organization and its efforts.

Chinigo said the council probably would be surprised to find out the number of people already involved in community improvement projects.

"We don't want to drive any of them out of business," Chinigo said. "The purpose of this

Man Board Elected To Direct C-U Model Community Coordinating Effort

men who will guide the Champaign-Urbana Model community were the board of directors forming by the Champaign-Urbana Model Community Coordinating Council.

The officers of the council will be elected by the board from among its own membership.

In proposing the list of directors, Larry Stewart, chairman of the nominating committee, commented that the selection was "very difficult. We took it upon ourselves to increase the membership to eleven because we couldn't hold it to only nine."

Stewart commented that the committee selected its nominees on the basis of diversification—blacks, whites, Urbana, Champaign, the University and various segments of the business community all are represented.

Other members of the nominating committee were Richard Thies, Richard Foley, James Capel Jr. and Vernon Barkstall. In other business Tuesday morning, the council heard the first report of a "complaint committee" appointed at the last meeting.

Chairman Robert E. Castelo said his committee had met with three young black people in the first attempt to learn firsthand the problems of the black

ly from the younger blacks. But we are going to have to hold our tempers and listen better and more."

He also emphasized that action will be needed. "The first thing the young man said to us was that he knew we weren't really going to do anything but talk. We are going to have to get right down to action to demonstrate our sincerity and overcome our black brothers' distrust of the whites."

Castelo said the initial meeting indicated that action should be concentrated in three general areas: employment, housing and recreation. Richard Noel, a member of the committee, suggested adding education to the list.

Castelo promised that his committee would hold regular meetings and would also meet "whenever our black brothers and sisters think it is necessary."

Walden, also a member of the committee, commented that the change in terminology from "colored friends" to "black brothers and sisters" was "a big step toward changing atti-

Chinigo suggested that a "backup committee" be appointed to do something about complaints received by Castelo's committee. The suggestion was referred to the board of directors.

Chinigo also announced that the survey of existing agency efforts in the community would continue throughout the summer under the direction of University of Illinois Professor Joseph Litterer.

He also suggested that the council members continue recruitment efforts through the summer.

The council currently has enrolled well over 50 out of a goal of 100 charter members. The ultimate goal is 1,000 involved members, each pledging an annual financial commitment and effort.

Also present at the Tuesday morning meeting were Russel O. Derby, John Barr, Ray C. Dickerson, Bill Fox, L. Scott Kelley, Forrest Colwell, Mrs. Elizabeth Curzon, M. J. Sholem, Mike Tangora, Martin A. Klingel, and Lloyd E. Berry.

Also Gerald L. O'Neill, Louis



SHARES SIGNED

Mrs. Earnest Williams, newly elected secretary of the OUR Co-operative Grocery Store, signs one of the shares to be sent to their purchasers this week.

Jr., president, watches. Signatures of both officers are being put on all shares, with the shares to be sent to their purchasers this week.

Co-op Grocery Officers Named

James Talley Jr. of 213 Edgebrook Dr., initiator of plans for OUR co-operative grocery store in northeast Champaign and one of five incorporators of the project, Sunday was elected president of the corporation.

known by others working on the co-op project, has attended all previous meetings and expressed interest in the store, but was not at Sunday's meeting.

Other officers, all serving temporarily, are the Rev. Arthur Burks, 1113 N. 5th St., vice president; Mrs. Earnest Wil-

The new president also reported he has changed the original request made for land in Champaign's Project I Urbana renewal area. Instead of asking to buy the

Chairman Robert E. Castelo said his committee had met with three young black people in the first attempt to learn firsthand the problems of the black community.

'Learned Much'

"I learned much," Castelo said. "I thought before that meeting that I knew our black brothers well, but I heard a lot.

"We are going to have to be prepared to take a lot of rough language," he said, "especially when we must, to achieve the results we want."

the committee commented that the change in terminology from "colored friends" to "black brothers and sisters" was "a big step toward changing attitudes."

Work For Results

Gordon Bilderback, a committee member, commented, "the black man's life for the past 100 years has been one of unfulfilled promises. Let us not make any promises other than to ourselves—that we will work as hard as we can, for as long as we must, to achieve the results we want."

Curzon Tangora, and Lloyd E. Berry.

Also Gerald L. O'Neill, Louis H. Hunley Jr., Naomi Walters, Ray Braun, Ernest M. Harsbarger, Arthur Lewis, Dick Tryon, Mrs. Molly McLellan, Ben Williams, C. A. Petry, Rev. James C. Offutt, Bob Dickey, Robert A. Smith and L. A. Ellsworth.

He also announced that Mrs. James D. McKinney, an art teacher, had volunteered to initiate a summer art program at Douglass Center. Chinigo suggested that other interested persons might be able to establish similar programs in music and other visual arts.

Others present at the Tuesday meeting were August C. Meyer Jr., Dennis Hart, Rev. Galen L. Miller, Mrs. Gloria Chaplin, David Pines, Phillip R. Walker, Henry W. Lippold, Gaylord F. Hatch, C. A. Petry, Russell O. Derby, Robert H. Gillespie, Rev. James L. Offutt, Mrs. Molly McLellan and James W. Withers.

Also Kurt Schmidt, Paul F. Luedtke, Ray E. Hörner, L. Scott Kelley, Dave Downey, Tom Rochford, John A. Douglas, Ray C. Dickerson, Keith Kemper, William Staerke, John Neils, Stuart Nagel and Kenneth C. Stratton.

He said the purpose of the council should be only to help coordinate existing efforts and to initiate new ones where nothing is now being done.

Officers and board members are to serve until a shareholders election is held, perhaps later this summer. Talley has indicated he wants to hold off the election until there are at least 100 shareholders.

New Land Request

Named to the co-op's board of directors Sunday, in addition to Talley, were Mrs. Katheryn Humphreys, James Burnett, Henry Matthews, the Rev. James Offutt, the Rev. W. R. Stewart, Mrs. Alvin Griggs, Legunie Harmon, Mrs. Arletha Gladney, Jesse Perkins, John Lee Johnson and a Mr. Turner.

Talley said Monday that Turner, whose first name is not

known, said the group is now seeking to lease it for the duration of the urban renewal project, with an option to buy it at the present appraised value of \$45,000 when the project is at an end.

The land is on the west side of 4th Street between Beardsley Avenue and Eureka Street.

Shares for Poor

Also announced Sunday was another new plan under which the poor will be able to obtain shares in the store.

Miss Louise Clark, 408 W. Elm St., Urbana, has made an initial contribution of \$100, enough for five shares, as a memorial to her parents.

A committee including Mrs. James Burnett, Al Mitchell, Talley and Matthews will locate potential shareholders—persons who are retired, physically handicapped or receiving welfare—and a share in the store will be given to them.

Current plans are for a temporary location for the store to be selected by the end of this week.

Committee chairmen selected Sunday are Matthews, building committee; Mrs. Humphreys, finance; the Rev. Mr. Burks, land; Johnson, job recruitment, and Mrs. James Talley, publicity.

Green Street Parking Ban Okayed by Council

By L. H. Alexander

The Champaign City Council voted unanimously Tuesday to prohibit parking on Green Street between 4th and Wright streets, resolving a problem which began before most councilmen were elected to the council.

The resolution prohibiting parking came at the request of the campus businessmen according to Councilman Seely Johnston, and will be effective Sept. 1.

The removal of parking from the three-block strip will eliminate a traffic hazard which has existed for some time. It will make Green Street four lanes from Neil Street to Lincoln Avenue, removing the two-lane bottleneck in the central campus area.

Other Cases Deferred

The resolution climaxed several previous efforts to end parking there, all successfully opposed by the campus businessmen.

The move on the part of businessmen now is seen as an attempt to insure the completion of a planned city project to improve off-street parking in the area.

The city appropriated funds in this year's budget for a bridge across the Boneyard to connect parking lots fronting on Green Street with the large city lot at 6th and Healey street.

City officials indicated this was a sort of "trade" with the campus businessmen which would allow the removal of

removed in September.

In other action Tuesday the council deferred most of the controversial questions on the agenda including the proposed commercial zoning of the southwest corner of Springfield Avenue and Randolph Street.

The commercial zoning there would allow the development of a 4-story apartment complex with small shops on the first floor. The plan commission recommended denial of the rezoning.

Discrimination Charged

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John Kears, director of public works, said the city engineer's cost estimate on the project was \$347,000.

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Low-Income Families Pay More, Get Less

Housing Plight of the Poor: A Series

FAMILY TYPE	TOTAL	LESS THAN \$2,000	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$10,000	\$15,000	OR MORE
			to \$2,000	to \$3,000	to \$4,000	to \$5,000	to \$6,000	to \$7,000	to \$8,000	to \$10,000	to \$15,000	
Owner-occupied	15,876	2,844	2,149	2,574	2,331	1,886	1,284	918	934	724	223	
Structure												
1 to 2 units	638	102	13	79	115	62	84	61	91	97	4	
3 to 4 units	1,129	189	132	112	173	146	133	98	121	77	28	
5 to 9 units	2,253	379	270	491	375	233	203	177	128	83	12	
10 or more units	10,846	2,374	1,734	1,892	1,468	1,445	886	582	603	467	179	
Percentage of total			1,905	2,307	2,135	1,710	1,210	867	840	613	151	
1 to 2 units	638	102	—	20	41	45	77	79	114	158	104	
3 to 4 units	1,129	189	22	74	203	285	293	237	380	322	40	
5 to 9 units	2,253	379	112	340	365	567	440	339	231	83	4	
10 or more units	10,846	2,374	156	407	671	480	245	147	81	22	—	
1 to 2 units	1,129	135	605	1,013	712	241	75	20	8	—	—	
3 to 4 units	2,253	1,918	930	369	64	19	4	4	—	—	—	
5 to 9 units	10,846	487	80	84	79	73	56	41	24	24	4	

FROM LOCAL CENSUS

The figures above are reprinted from a 1960 Census report, "Income in 1959 of Primary Families and Individuals in Owner- and Renter-Occupied Housing Units." Figures are for the Champaign-Urbana Standard Metropolitan Statistical Area, with those shown here giving the breakdown of families or individuals in renter-occupied units, the year in which the units were built and the percentage of annual income paid for gross rent according to the annual income of the renter.

Editor's note: This is the first in a series of Courier articles examining housing in Champaign-Urbana.

By Paula Peters

In 1960, an estimated 80 per cent of the housing units in Champaign and Urbana were reported by the United States Bureau of the Census to be "sound."

"Sound" housing, according to the Census Bureau definition is that which has, at worst, only slight defects which normally would be corrected in the course of regular maintenance.

The other 20 per cent of the cities' housing, that not included in the nearly 33,000 units which needed no major repairs, was judged either deteriorating—4,475 units—or dilapidated—923 units.

Half Owner-occupied

Deserving of a closer look are not only the deteriorating and dilapidated units, but the borderline houses and apartments—those which could easily be brought up to comply with Champaign or Urbana housing codes.

Some, if not now unfit for human occupancy, are at least undesirable, though they are home to those who live in them.

A separate census report giving data for the Champaign-Urbana Standard Metropolitan Statistical Area (SMSA) points out that slightly more than half the housing units in the area were owner-occupied at the time of the census.

At the same time, the number of renter-occupied units considered deteriorating or dilapidated exceeded owner-occupied units in the same categories by more than 1,000.

The SMSA, for all practical purposes, is Champaign County. Comparisons of housing data available for both Champaign and Urbana and the SMSA, though, show percentages for the same categories, when available for both areas, are similar.

Still Much the Same

The housing census creates a kind of profile of renters. The tenant at the low end of the income scale, earning less than \$2,000 a year, is far more apt to pay a high percentage of his

Dependent Children recipients here whose housing is considered inadequate.

That figure, obtained from an official in the Champaign County Department of Public Aid, is a current estimate, a "qualified" figure based on the aid and caseworker reports that show 10 to 15 per cent of the some 400 ADC recipients here are not living in adequate housing.

The public aid official cautions that several things must be considered in such estimates.

Legal—But Inadequate

First, he points out, "We have difficulty in determining where there is a factual housing code violation or simply tenant dissatisfaction. And, while there may be a home you or I wouldn't want to live in, it can be technically within the letter of any housing code."

A house, he adds, emphatically, can be within the letter of the law and still be inadequate.

Residents of inadequate houses—and concentration here will be on houses that do violate portions of city housing codes—stay where they're at for a simple reason. They have been unable to find better housing at a rent they can afford.

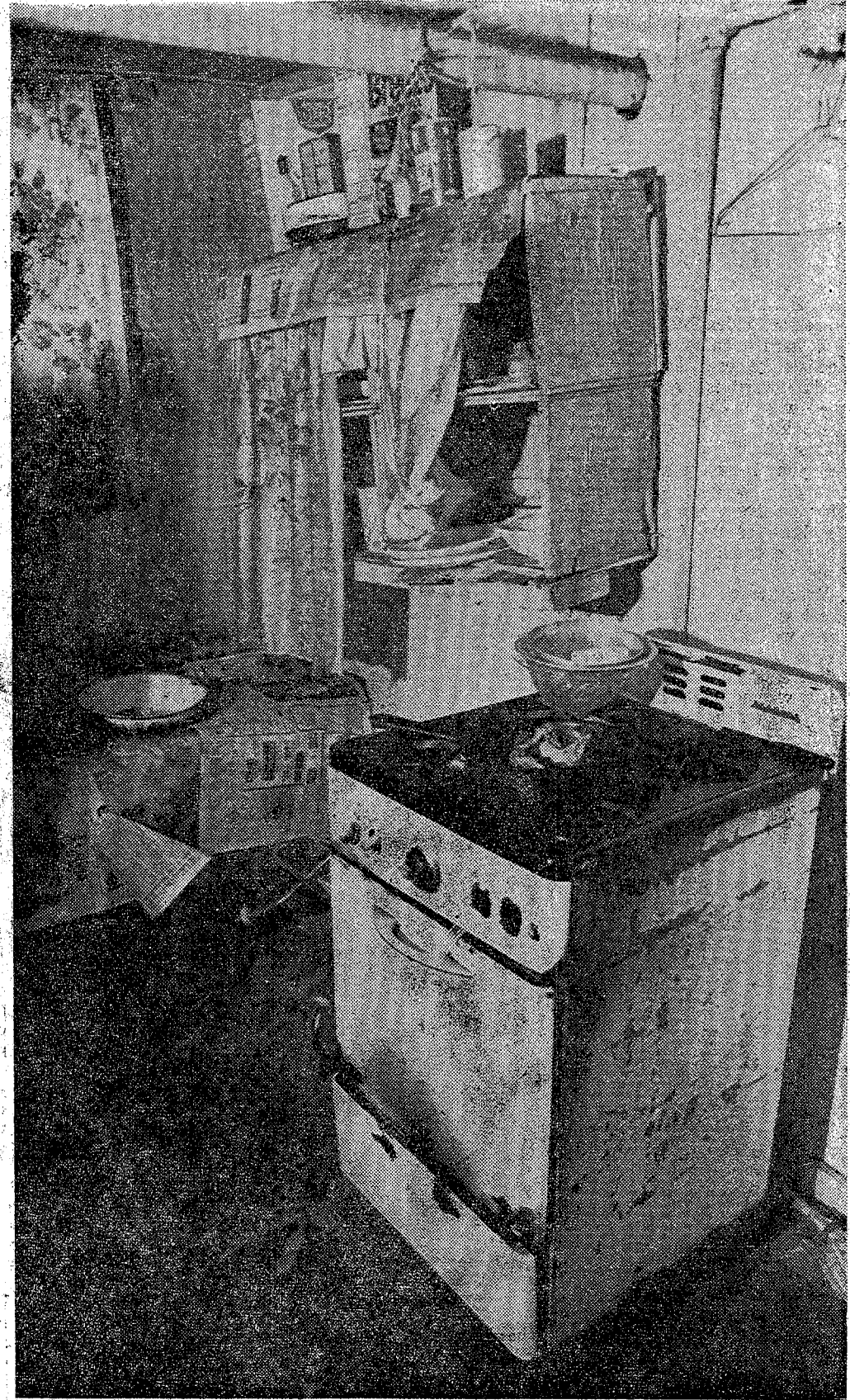
In a draft of their housing section of the as yet unreleased Community Report of the Champaign County League of Women Voters, several recommendations are offered as means of improving the local housing situation.

Three Recommendations

Significant among these are three things which could be effected by city government:

- Stricter code enforcement in renter-occupied dwellings.
- Demolition of condemned structures, "to a greater extent."
- Elimination of the dual housing market by effective legal sanctions against racial discrimination.

Also called for are an increase in the supply and quality of both rental and sale housing, which low-income families can afford, and greater availability of financing for rehabilitation of



FOR FAMILY OF 7

This kitchen is part of an apartment located in an area near the Project I. The family, now numbering seven, had lived in another, bigger apartment until a few weeks ago by a Champaign area. The family, now numbering seven, had lived in another, bigger apartment until a few weeks ago by a Champaign area. The family, now numbering seven, had lived in another, bigger apartment until a few weeks ago by a Champaign area.

kin-
tenant at the low end of the
come scale; earning less than
\$2,000 a year, is far more apt to
pay a high percentage of his
annual wage for rent than is the
individual who earns even \$5,000
per year.

The low-income renter also
lives in a much older house, a
building more likely to need re-
pairs than those occupied by in-
dividuals or families with a high-
er annual income.

These figures were compiled
in 1960.

In eight years, some substan-
dard structures have been de-
molished and new houses and
apartment buildings put up.

In many cases, though, the
low-income renter's lot hasn't
changed at all from what it was
eight years ago in Champaign
and Urbana.

For the most part, new apart-
ment buildings are "luxury"
dwellings whose rents coincide
with central air conditioning,
wall-to-wall carpeting, sound-
proofing and other convenience
features.

Most not on Relief

In some cases, owners of
buildings near the urban renew-
al Project I area in Champaign
are not making repairs on their
property because, they say, they
are uncertain whether or how
future urban renewal projects
may affect the dwellings.

The families whose stories
are told later in this series
may be among a minority of
renters so far as the total pop-
ulation of Champaign and Ur-
bana is concerned, but situations
such as theirs are common
among low-income renters, both
white and black.

In both of the families the
husband is present and working.

They are not, as some would
say with a shrug, "living off
the dole."

They are not included in the
estimated 60 families of Aid to

low-income families can afford
and greater availability of
financing for rehabilitation
properties occupied by the own-
er.

If code enforcement is looked
on as inadequate by some indi-
viduals—many tenants of sub-
standard buildings among them
—it apparently is not viewed
this way by city officials.

In both Champaign and Ur-
bana, officials laud their hous-
ing inspection programs and, in
at least one case, say the U. S.
Department of Housing and Ur-
ban Development is wrong in
suggesting the city needs
at least one more fulltime hous-
ing inspector.

That is the opinion of Cham-
paign Mayor Virgil Wikoff, who
told The Courier in a recent in-
terview. "We kind of think the
government is trying to make
a couple more jobs.

"We feel," Wikoff added, "we
have enough men to adequately
do the job."

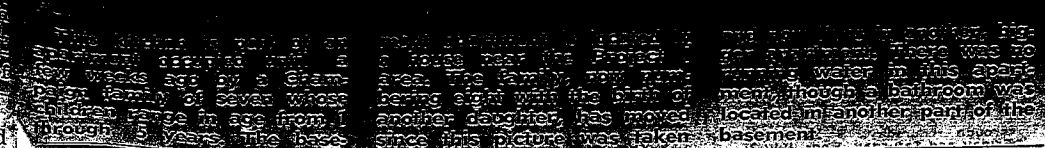
Few Prosecutions

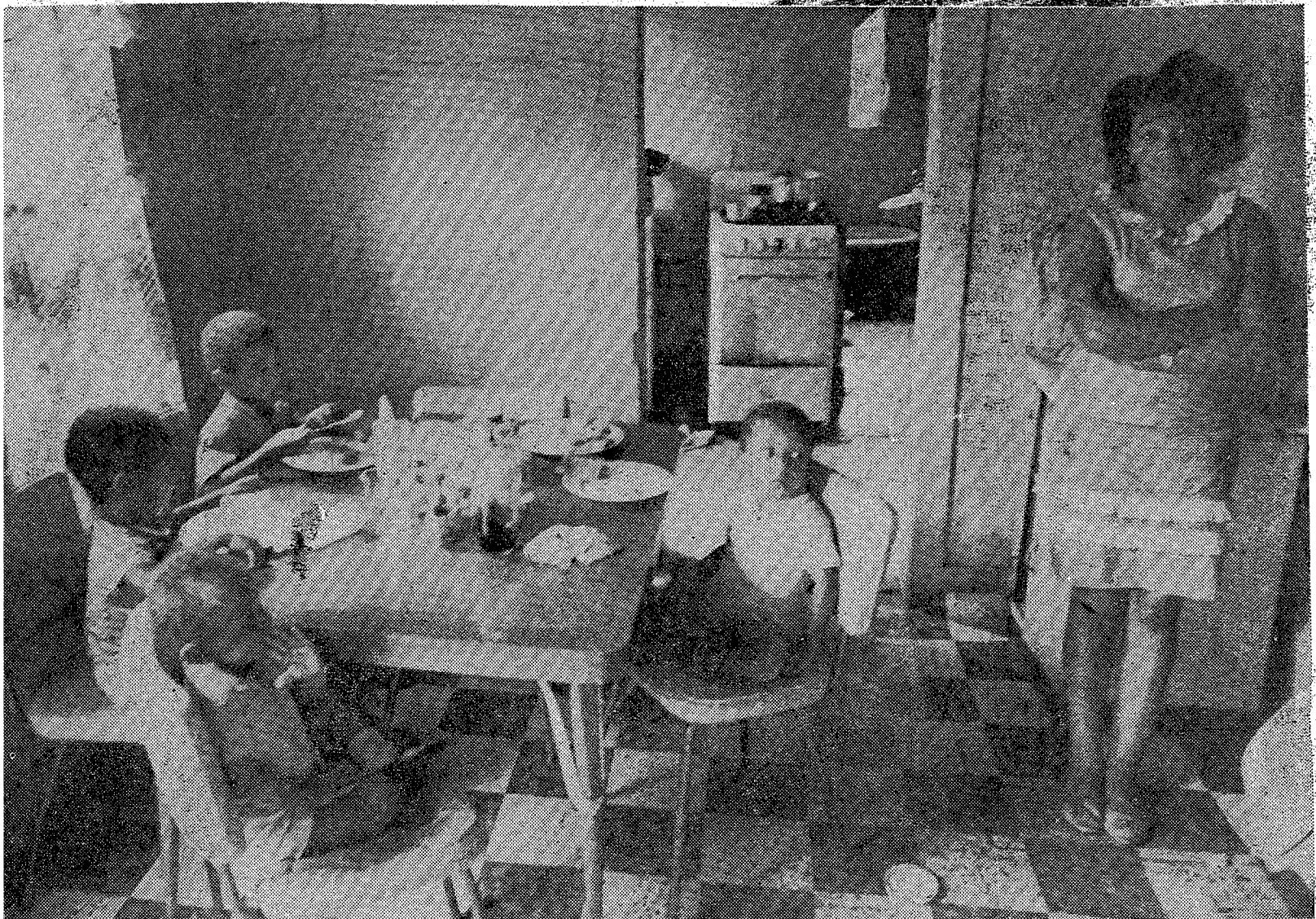
Wikoff and other officials in
both cities treat questions about
code enforcement as indictments
of the present system under
which those against whom com-
plaints are lodged are given a
specified amount of time to cor-
rect the code violation and are
only rarely prosecuted.

Tenants in substandard build-
ings seem neither defensive nor
vengeful when asked what they
think should be done to correct
known violations.

Rather, they act as though
they know something is wrong,
but have no hope that things will
improve.

Next: The Law and Housing.





This Champaign Mother of Seven Manages To Get By in This House That Rents for \$80 Monthly

Does Solution Lie?

Any Possible Keys to Improved Housing

s note. This is the n a series of Courier exploring Cham-bana Housing. By Paula Peters any single key to im-proving housing for low-income of Champaign and Ur-

Citizens for Racial Justice who canvassed low-income neigh-borhoods this spring in search of housing violations want the defects corrected and aren't too worried whether prosecution of the violator accepts blame for a corrective action. Others, like Stuart S. Nagel, a member of the University of Illinois faculty and director of the Legal Services Agency of Champaign County, advocate strict code enforcement with basic law and order. In an article which appeared in the April 26 Law Day edition of the Chicago Daily Law Bulletin, Nagel explained that both Champaign and Urbana housing codes provide for fines of up to \$200 a day for each day a vio-

to inform the owner of suspect-ed violations. Such notices, in the words of the Champaign code, can be issued when the inspector feels "that there are reasonable grounds to believe that there has been a violation of any pro- vision" of the code. In addition to the city codes, there is in Illinois a state law covering "criminal housing management." Enacted Jan. 1, 1966, the law says criminal housing manage- ment takes place when the own- er, agent or any of several oth- er individuals "knowingly per- mits by his gross carelessness or neglect the physical condition or facilities of the residential real estate to become or remain

Similar opinions of code en- forcement are held by Urbana city attorney John Barth, who feels that if all cases of alleged housing code violations were taken to court, "There wouldn't be any other kind of court case heard." Barth, too, emphasizes the desire for compliance as opposed to prosecution, and asks, "Do people want results, or do they want to punish people?" "We're public servants," he adds, "and we try to accomplish things." Champaign County State's At- torney John Bresee, by whose office complaints of alleged vio- lations of the state law would be handled, differs little from the city officials in his opinions of

Before he would accept such a complaint, Bresee said, the person who wanted to file it would need to "have some abil- ity to be able to prove the charge. "I'd want the evidence before they charge some citizen," he continued. "When you sign a complaint that means an ar- rest warrant is out and a citizen is arrested and brought in and must post bond. "Just needing a coat of paint or maybe if it doesn't have in- door plumbing, well, there are a lot of places where people have lived for generations without in- door plumbing. "It's not that we're not going to accept the complaints," the state's attorney indicat-

WEDNESDAY, JULY 10, 1968

OUR Co-op Land Parcel Tied in Court

By Bob Frump

A land parcel in an urban renewal area requested for the OUR cooperative grocery in Champaign's north end appar- ently will be tied up with court proceedings.

Court action is necessary to determine ownership of lots in the parcel not yet acquired by the city, David Gensemer, di- rector of the Champaign Urban Renewal Department, told a Champaign City Council study session Tuesday night.

James Talley, acting presi- dent of the OUR cooperative movement, has requested in the past that the council donate, subsidize or sell at a lowest possible price the land to the cooperative grocery venture.

The land, located in the west block bounded by Fourth, Tre- mont and Eureka streets, is 380 by 139 ft. and totals 53,000 sq. ft.

According to Gensemer, own- ership of one section of the land parcel cannot be determined and so cannot be acquired by the city.

Gensemer said the city is in the process of filing eminent domain against this section to determine ownership through the courts.

Gensemer noted, however, that such a method to determine ownership could take as long as two years. He hopes for a shorter wait of about nine months.

The council policy on the granting of the land to the co-op grocery was voiced by council- man Paul Somers.

"It should be made clear that there is pro-cooperative grocery feeling on the council, but that (a.) we don't have all the land, (b.) we have at least one court procedure facing us before we do have the land, and (c.) we have to improve the area with street lights, sewers, and curb- ing before the area is avail- able," he said.

Gensemer explained to the council at the study session that if the land were sold or trans- ferred the fair market price (now \$45,000) must be paid to the Department of Housing and Urban development in some way.

Closing Grocery Offers Equipment

South Side Grocery, which is going out of business July 31, has offered to give the OUR Co-operative Grocery Store its equipment and fixtures if the co-op buys out its remaining stock, James Talley, acting Co- op president said today.

But the Co-op will have to increase its sale of shares to raise the \$6,000 to \$7,000 needed for the deal, he added.

Sales have increased since one church sent letters to all its members, asking that they buy a share, he said.

There also have been several donations to buy shares for fam- ilies that cannot afford the \$20 purchase price.

The grocery plans to open in August in the building that now houses the Blue Flame Restau- rant at 904 N. 4th St., Cham- paign.

be instituted in re-
units, likely would
disagreement among
local residents
like representatives of

of the Chicago Daily Law Bulletin. Nagel explained that both Champaign and Urbana housing codes provide for fines of up to \$200 a day for each day a violation of the code continues.

He pointed out that "almost never has any fine of any amount been levied for housing code violations in Champaign County," then suggested:

"What needs to be done within the law to get these laws enforced are such things as encouraging tenants to call the police and file criminal complaints with regard to serious housing code violations.

"The police," he continued, "should be as willing to make arrests in these cases as they are in other ordinance violations."

As tenants, Nagel stated, "the Negro poor particularly complain about the lack of enforcement or the lack of existence of open occupancy ordinances.

"Being confined in the Negro ghetto when one is financially able to get out, but not racially able to do so, is certainly depressing to one's ambitions to advance himself.

"It also leads," he pointed out, "to an artificial housing shortage causing many Negroes to accept expensive, sub-standard housing."

Champaign and Urbana's housing codes are nearly identical in the standards they set for maintenance of existing dwellings and in the penalties they provide for violators.

In addition to the penalty—a minimum of \$5 and a maximum of \$200 per day per violation—the codes also provide for issuing, by the building or housing inspector, of written notices

of individuals knowingly permits by his gross carelessness or neglect the physical condition or facilities of the residential real estate to become or remain so deteriorated that the health or safety of any inhabitant is endangered."

Persons convicted of this law can be fined a maximum of \$1,000 or imprisoned for up to a year.

Since its enactment, this law has never been accepted as the basis for a complaint filed in Champaign County.

The question of enforcement of the housing code, when put to almost any city official, brings not an explanation of how or why code enforcement could be improved, but of why prosecution so rarely is attempted.

Compliance, the officials agree, is better than prosecution—and they seem to feel they must settle for one or the other.

"Anytime you can gain compliance without resorting to court action," Champaign City Manager Warren Browning commented, "this is the thing to do."

"Our goal is not to fine people or create hardship," he continued, "but to bring structures up to meet the minimum code."

"If you can do this without going to court and creating additional expense for people, this is the thing to do."

The "additional expense," he explained on request, would be borne by those against whom complaints were filed.

Would the city itself pay more money if housing code violators were prosecuted?

"Not particularly," was the city manager's reply.

Asked whether complaints of violations of the state law might get results, Browning stated, "We have our own minimum housing code, which is perfectly adequate. I see no necessity for us to rely on state statutes."

torney John Breese, whose office complaints of alleged violations of the state law would be handled, differs little from the city officials in his opinions of code enforcement.

Alternating passages of the law with his own comments, he suggested:

"You can see from what it says that there's got to be damage to the health or safety of the inhabitant. Just because someone is living in a place with a dirt floor, well, Abe Lincoln grew up pretty well and kept his health pretty well..."

"And the owner must knowingly permit by carelessness or neglect for the physical condition to run down. Now, if I rent a house to you and you knock the windows out of it, I can hardly be charged here..."

The state law, Breese pointed out, is different from the city law, and "no one has come over with any complaint of a violation of the state law."

ved for generations without in-door plumbing.

"It's not that we're not going to accept the complaints," the state's attorney indicated. "Come on in and let us see what you've got. But we're not filing them without any proof at all."

Next: Two Houses.

Most Private Housing Projects Here Fail

By Paula Peters

Class reunions and other gatherings of old friends are often characterized by the

Fifth in a Series

phrase, "Whatever happened to..."

The same phrase might be applied to attempts made here in recent years to provide good housing for low-income families.

For example, whatever happened to the low-cost housing demonstration project?

And, whatever happened to the plan to rent privately owned homes or apartments through the Champaign County Housing Authority as public housing?

Or, whatever happened to the Champaign - Urbana Interfaith Apartments Corporation? Operation Economy? Champaign Homes and Mt. Olive Manor Inc.?

Of the projects listed above, one seems to have met with a measure of success; one, after a year considered discourag-

ing by all participants, now looks as though it might become a reality, and another hasn't had a chance to prove itself.

The others, for a number of reasons, may well be considered at least temporarily dead.

One of these is the low-cost housing demonstration project, announced nearly three years ago.

In November of 1965, a committee was appointed by Champaign's Human Relations Commission to look into the possibility of obtaining federal funds for a housing project that would do just what its name implied — show people that good low-cost housing can be built.

In December of that year, Henry Spies, then vice chairman of the Citizens Advisory Committee on Urban Renewal, returned from Washington, D.C. encouraged by reports that officials of the U.S. Housing and Home Finance Agency were eyeing favorably Champaign's plans for such an effort.

He was told, he said, that if a project could be arranged, the federal government "might

project which never got off the ground, simply because we got no cooperation anywhere else."

The local committee investigated the possibility of federal funding, he said, and also sought funds from several foundations.

"No one was really interested, though. We even had a piece of property available to us," Laz explained, "but now, though, the project has not formally been abandoned, nothing has been done."

Laz was also involved in Operation Economy, an attempt by a group of local residents to create and build a house which would sell, including the property on which it was located, for less than \$10,000.

The group prepared designs for two different houses, one completely wood and the other masonry.

"The approaches to each were different," Laz explained, "but in both cases they could be within the budget decided on."

"There were two or three bedrooms, a kitchen, bath, living room — they were relatively small houses, but they had everything necessary and in each case we tried to give them a little more."

Expansion Planned

Plans, he said, were arranged so the homes could easily be expanded and so air conditioning could be added at a later date.

What happened?

"We thought we had bought two pieces of property," he said, "but therein lies the problem. We thought we had bought them, but then we got a letter from the realtor saying the property cannot be sold."

"We've proved two things," added Laz. "First, we're not getting anything done, and second, there's no co-operation."

Laz himself designed and had built low-cost apartment buildings on N. Market Street, a fact, he says "proves it can work."

"Investors," he feels, "say they can't do this kind of thing because they're in it to make a profit, but this isn't true. You can make a profit if you give it enough thought and time."

One of the most recent plans for providing low-income hous-

displaced by urban renewal.

Recently, housing authority director Bud Finney told The Courier, "We went to pretty near every organization that had anything to do with housing, and nothing standard seems to be available."

Rent Too High

"There are units available," Finney added, "but they're \$180 or \$190 a month units, and that's too high to allow for rent supplements."

Finney said he was "not at liberty" to reveal the ceiling at which rent supplements can be used, but added, "Truthfully, when you have a family paying \$25 to \$30 a month, there is no way you can pay a total of \$150 in rent."

Other reports indicated one man was interested in renting units in an all-white neighborhood, but was discouraged from doing so.

One local realtor also was reported to have offered a house to the authority under the subsidy program, and was told to "come back when you have six or seven."

Buildings to be rented under the program must be standard, and the biggest need is for housing that will accommodate large families. Also, entire apartment buildings cannot be rented—a certain percentage of the units can be used in the subsidy program, with the rest of the units to be rented as they ordinarily had been.

A project that may include 80 to 100 units of housing is planned by the Champaign-Urbana Interfaith Apartments Corp., a group representing several large churches.

Bob Gillespie, head of the or-

ganization, explained the corporation now holds an option on a seven-acre tract of land located southeast of the Meadow Gold Dairy.

Originally set up as the Inter-Faith Steering Committee on Low Rent Housing, the group has worked since late in 1966 to obtain a 221 (d) 3 housing project for Champaign-Urbana.

So discouraging were prospects for success during the last year that one city official who had kept abreast of the group's activities termed the project a failure as recently as a month

Workable Program is recertified.

The year-long wait for recertification is not unprecedented here, though — it has taken that long at least once before, and city officials now predict the current application will get the desired results.

The major reason for the delay, in the past as well as now, has been described as "difficulties with FHA in the building code and inspection procedures."

Should the city receive its recertification, the interfaith group is ready to proceed; \$25,000 has been pledged locally for the project, discussions are being held with a Chicago mortgage banker, and Jack Baker, in conjunction with Smith Seaton and Olach, will be the architect for the project.

A similar, smaller project is planned by the Mt. Olive Baptist Church, which hopes to oversee construction of 60 units of housing inside Champaign's urban renewal area.

Acting as sponsor for the housing, the church has formed a corporation — Mt. Olive Manors Inc. — and hopes to end up with 12 one-bedroom, 24 two-bedroom and 24 three-bedroom units.

The Rev. James Offutt, pastor, told The Courier earlier the land to be used for this project is bounded by Bradley Avenue, 4th Street, Beardsley Avenue and 5th Street.

The last of the possible success stories is that of Champaign Homes, organized by a group of local women to provide low-cost housing for sale.

Earlier this summer, a member of the group reported one house had been completed and sold to a woman displaced by the urban renewal project.

The difference between the amount of money the woman received from the city for her house and that charged by Champaign Homes was handled by a local lending agency.

The women working with Champaign Homes buy houses that could easily be made livable, bring them up to par and then sell them at no profit. Their first house was purchased for \$1 from the city.

The idea, explained the wom-

Favor Land For Co-Op, Not City Subsidy

By TONY BURBA
News-Gazette Staff Writer

The Champaign City Council Tuesday evening expressed support with reservations for a grocery cooperative being formed in the city's black community.

Meeting in informal study session, the council decided to give the OUR co-op the first opportunity to purchase a tract of urban renewal land zoned for commercial use.

However, they indicated that the city probably would not give the \$45,000 tract to the co-op or sell it for \$1, as the co-op had been asking.

The rest of the council expressed agreement with Councilman Paul Somers, who said, "I believe everyone on the council is willing to help this venture in any way which is legal and feasible."

However, he pointed out, the council probably will be able to do nothing for many months, since the city urban renewal department probably faces a long court fight to acquire a portion of the tract.

Pay Full Cost

Most of the councilmen appeared to favor some form of lease-purchase agreement whereby the co-op could pay the full cost of the land over a 10-year period.

Mayor Virgil Wikoff commented that it would be a mistake to sell the land for \$1.

"Any business venture can fail," Wikoff said. "If we in effect give this land to the co-op, and it folds, someone is going to end up making a fortune selling this piece of land to another developer."

Urban Renewal Director David Gensemer reminded the council that if the land were sold for \$1, the urban renewal project would have to be reimbursed \$44,999 out of general city tax funds.

"The federal government does not care where the \$45,000

comes from, but it has to come from either the purchaser or the city," he said.

Would Be Subsidy

City Manager Warren Browning said that any sale for any price less than the \$45,000 appraised value would constitute a taxpayer subsidy of the business.

Councilman Robert P. Pope said, "We should tell these people that we want them to have the land, and will give them preference in buying it, but we are in no position to offer a subsidy."

Wikoff commented that the council should give the co-op some indication of the city's intentions. "They can't sell their stock if they think we aren't interested in cooperating," Wikoff said.

The six councilmen present, all businessmen, expressed serious reservations about the practical aspects of the co-op's plans.

The co-op is authorized to sell \$100,000 worth of stock to build and stock a market.

"You can't build much of a grocery store for \$100,000 these days," Councilman Seely Johnson commented. "Can you see a \$100,000 store on this half-block tract?"

Buy A Part

Johnson suggested that the co-op might consider buying only part of the 53,000-square-foot site, which Gensemer said had been intended for a multi-business neighborhood shopping center.

Pope said that officers of the co-op told him they expected to pay off the cost of the store building and land within 18 months.

"The chain stores they claim are gouging the people can't come close to doing that," Pope said. "I'm sympathetic to these people, but I don't think they know any more about the grocery business than I know about setting up an atomic energy corporation."

Councilman M. G. Snyder suggested that the co-op officers ask the two major local grocery chains for assistance and advice in getting established.

Wikoff and Councilman William Kuhne commented that both Dick Jones, president of IGA and Jo Armstrong, president of Eisner's, had offered to

CAC Hears Plans For Housing Project

By H. L. Alexander

Tentative plans for a federally financed 72-unit medium-cost housing project for the project 1 urban renewal area in Champaign were discussed before the Citizen's Advisory Committee on Urban Renewal Tuesday.

James Penzell, executive vice president of Creative Buildings, Inc., planners and contractors for the project, told the CAC that under ideal circumstances the project could begin in late fall.

Penzell said, however, that various forms of federal approval, including financing arrangements from the FHA would probably make it impossible to begin the project before next spring.

The company will do the project for a non-profit corporation formed by the Mt. Olive Baptist Church.

Urban Renewal Director David Gensemer said Wednesday most federal obstacles have been cleared and he could see no future objection on the part of the government.

The project will be done as a 221 (d) (3) project. Under this section of the Federal Housing Act about 98 per cent of the construction and pre-construction costs are paid through a 40-year three per cent federal loan.

Penzell emphasized that current plans are tentative and subject to change.

Plans call for construction of six 12-unit buildings in the block bounded by 4th St., on the west, Bradley Ave., on the north, 5th St., on the east and the new Beardsley Ave., on the south.

The buildings will have 72 units in all, 48 two-bedroom units in four buildings and 24

three-bedroom units in two buildings.

Also included is a large off-street parking area with 1½ spaces per housing unit.

There is also planned a landscaped play area for children and a mall-type arrangement with a bus stop shelter on the east side of the project.

Gensemer said the property in that block has all been acquired by the city or is under sale contract. There are still 10 families on the property which must be relocated before it can be turned over to the project developers.

James Williams, urban renewal relocation officer, said he believed the families could be relocated to standard housing by early fall.

The replat of the property is currently under consideration by the regional planning staff and is expected to be presented for approval by the Champaign Plan Commission Tuesday. After this the city council must approve it finally.

Plans for street improvements and other improvement projects to be done by the city in the area are currently under consideration and expected to be established soon, Gensemer said.

The major project will be the relocation of Beardsley Ave. Contracts for this and other projects will be let soon, Gensemer said.

The prices for apartment units will eventually be set by the FHA, according to Williams. The normal price range, he said, is \$85 for an efficiency apartment to about \$145 for a three-bedroom unit.

"This is medium rather than low-cost housing," Williams said, "but still under the nor-

Defer Voting On Wikoff Nominees

By TONY BURBA
News-Gazette Staff Writer

The Champaign City Council Tuesday evening voted to postpone for two weeks its consideration of Mayor Virgil C. Wikoff's nominations of persons to fill vacancies on city boards and commissions.

Included in the postponement was Wikoff's nomination of Philip Walker to the Board of Fire and Police Commissioners. If the council confirms the nomination, Walker will be the first Negro ever to sit on the commission.

list published over the weekend was intended to be only a list of suggestions by the mayor rather than a formal proposal.

Wikoff said he had no objection to postponing the appointments so the council can discuss them at a study session next Tuesday evening and be ready for a vote at the July 2 meeting. The terms to be filled will expire on June 30.

In other Tuesday actions, the council unanimously voted to approve the 1968-69 appropriation ordinance, providing for expenditures totalling \$6.7 million.

Public Rental Housing Found Not Available

By TONY BURBA
News-Gazette Staff Writer
The Champaign County Housing Authority has been unable to

UR Contacts Readied for City Council

Several contracts for city improvements in the urban renewal area are being prepared and will go to the city council within the next few months. David Gensemer, director of

that if the land were sold for \$1, the urban renewal project would have to be reimbursed \$44,999 out of general city tax funds. "The federal government does not care where the \$45,000

Wilkoff and Councilman William Kuhne commented that both Dick Jones, president of IGA and Jo Armstrong, president of Eisner's, had offered to help the co-op.

Philip Walker to the Board of Fire and Police Commissioners. If the council confirms the nomination, Walker will be the first Negro ever to sit on the commission.

The move to delay a vote on the nominations was made by Councilman Seely Johnston, who said he objected to the mayor's method of selecting the nominees.

"In the past the council has arrived at nominations by having a study session at which everyone was free to make suggestions and comments," Johnston said at a study session before Tuesday's council meeting.

However, this year, Wilkoff apparently literally took the provision in the city code which says city board and commission members are to be appointed "by the mayor with the consent of the council."

27 Are Listed

A formal resolution listing the names of 27 persons to fill vacancies on 13 commissions was prepared for council consideration and was released to the press with as part of the regular agenda materials.

Although Johnston reportedly has said he opposes Walker's nomination because Walker has been a resident of Champaign for only one year, the councilman said Tuesday evening, "I do not necessarily want to change any of the nominations. I am only concerned with the way in which they were made." Johnston said he believed the

will expire on June 30. In other Tuesday actions, the council unanimously voted to approve the 1968-69 appropriation ordinance, providing for expenditures totalling \$6.7 million. The total includes the \$2.3 million Burnham City Hospital budget as well as all other city expenditures. Expenditures will be made according to the city budget approved by the council in April.

Grant Franchise

The council also voted to grant a 50-year franchise to the Illinois Power company to operate an electrical distribution system in the city.

Councilman Paul Somers moved to table the franchise ordinance because, he said, an Illinois congressman had called for an investigation of allegedly high rates charged by the IPC. Somers' motion died for lack of a second and he cast the lone vote in opposition to granting the franchise.

The council unanimously voted to approve the purchase of two lots on East Green Street at a total cost of \$128,000, to be paid from parking meter revenues on a 10-year contract basis.

Bids were received on a dragline of the sanitary landfill site, and the council voted to authorize advertisement for bids on a street flusher.

Also approved was an amendment to the zoning ordinance regulating driveways and curbs cuts in business and industrial zones.

\$85 for an efficiency apartment to about \$145 for a three-bedroom unit.

"This is medium rather than low-cost housing," Williams said, "but still under the normal private rental market."

Saturday, July 13, 1968

CHAMPAIGN-URBANA COURIER

City Awaits HUD Verdict

Champaign city officials said Friday they had still received no official word from the U.S. Department of Housing and Urban Development that their most recent presentation of the Workable Program had been rejected.

A rejection of the city's Workable Program makes it ineligible for federal assistance for many programs. The most pressing currently is providing low-cost housing outside the urban renewal project area for persons and families displaced by the program.

City Manager Warren Browning said Friday that "we have nothing in writing indicating they (HUD) are unhappy with our Workable Program submission."

He continued, however, that Richard Maltby, regional planning director, "was in telephone contact with the Chicago office of HUD and we are certain we are going to get something from them in writing soon."

Until that time, Browning said, "it is difficult to comment on the situation."

NOT AVAILABLE

By TONY BURBA
News-Gazette Staff Writer

The Champaign County Housing Authority has been unable to find any existing housing units to lease for use by persons qualified for public housing.

The authority agreed to seek such housing at the request of the Champaign City Council, which needs low-rent housing to relocate persons being displaced from the city's urban renewal area.

Housing Authority Director Bud Finney said the type of units needed by the authority apparently are not available.

"We need housing for families of eight to 11 persons," Finney said. "This means houses with four or five bedrooms which meet all city codes and which have a low enough rent to make it feasible."

Rent Subsidy

Finney said the housing authority could provide up to \$70 a month rent subsidy for the units. The remainder would have to be paid by the tenants.

"I don't believe there are any such units available in Champaign-Urbana," Finney commented. "Most houses of that size have been broken up into two- and three-apartment buildings on which a landlord can make a much larger profit."

The city of Champaign had hoped the lease plan, which has never before been tried in Champaign County, would help ease the problem of relocating very large families with very low incomes.

"The situation will be easier once we build our 120 units of new public housing in Champaign," Finney said, "because there will be 10 five-bedroom units among the 120." The authority now has no five-bedroom units.

On Cleared Land

However, 60 of the units are to be built on land now being cleared by urban renewal, and there is a problem of what to do with displacees until the new buildings can be constructed.

Finney said he does not expect construction of the 120 family units to begin until next spring. City officials hope to have the site ready for sale to the housing authority by late fall.

The authority already has partially acquired the site for the other 60 units, which will be on North Harris Street near

Franklin Junior High School.

Plans for the 120 units have been completed, and the housing authority will be ready to advertise for bids as soon as titles to the sites have been cleared, Finney said.

Several contracts for city improvements in the urban renewal area are being prepared and will go to the city council within the next few months.

David Gensemer, director of urban renewal in Champaign, said he hoped to have much of the work under construction before the end of the summer.

The priority contract now deals with the installation of sanitary sewers in the entire urban renewal area.

Gensemer said this contract and specifications are ready to go and will be given to the city council to let bids within the next 30 days.

The sanitary sewers and other city improvements in the area, including streets, sidewalks and lighting are part of the city's share in payment for the project. The cost of improvements are deducted from the city's one-fourth share of the cost of the project. The other three-fourths are paid by the federal government.

Gensemer said another contract for the elimination to rough grade Poplar and Tremont streets in the area set aside for public housing and privately developed low-cost housing is currently being prepared.

This contract will be forwarded to the Chicago regional office of the U.S. Department of Housing and Urban Development for approval within the next 30 days, according to Gensemer. All contracts for work done in the urban renewal area must be approved in advance by the federal government.

A major contract, involving the creation of new streets is expected to be ready to go in late September of October.

This would involve the construction of Beardsley Drive as a loop street in the area. According to Gensemer, the plans call for no less than four different streets currently named Beardsley Drive or Beardsley Ave.

Beardsley Drive will be constructed as an east-west and south loop street in the approximate center of the project area. The street will have a portion to the north which will loop to the south at the area near the public housing development and continue back to the east.

In addition, Beardsley Ave., currently a street in the area, will be extended from its present termination at Fifth Street another block to Fourth Street.

Gensemer said he hoped to have these contracts ready to go to the city council by Sept. 15, but believed it would be later in the year. He said, however, he hoped to have the streets under construction before the end of this construc-

Wednesday, Feb. 9, 1966

City, HUD Plan Chicago Meeting

By L. H. Alexander

Champaign city officials will confer with the U.S. Department of Housing and Urban Development (HUD) Wednesday in Chicago about the status of the Workable Program.

Mayor Virgil Wikoff said he and Councilman William Kuhne, planning director Richard Maltby and possibly a member of Maltby's staff will meet with John Kane, director of the Workable Program Division, in an attempt to work out "a reasonable solution to the current problem."

HUD rejected the city's most recent submission of the Workable Program on grounds the statistics were outdated. This,

if federal officials maintain their position, will mean the entire program will have to be thrown out and started over.

The city is currently ineligible for federal assistance on any new projects related to improved housing. The current urban renewal program, public housing construction, and other developments already approved by HUD are not affected by the rejection of the Workable Program.

City officials have been angered by the latest rejection by HUD.

City Manager Warren Brown said the delay in processing the program by federal officials was the reason much of the program is now outdated.

Wikoff said Monday local officials "will play it by ear. I'll start out by being nice and see where it goes from there."

The Mayor admitted he was going to Chicago "with a chip on my shoulder."

"We just might tell them what they can do with the whole thing."

Champaign officials will be bargaining from "as strong a position as possible when confronting a federal agency. Only one low cost housing development, not considered vital, is affected by the Workable Program rejection.

The present urban renewal program and construction of 120 units of public housing will proceed with federal assistance despite the rejection.

Legals

THE CIRCUIT COURT OF SIXTH JUDICIAL CIRCUIT CHAMPAIGN COUNTY, ILLINOIS

OF CHAMPAIGN, ILLINOIS, a municipal corporation, Petitioner,

vs. MORRIS E. BEAM, RUBY M. PALMER, TWEED, JOHN A. D. JENNIE SEVERNS, known as SARAH JANE RNS, GLENN W. SEV- ADA PEARL LAWING N. OLDS, ROBERT B. OLDS, ROBERT REU- MCINTYRE, WILLIAM E. YRE, SHIRLEY MCIN- GALE C. MCINTYRE, MCINTYRE, FRANCIS E. SARNIECKI, ROBERT ON SARNIECKI, WILL- E. MCINTYRE, as trustee of the Will of Ruby Sar- deceased, UNKNOWN S. OR DEVISEES OF H. A. MCINTOSH, de- and UNKNOWN DE- ES OF CURTIS A. Mc- RE, deceased.

Defendants.

Att. Law

to 68-L-459

NOTICE BY PUBLICATION

NOTICE IS GIVEN YOU;

Tweed, John A. Tweed, Ada

Lawing Reynolds, Robert E.

lds, Francis Earle Sarnie-

le C. McIntyre, Lilly Mcin-

Unknown Heirs or Devisees

rah A. McIntosh, deceased.

HUD Stance Jeopardizes Future of Urban Renewal

By L. H. Alexander
Unless a compromise can be worked out between Champaign city officials and the U.S. Department of Housing and Urban Development, many future projects requiring federal assistance will be jeopardized.
The only present project which will suffer from HUD's rejection of the Workable Program is the low cost housing

to housing is impossible, how- ever, until the Workable Pro- gram is reauthorized.
The federal government dis- tinguishes between two types of programs which will not re- ceive federal assistance unless approved by HUD.
Programs in force under the Workable Program which must be reauthorized annually details the city's plans to remove substantial housing and gives data on the progress of various programs

teams for the entire community. The park district, which normally receives matching funds for development of recreational and federal aid to schools and federal aid to schools.
City officials have attempted to work out an appointment with the head of the Workable Pro- gram, but have

Wednesday, Feb. 9, 1966

Legals

HUD-3087 (12-65)
NOTICE OF SALE OR PRELIMINARY LOAN NOTES OF CITY OF CHAMPAIGN, ILLINOIS July 30, 1968

SEALED PROPOSALS will be received by the above-identified local public body corporate (hereinafter called the "Local Public Agency") at Room 400, Illinois Building, in the City of Champaign, Ill., 61820, until and publicly opened at one o'clock P. M., Eastern Daylight Savings Time, on August 13th, 1968, for the purchase of \$1,665,000.00 of notes of the Local Public Agency to be known as "Preliminary Loan Notes (Second Series A)," being issued to aid in financing the Urban Renewal Project, designated Project No. III R-67. The United States of America has agreed to make a loan under Title B of the Housing Act of 1949, as amended (42 U.S.C. 1450 et seq.), to the Local Public Agency to assist

Legals

Public Agency at or before the time above specified for the opening of proposals. A telegraphic proposal should identify and be made pursuant to the Notice of Sale, identify the Notes, and specify the principal amount, interest rate, premium, denominations, name of said attorneys, and place of payment of the Notes covered by the proposal. In view of certain statutory and policy limitations, no award of the Notes will be made at an interest rate per annum which is not less than Six per centum (6.0%).

PROPOSALS may be for all or any part of the Notes, and separate proposals will be required for each part of said Notes for which a separate interest rate is bid. The interest rate specified for each part of said Notes shall be a multiple of one-hundredth (1/100) of one per cent (1%). Said Notes will be awarded at the lowest interest rate or rates offered in the proposals, without reference to premium, provided, however,

...ing Reynolds, Robert B. Francis Earle, Sarnec, C. McIntyre, Lilly McIntyre, Lilly McIntyre, unknown heirs or devisees, ah, A. McIntosh, deceased, unknown devisees of Curtis Intyre, deceased, that this has been commenced in this against you and other debts, asking that title to the ng described real estate be rred to the Petitioner in eminent domain:

TRACT I:
Lot Seven (7) in Block 5 of Vredenburg Subdivision of the City of Champaign, Champaign County, Illinois

TRACT II:
Lot Six (6) in Block 4 of Vredenburg Subdivision of the City of Champaign, Champaign County, Illinois

UNLESS YOU file your r or otherwise file your apce in this case in the office clerk of this court in the House in the City of Ur- Illinois, on or before June 68, A JUDGMENT BY DE- LTA MAY BE TAKEN NST YOU FOR THE RE- ASKED IN THE PETI-

VIRGIL W. BURGESS
Clerk of Circuit Court
neys for Petitioner:
t. Hatch, Corazza & Baker
North Neil Street
ampaign, Illinois 61820
hone: 356-2577
-May 28, June 4, 11, 1968

The only present project which will suffer from HUD's rejection of the Workable Program is the low-cost housing development planned by the Interfaith Council. This program has not yet received federal approval and therefore is not eligible for the 40-year low interest federal loan to construct the housing.

The federal government requires the city to have a certified Workable Program in order to receive federal assistance for a number of projects.

The present urban renewal program, two low-cost housing developments by non-profit corporations inside the urban renewal project area and the construction of 120 units of public housing in connection with the urban renewal program are not affected by HUD's failure to recertify the Workable Program.

Agreements with the federal government prior to their rejection of the program remain in force for these projects. Future urban renewal, low cost housing developments and pub-

...ed annually details the city's plans to remove substandard housing and gives data on the progress of various programs. This end, like urban renewal, public housing, housing code enforcement and others.

The 11 programs which are not eligible for federal aid if there is no certified Workable Program in force are:

- Low cost housing by non-profit corporations, commonly called 221 (d) (3) housing.
- The federal rent supplement program.
- Rehabilitation of unsound structures as part of an urban renewal program.
- Loans to local public housing authorities for operations and construction.
- Urban renewal project loans and grants for planning, clearing or rehabilitating unsound housing.
- Low interest loans and grants to assist in rehabilitation of unsound housing.
- Grants for code enforcement.
- Advances for planning general neighborhood renewal programs.
- Community renewal pro-

... HUD officials have attempted to work out an appointment with the head of the Workable Program division of HUD but have never told he is an available man.

City Manager Warren Brown believes HUD is not fair in its rejection of the Workable Program on grounds the statistics therein are outdated because most of the delay in processing the program was caused by the time taken by the federal government to review it.

If HUD officials stick to their original argument the data is "outdated," the city will in effect have to prepare a totally new Workable Program which will take months.

And if the federal government reviews it with the same speed as in the past, it could take up to a year before the city is eligible again for federal assistance for those projects previously mentioned.

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Tuesday, July 30,

CHAMPAIGN-URBANA COURIER

Million Worth
Urban Renewal Bids Set

City of Champaign will from the federal government. ds Aug. 13, on \$1,665,000 of preliminary loan notes eventually pay \$2,364,000 of the ce the next year's opera- \$3,160,96 total cost of the project. The city will pay the the urban renewal pro- balance.

Gensemer, director of The estimated operating cost renewal, said Tuesday the of the urban renewal depart- is approximately 55 per- ment for the next year is \$798, nplete. 000. But the city must pay back dition to the funds gain- notes issued last year, making ough the sale of these the total cash needs of the de- tes, the urban renewal partment \$2,578,000.

has progressed enough The \$913,768 from the federal the last year to qualify government, plus the sale of 3.76 as a direct grant the \$1,665,000 in preliminary loan notes in August, will cover this amount.

Gensemer said the primary urban renewal activity during the coming year will be clearance and building. "We have already acquired or have under sale contract all but 20 of the 175 properties in the urban renewal project area," he said.

Wednesday, Feb. 9, 1966

SECTION 102 (g) of the Housing Act of 1949, as amended (42 U.S.C. 1452), provides as follows: "Obligations, including interest thereon, issued by local public agencies for projects assisted pursuant to this title, and income derived by such agencies from such projects, shall be exempt from all taxation now or hereafter imposed by the United States." In the event that prior to the delivery of any of the Notes to the successful bidder therefor the income received by private holders from obligations of the same type and character shall be taxable by the terms of any Federal income tax law hereafter enacted, the successful bidder may, at his election, be relieved of his obligations under the contract to purchase said Notes.

CITY OF CHAMPAIGN, ILLINOIS
By D. D. Gensemer
Director
1338—July 30, 1968

SAID NOTES will be special obligations of the Local Public Agency and will be secured by a requisition agreement between the Local Public Agency and the United States of America under the terms of which agreement the United States of America agrees to lend the Local Public Agency prior to the maturity of said Notes an amount sufficient to pay the principal and interest of all said Notes and agrees to cause so much of the proceeds of such loan as shall be sufficient to pay the principal of and interest upon any of said Notes to be deposited at the respective Bank or Trust Company at which said Notes are payable for the benefit of the holder or holders thereof. Under the proceedings authorizing said Notes, the proceeds of such loan payment will be irrevocably pledged first to the payment, at maturity, of the principal of and interest on said Notes.

THE VALIDITY of the Notes and said requisition agreement shall be subject to approval by attorneys designated by the purchaser in the Proposal. Complete certified transcripts of proceedings, including organization transcript as required, evidencing the validity of the Notes and of said requisition agreement will be furnished such attorneys at least 5 days prior to the date of the Notes. The fees or charges of the attorneys shall be paid by the purchaser.

ALL PROPOSALS for the purchase of any of said Notes shall be submitted in a form approved

Workable Program

City Officials Say HUD Logic Faulty in Rejection

By L. H. Alexander

Champaign city officials believe the U. S. Department of Housing and Urban Development has used hazy logic in rejecting the city's Workable Program on grounds it is outdated.

City Manager Warren Browning has pointed out that most of the delay in the progress of the program to date has been caused by the federal government's review and processing of the program.

HUD listed two specific points in the city program with which the city must comply before approval is given. Unless the city can work a compromise on these, the program approval will be months away.

One states the city must "revise and update application forms to reflect the progress that has been made during approximately the past 12 months."

Begin From Scratch

Browning said this in essence meant the entire program will have to begin again from scratch.

The other requirement set down by the government is the city must demonstrate what action has actually been initiated and progress made toward correcting the deficiencies noted in the early letter of Novem-

ber 14, 1967.

Browning said all requests in the November letter had already been complied with by the city and correspondence to this effect forwarded to HUD a few months ago.

As a defense of the city's actions in regard to the Workable Program problem, Browning cited the chronology of events in this submission.

In May, 1967, the work began on the program. The city requested a 90-day delay from the July 1, 1967 expiration date of certification to allow work to be completed.

On October 30 that year the Workable Program was submitted for the first time to the Chicago HUD office.

Two weeks later, the HUD office acknowledged receipt of the program and said it could not be processed until more information had been received on four specific points.

These points cited the need to update housing codes, more data on the housing code enforcement program, an earlier completion time set for the neighborhood analysis of housing conditions and more statistics on citizen participation in housing-related matters.

On Jan. 24, the city submitted a letter to HUD complying with all four requests.

On March 12, four more requirements were set by the federal government. These included the promise that all housing

codes would be updated by December of this year at the latest, some revision in figures submitted for the code enforcement program, the adoption of a model minimum housing code no later than December of this year and the addition of one housing inspector.

On April 25, the city forwarded a letter citing their compliance with these four requirements.

Two months later to the day, having received no word from the federal government, Richard Maltby, planning director, placed a telephone call to HUD.

At that time, federal officials asked that the entire program be resubmitted for processing. Two days later, the Workable Program was resubmitted. At this time the city believed that it would finally be approved.

On July 10, however, federal officials contacted Maltby by telephone and told him the data in the program was now outdated. The letter now in the hands of city officials confirms this conversation in writing.

Browning said the city had complied with all HUD requests made over the period of time and he was at a loss to understand why these new terms were demanded.

"I hope we can reach some understanding with HUD," he said. "To begin the Workable Program again will mean months before it could be submitted."

Council Okays Tax Levy; Highest in Ten Years

By L. H. Alexander

The highest tax levy in 10 years was passed by the Champaign City Council Tuesday night on a 4-1 vote.

Councilman Seely Johnston voted against the tax ordinance,

Champaign Public Library.

In other action, the council voted unanimously to create a fifth sergeant's position on the Champaign police department.

The present juvenile officer, now holding the rank of patrolman,

council if any action had been taken on a month-old request that the city take over public housing.

Jeopardize Funds

Mayor Virgil Wikoff replied he had been advised by federal of-

City, HUD Reach Plan Agreement

The City of Champaign has resolved its dispute with the Chicago office of the federal department of Housing and Urban Development over the city's workable program, Mayor Virgil Wikoff said Thursday.

Wikoff, Councilman William Kuhre and county planning director Richard Maltby met Wednesday with John Kane, director of HUD's workable program division in Chicago.

They discussed HUD's rejection of the city's program, which threatened federal funds for future projects.

"We went through their objections one by one and satisfied them in just about every case," Wikoff said.

"All we have to do now is send them back the program, which they had returned to us for revision."

"We also have to include current minutes of the Citizen's Advisory Committee on Urban Renewal, since the most recent one in the program are more than a year old," Wikoff said.

Federal law requires a city to submit a workable program, detailing plans to deal with blight and general development, before the city can be eligible for federal funds.

Champaign's program was submitted last October. But approval was withheld, pending requests by the federal HUD that the city promise to update its housing code, supply more data on code enforcement and provide more statistics on citizen participation in housing matters.

The city complied with the requests but HUD then ruled that the program was outdated and in effect asked the city to submit a new program.

Wikoff also said he met with federal housing officials to discuss the suggestion that the city take over public housing units from the county housing authority.

"They assured me we had a legal right to do so, but it would not be profitable for us at this time," Wikoff said.

The... years was passed by the... City Council... night on a 4-1 vote.

Councilman Seely Tomson voted against the ordinance saying taxes were already high enough in the City. Councilmen Robert Hope and Paul Somers were absent from the meeting.

The... cents per \$100 assessed valuation rate represents an increase of 5.27 cents per \$100 assessed valuation over the previous tax levy. The city's tax rate of 72.15 cents is part of the overall tax bill which should run about \$5.40 per \$100 assessed valuation for Champaign taxpayers.

As an example, a person owning an \$18,000 house assessed at \$10,000 will pay \$72.15 in the June 1969 tax bill for all city services out of a total tax bill of approximately \$540.

The levy figure passed by the council Tuesday also represents about a 4 cent increase over that previously estimated in the 1968-69 fiscal year budget passed in May this year.

City manager Warren Browning said the increases would bring the city an estimated \$67,000 in additional revenue. This will be used primarily to offset a probable 5 per cent salary increase next spring for city employees, to begin a comprehensive street lighting program and to provide additional funds to Burnham Hospital and the

...the... position in the... police department... now... in favor of... the sergeant's position in the juvenile division.

Okay Lights

The council approved a resolution endorsing an agreement with the University of Illinois to provide modern street lights for a portion of the campus area.

The portion of the campus to be lighted is bounded by Green Street on the north, 4th Street on the west, Armory Avenue on the south and 6th Street on the east. It does not include lighting for Green Street, which is already lighted.

The council approved the bid of the First National Bank of Boston and John Narbeen and Co., Inc., for \$1,665,000 worth of preliminary loan notes to finance the next year's operation of the urban renewal program.

The bid of 2.93 per cent was lowest of five submitted for the tax-free bonds.

Three house moving permits were approved by the council. One is to move a house from 58 E. John to 207 Bellfontaine St., one from 308 W. Kirby Ave. to 611 E. Washington St., and one from 306 E. Kirby Ave. to outside the city.

Bill Smith of SOUL asked the

Mayor's Funds

Mayor Virgil Wikoff repudiated the... by federal officials in Chicago... a city takeover from the public housing would jeopardize the completion of the 120 units of public housing to be built under the urban renewal program.

Smith asked if the city could do anything to expedite a housing program designed to rent private homes or apartments as public housing.

Wikoff said the city had urged the county housing authority to speed the program and would ask that a set of guidelines be established to inform local real estate brokers and others interested in the program.

In reply to questions from the audience Browning stated that a building inspector had been assigned to the area on N. 1st Street in an effort to bring buildings and residences there up to minimum standards.

Browning said also that he hoped eventually the Boneyard creek would be covered over in Champaign by the sanitary district. "They began the program in Urbana and are working their way up stream," he said.

"They assured me we had a legal right to do so, but it would not be profitable for us at this time," Wikoff said.

CHAMPAIGN-URBANA COURIER

HUD Favoring Local UR Plan

By L. H. Alexander

Federal officials are reportedly on the verge of agreement with a local plan that will considerably speed construction of public housing units to be built in conjunction with the Champaign Urban Renewal program.

Harold Sloan of the County Housing Authority said Monday there had been discussion between his department and HUD on the possibility of splitting bid lettings for the 120 units into two separate parts.

Sloan said the federal officials still had not given final consent but "they seem to be very favorable to the idea."

Under this plan, the contract between the federal government and the local authority would remain as one contract but the bids for the 60 units inside the area and the 60 units outside the area could be let separately.

Property Acquired

This would mean that construction could begin on either of the two 60 unit projects as soon as property is acquired. Previously the federal government had held that no construction could begin until all property for both projects had been acquired.

Barring one possible delay, the property acquisition for the 60 units outside the project area can be cleared up very quickly. This property is located on N. Harris St. just south of Spalding Park near Franklin Junior High School.

Sloan said all property there is under sale contract except for one parcel and a condemnation suit has been filed against that property.

Acquired Soon

Unless there is considerable resistance to that suit on the part of the owner, the property is expected to be acquired soon, Sloan said. HUD has the funds for the purchase of all property there readily available, he said, and it will be "immediately forthcoming when necessary."

Construction of the public housing units is important to the completion of the urban renewal project. It has already become difficult to find adequate housing for families dis-

The low cost of land in the urban renewal area would have reduced the cost per unit of the 60 units outside the area, if both were under the same contract.

David Gensemer, director of urban renewal, said the acquisition of property for the 60 units inside the project area is almost completed also and might possibly be closed by Sept. 15.

There will remain several improvements to this land, however, before the public housing authority can take title and begin construction.

There are only two parcels of property in the public housing area inside the urban renewal project which remain to be acquired.

Almost Completed

Negotiations for one are almost completed, Gensemer said and the other should be cleared up by the middle of September.

The area must be cleared of structures by the city before the public housing authority takes title. The demolition of all structures in the urban renewal area is under one contract which is already in force.

The city must also rough grade the property for both the public housing and a private federally financed low cost housing development to the north. Gensemer said this contract has been prepared and will be forwarded to HUD for their approval as required, before bids are taken.

Also, the replat for the area must be approved by the city council before the property can be transferred. The preliminary replat of the area has council approval but the final replat is not ready for consideration.

Final Replat

The final replat must pass through the Plan Commission before being forwarded to the city council.

The contract for sale of the property by the city to the public housing authority has already been approved by HUD and it remains only for the city council and the housing authority to formalize it after all preliminary details have been cleared.

CHAMPAIGN-URBANA COURIER

Urban Renewal Notes to Draw Low Interest

By Darlene Napady

The Champaign Urban Renewal department Tuesday accepted a joint bid by the First National Bank of Boston and John Narveen and Co., Inc., for \$1,665,000 worth of preliminary loan notes at a surprisingly low interest rate of 2.93 per cent.

Neither Warren Browning, Champaign city manager, nor David Gensemer, urban renewal director, could give any reason why all five submitted bids offered less than three per cent.

The notes are guaranteed by the federal government and all income from them is tax-exempt. But even federal issues generally have not drawn such

low interest rates. The urban renewal department Monday received a \$913,000 check, the first payment

...ered a premium of \$32. Had more than one bidder submitted the same low bid, the department would have accepted the one that offered the highest premium.

Other bidders, with the interest rates and premiums they offered, were: Morgan Guaranty Trust Co. of New York, 2.95 per cent and \$88; Bank of America, 2.95 per cent and \$83; Mellon National Bank and Trust Co. of Pittsburgh, 2.95 per cent and \$81; and Continental Illinois National Bank and Trust Co. of Chicago, 2.99 per cent and \$83.

Urban Renewal Problems Discussed Before CAC

By Darlene Napady

Proposal to expand Champaign urban renewal program would not get a single vote it came before the city Council, Mayor Virgil told the Citizen's Ad-Committee on Urban Re-

Tuesday. present project has not enough tangible results Council to consider un-

ing more urban renewal he said in reply to gation that applications deral planning grants be red for new renewal sites.

er federal law, the govern- body of a locality — in case the City Council — approve all requests for before they can be submit-

the Department of Hous- id Urban Development. ry Spies of the University nois' Small Homes Council ice chairman of CAC, said

ation should be made as as possible because it us- takes a year from the a request is submitted be- funds are actually forth-

ing. Only \$250,000 of this amount probably would have to be in- vested in a university-related project itself because federal matching funds would pay for the rest, he explained.

This would leave the city with as much as \$3 million in "cred- it" for renewal work, meaning it would be eligible for a maxi- mum of four times for a maxi- or \$12 million in federal money, under the current formula for matching funds, if it made ap- plication by 1970.

Such a project would involve acquiring about six square blocks of land in the area bound- ed by 4th Street, University Av- enue, Wright Street, and Spring- field Avenue, clearing away un- wanted structures; and selling the land to the university.

This would make the city eligi- ble for benefits described in Section 112 of the National Housing Act, which states that if any part of a renewal area is within one-fourth mile of a university campus, the city can count all university land acquisitions, within a quarter mile of campus and the city limits, as part of the city's one-quarter share in other renewal projects.

Two years ago, when such a project was discussed with U. of I. officials, it was esti- mated that the university had spent \$3,250,000 to acquire land in this category, Gensemer said.

If the city, therefore, under- took an urban renewal project within a quarter mile of the U. of I. campus, it could claim to be putting up \$3,250,000 for renewal work.

Only \$250,000 of this amount probably would have to be in- vested in a university-related project itself because federal matching funds would pay for the rest, he explained.

This would leave the city with as much as \$3 million in "cred- it" for renewal work, meaning it would be eligible for a maxi- mum of four times for a maxi- or \$12 million in federal money, under the current formula for matching funds, if it made ap- plication by 1970.

After 1970, the city would be eligible for three times its cred- its or \$9 million, Gensemer said.

With \$3 million in credits the city could undertake a second urban renewal project, just south of the western part of the present one, which could include some of the improve- ments being suggested for re- vitalizing downtown Champaign, he continued.

If the western boundary of the new project area were moved from the eastern to the

include such proposed improve- ments as the Main Street under- pass, and enlargement of Park Avenue and 1st Street, he said.

The credits also could cover the local share of all other pro- posed urban renewal projects, he said.

At Tuesday's CAC meeting, James Williams, the projects' relocation officer, reported that a special, non-profit corporation organized by Mount Olive Baptist church to build low-cost housing on cleared land, had encountered difficulty in raising funds to get the project under way.

The corporation had applied for \$25,000 in seed money from a state revolving fund but had been told it would have to or- ganize a group with a "broader base," Williams said.

The corporation now will have to reorganize its board or obtain the \$25,000 from another source, he said.

In response to a query about the progress of plans for public housing in the renewal area, Gensemer said he had not heard from the county housing authority in several weeks, but added that by the end of the week only one house and a junk- yard will have to be eliminated before the site is ready to be turned over to the authority.

Richard Warren, who has been put in charge of acquisition for the project, reported that only 21 pieces of property in the entire area remain to be acquired.

Contracts for 16 of these still have to be worked out, while the other five are undergoing condemnation proceedings, he said.

The city also will conclude its first contract with Cham- paign Homes, Inc., Sept. 30.

Under the \$8,338 contract, Champaign homes will purchase four rehabilitable houses located on land scheduled to be cleared, move them to new lots, and then sell them at cost to fam- ilies dislocated by urban re- newal.

Another contract with Cham- paign Homes, covering seven more houses, is being prepared

Douglass Project Planners Named

A four-man steering commit- tee was formed Thursday to begin coordinating planning for a multi-purpose neighborhood facility at Douglass Park, prob-

ably on land to be acquired under the urban renewal pro- ject. The members were designat- ed at a second meeting on the subject after David Lawrence,

director of the Boys Club, sug- gested since they already had volunteered their services they get the project under way.

The four, the Rev. James Offutt, Vernon Barkstall, Paul Hursey, and Ken Allen, were empowered to include others in their group which is to begin gathering data for application for a grant from the Depart- ment of Housing and Urban De- velopment (HUD).

Don Bresnan, chairman of the Champaign Park District board, declined a suggestion that he or another member of the board be included on the committee, saying main planning for the facility should be left to repre- sentatives of the area to be served.

Ultimate Responsibility

The park district will remain ultimately responsible for the undertaking, since it will be the taxing body that signs the ap- plication for federal funds, Bresnan explained. "But we cannot do the 'part- icipating' for the community, although we will do everything possible to eliminate any bottle- necks," he said.

He also urged the committee not to be overly concerned with funds, at least in the beginning stages, but rather concentrate on finding out what area resi- dents would like in a facility.

Offutt, pastor of Mount Olive Baptist Church, said a group of youths has volunteered to

conduct a door-to-door sur- vey to sample community feel- ings on what should be includ- ed.

Offutt said he would oversee this activity, adding that the results could be used to com- plement any views expressed in a public meeting of area residents.

Such a meeting had been sug- gested as one means of discover- ing the people's desires.

Barkstall, executive director of the Urban League of Cham- paign County, stressed that com- mittee could not be in charge because it lacks ultimate au- thority.

In Favor of Meeting

He also supported the idea of a general meeting, saying this would give persons who may not have learned of the project until now a chance to present their suggestions.

Hursey, former Urbana alder- man and head of a program to recruit minority group work- ers for the University of Illinois, pointed out that numerous sug- gestions had been made at Wednesday's meeting on what services and facilities should be included.

"There is a need for recrea- tion facilities, health and legal services, and job training, among others, so we at least have some place to start," he said.

Allen, a member of Volunteer Illinois Projects, agreed to help prepare the HUD application and said he would obtain copies of applications for similar proj- ects elsewhere so that those planning the facility would have some idea how other groups have gone about this task.

The issue of a multi-purpose neighborhood facility in connection with an expanded Douglass Park, first came up at the July meeting of the park district board when representatives of SOUL, a black men's organiza- tion, asked the district to un- dertake the project.

Woodrin Kee of HUD's neighborhood facilities program met with interested persons Wednesday, to explain the idea,

Two Zoning Changes Are Approved

The Champaign City Council approved two zoning changes and deferred a third Tuesday evening.

The zoning petitions concerned the block bounded by Eureka, Neil, Tremont and Hickory streets; and seven acres at Sun- set and Edgebrook drives.

Deferred was a petition for business zoning of lots at 506-512 East Healey and 509 S. Sixth.

The land on North Neil Street was rezoned from multiple-family residential to neighbor- hood business use. The petitioner is the J. M. Jones Co., which re- portedly plans to develop a neighborhood shopping center there.

The land at Sunset and Edge- brook was rezoned for high- density multiple-family resi- dential use to permit develop- ment of a privately owned fed- erally assisted housing project for middle-and low-income fam- ilies.

Thursday, Sept. 26, 1968

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" fed- eral program specialist appar- ently failed to satisfy black lead- ers concerned with a lack of recreation facilities in Cham- paign-Urbana's Northend.

Woodrin Kee, of the "Neigh- borhood Facilities" program, a division of the Department of Housing and Urban Develop- ment (HUD), told the group of about 70 persons how to obtain federal funds for such a proj- ect. The local community, he

Although the park board has agreed to serve as the govern- ment body through which the application for funds is to be made, HUD requires a repre- sentative administrative board composed of members of gov- ernment, service organizations, and the people serviced by the center.

Priority Funding The Neighborhood Facilities

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 adminis- trative 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 va- rious government and service or- ganizations. The park board apparently will not, however, assume a cen-

mer suggested the city the U. of I. in a 112 Proj- which could bring the city much as \$3,250,000 in non-credits to use in future cts.

vitalizing downtown Champaign, he continued.

If the western boundary of the new project area were moved from the eastern to the western side of the Illinois Central Railroad tracks, it could

then sell them at cost to families dislocated by urban renewal.

Another contract with Champaign Homes, covering seven more houses, is being prepared for city council action, Warren added.

Baptist Church, said a group met with interested persons of youths has volunteered to Wednesday, to explain the idea.

FRIDAY, SEPT. 27, 1968

THE NEWS-GAZETTE

Committee To Direct Center Study Named

By BOB GESKE News-Gazette Staff Writer

A four-man steering committee was formed Thursday evening to coordinate and direct efforts to develop a new multi-purpose community center in Champaign's Northeast Neighborhood.

Vernon Barkstall, Rev. James Offutt, Paul Hursey and Ken Allen were accepted as steering committee members at a community meeting at the St. Mary's School building.

Barkstall is director of the Champaign County Urban League; Rev. Offutt is pastor of Mt. Olive Baptist Church; Hursey is a former Urbana Alderman and former director of the Champaign County Economic Opportunity Council; and Allen is head of the University of Illinois Volunteer Illini Projects.

The four men assumed the responsibility of ascertaining the needs of the neighborhood, seeking commitments from social agencies to provide services in the center, and coordinating the effort to get local and federal funds to construct the new center.

The Champaign Park District already has offered to donate a site and to be the necessary sponsoring public agency requesting federal funds for construction.

Meet At Once The committee met immediately to formulate plans for the planning stages.

Rev. Offutt, who volunteered to undertake a survey of the needs in the black community, said he will begin circulating questionnaires Friday morning to find out what services the black community would like to see incorporated in the center.

He said a door-to-door canvass in the area would be made by volunteers to compliment the questionnaires in finding out what facilities and agencies will be most beneficial to people to be served by the proposed facilities.

Champaign Park Board President Don Bresnan suggested early in the meeting Thursday that members of the black community lead the movement to develop a new center.

Two Volunteer Offutt and Hursey volunteered immediately to take leadership responsibilities, but their acceptances were ignored in an ensuing discussion of the particulars of possible future problems.

Allen, former president of Volunteer Illini projects, frequently interrupted the discussion to ask that the talking be limited to getting "the idea off the ground." He also volunteered to work on the project.

Later in the meeting a man who identified himself as Dave Lawrence proposed that the group accept the volunteered leadership of the men and appoint them to the steering committee. He said the "responsibilities of getting the idea into positive action had to be given to some small semi-official group because a large body could not consolidate control.

The group accepted the four-man committee.

Bresnan promised the committee "any help the Champaign Park Board has to offer in getting this project under way."

Donate Land He said the park board will donate the land for the proposed facility. He also promised any secretarial or consulting help the committee feels it needs.

He repeated that HUD demands that a project of this type must have resident participation in the planning of this type of facility and also their participation in administration when the center goes into operation.

For this reason, he said, "the Park District would like to work as a helping agency for the steering committee, but we should not assume any direct control."

Offutt said he would like to schedule a public meeting of the people to be served by the new facility to hear any suggestions they may have in the formation of the center. The date of that meeting has not been announced.

Allen said when the needs of the new center are ascertained and financing possibilities investigated, the committee can begin thoughts of tentative building planning and possible work

MONDAY, SEPT. 9, 1968

THE NEWS-GAZETTE

Legals

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT CHAMPAIGN COUNTY, ILLINOIS

CITY OF CHAMPAIGN, ILLINOIS, a municipal corporation, Petitioner,

- vs. JOHN HARMON, SR., FLO-RINE HARMON, WILLIAM HARMON, C. E. TATE, RAY Y. TATE, CLEO LEE, LLOYD LEE, MARION WISEGARVER, GEORGE P. WISEGARVER, DELORES WISEGARVER, DEAN WISEGARVER, BETTY WISEGARVER, THOMAS D. WISEGARVER, ALICE WISEGARVER, GENE CARTER, WISEGARVER, CARELIN L. WISEGARVER, MARY ELLEN WISEGARVER, MELVILLE, IRVING F. MELVILLE, VIRGINIA MAY WISEGARVER, SCHNEPPER, DONALD SCHNEPPER, ROBERT LLOYD WISEGARVER, ALTA WISEGARVER, BETTY LOU WISEGARVER, MCGURK, ALBERT MCGURK, NORMA JUNE WISEGARVER AHLRICH, ROBERT AHLRICH, IRMA LEE WISEGARVER, BARDWELL, LAWRENCE W. BARDWELL, JESSIE MAE WISEGARVER, LANGELER, HARRIS S. LANGELER, ROBERT C. SUMMERS and MORRIS BROWN Defendants.

AT LAW NO. 68-L-460

NOTICE BY PUBLICATION

NOTICE IS GIVEN YOU, Cleo Lee, Lloyd Lee, Betty Lou Wisegarver McGurk and Albert McGurk, that this case has been commenced in this court against you and other defendants, asking that title to the following described real estate be transferred to the Petitioner through eminent domain:

The N 1/2 of the following described real estate: The East 170 1/2 feet of Lot Two (2) of a subdivision of the North Half No. 2 NW 1/4, East of the Railroad in Section 7, Township 19 North, Range 9 East of the 3rd P.M. in J. W. Stipes Subdivision of the City of Champaign, Illinois, commonly known as 903 North Fourth Street, City of Champaign, Champaign County, Illinois further identified as Parcel No. 428 on the Urban Renewal Acquisition Map in said Urban Renewal Plan,

more correctly described as follows:

Beginning at a point 127 feet North and 43 1/2 feet West of the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, which said point is at the intersection of the West line of Fourth Street with the North line of Tremont Street, thence West 127 feet to the East line of that tract conveyed by John Butts and Lorene Butts, his wife, to the City of Champaign, Illinois, by warranty deed recorded March 5, 1968, as document 773615, thence North along the East line of said tract and said East line extended 32 1/2 feet to the South line of C. S. Adams Subdivision, thence East along the South line of said C. S. Adams Subdivision 127 feet to the West line of Fourth Street, thence South 22 feet to the place of beginning, together with any lands owned by the defendants herein which may lie within Fourth Street or within

MONDAY, SEPT. 30, 1968

THE NEWS-GAZETTE

Defer UR Land Sale

The first resale of land in Champaign's urban renewal area has been postponed one week, renewal director David Gensemer said Monday.

The city had been scheduled to sell four lots Monday morning. However, Gensemer said, the sale was postponed pending final federal approval of the city's disposal contracts.

Gensemer said he and one of the department's attorneys will visit Chicago Thursday to discuss the contracts with officials of the U.S. Department of Housing and Urban Development.

The first four lots in the area are being sold to Champaign Homes Inc. for use as sites for rehabilitable houses being located from clearance area of the urban renewal project.

division of the Department of Housing and Urban Development (HUD), told the group of about 70 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 a 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 argued that after such a letter had been filed, the park board, once notified of the EOC action, should then have pursued the matter as the government body responsible for making formal application.

Bresnan replied he was unaware of the 1967 EOC effort because of reorganization of the park board in April 1967 to include the Champaign Recreation Department. If 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.

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 performed by an organization like EOC, or Urban League" rather than a government body.

Leaders Angered

Apparently it was the park board refusal to assume the central role in coordinating the various groups into an administrative board that angered some white and black leaders at the meeting.

A group walked out of the meeting about 9:30 p.m.

Kee said in 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.

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

participate in preparing the application for federal funds.

Funds for 15

Kee said the Chicago office has only enough funds to fund about 10 to 15 centers a year in a 10-state area. Several priorities are considered in deciding which communities get funds.

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Major Portion

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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.

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, Woodruff Kee, told the meeting that the first step in getting a new center should be to "pull yourselves

City Manager Referendum Set Nov. 5

By L. H. Alexander
The Champaign City Council Tuesday set the regular election day, Nov. 5, as the date for the referendum on whether to abandon the city manager form of government.

Bernard Smith, a leader of the anti-manager group, used the occasion to officially open his group's efforts to defeat the city manager form of government.

Acknowledging his faction as the underdog, Smith said they would wage a hard campaign and expected victory despite the array of money and prestigious groups and individuals against them.

"I understand that when they were voting on whether to adopt the city manager form of government, a downtown businessman said that for every nickel the opposition spent, they would spend \$20," Smith said.

This will apparently be a key point of the opponents' campaign.

By tying the city manager form of government to advancement of business interests, the opponents can perhaps nullify the expected support for the manager.

So far only the board of directors of the Chamber of Commerce has endorsed city manager form.

Smith stated that "the only way the working man can hope for representation in city government is to vote against the city manager."

County on Media

Smith said his group did not plan large expenditures for advertisements or campaign literature but rather "will count on the news media" to disseminate their view.

If the city manager form of

urer John Upp to the post of city clerk. Walter Bailey resigned the post in mid-September, effective Oct. 1.

There has been no one chosen to replace Upp as treasurer.

The council voted unanimously to approve redistribution of land parcels in two blocks of the urban renewal area. The council also authorized a small parcel there to clear titles.

During audience participation, two residents from the 1000 block of West Bradley Avenue complained that the street improvement project there was causing general inconvenience to the neighborhood, that the speed limit on the street had been drastically increased and parking would be removed.

Trucks a Hazard

They also complained that trucks to the HumKo and Kraft plants caused a disturbance at all hours, and constituted a hazard, especially with the higher speed limit.

City Manager Warren Browning said the speed limit was increased five miles an hour, not 10 as they had suggested, and there are no plans to remove parking from the street in the immediate future.

Browning said he would instruct the city's traffic engineer to study the possibility of re-routing truck traffic to these two plants.

Councilman Paul Somers asked if it was true that the city was holding up construction of 60 units of public housing inside the urban renewal area because it could not turn over the necessary land to the public housing authority.

David Gensemer, director of urban renewal, said he did not think this was the case and he knew that the Housing Authority had not completed purchase of land for 60 units outside the area which the federal government has ruled must be built in conjunction with the project.

In answer to another question by Somers, Browning said that the city will soon undertake a campaign against abandoned vehicles.

Browning said he had informed the police and other city

Apple Trees to Get the Ax? ^{OCT 9, 1968} _{Coovic}

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."

The department's problem centered around a grove of apple trees in the north central portion of the current urban renewal project area.

The orchard and a house occupy six lots, which will be redivided into four for resale. In the play, the orchard was cut down as a symbol of progress.

At Tuesday's meeting of the Citizens Advisory Committee on Urban Renewal, the Rev. James Offutt asked that the trees be removed as part of the demolition work.

Both David Gensemer, urban renewal director, and Henry Spies, CAC vice chairman, replied that as a rule, trees were being removed only when they were known to be in the way

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.

Wikoff Backs City Manager System

By TONY BURBA
News-Gazette Staff Writer

Champaign Mayor Virgil C. Wikoff praised the city's council-manager system of government Sunday, calling it "the most efficient system possible" for cities the size of Champaign.

Wikoff debated mayor-commission government supporters Dean Lafferty and Bernard Smith Sunday morning at a discussion group meeting at the First Methodist Church in Champaign.

The mayor's comments were the first public support of the city's present governmental system during the current campaign to abolish the system.

The "anti" forces, who want to revert to mayor-commission government, have made several

Form Committee To Keep Manager Plan

A "blue-ribbon" committee to support continuing council-manager government in Champaign was scheduled to meet Monday afternoon.

The committee's membership has not yet been announced, but Attorney Don Richmond, who has been in charge of forming the committee, said the group probably would issue its first public statement Tuesday.

making decisions."

Wikoff also pointed out that there is no apparent correlation between urban renewal and city managers.

THURSDAY, OCT. 3, 1968.

Defer Action On Rental Housing Units

By CAROLYN SPLEAR
News-Gazette Staff Writer

Questions on the feasibility of including leased housing in the Champaign County Housing Authority's facilities were deferred Wednesday afternoon until officials and area residents can meet with an official of the Public Housing Authority later this month.

Representatives of the Council for Community Integration, SOUL and the League of Women Voters attending the quarterly meeting for the housing authority questioned director Bud Finney on the progress of this program during Wednesday's session.

Finney explained that William Miller, chief of the PHA leased housing office, had suggested at least 25 such units be included in the leasing program.

The housing authority has experienced difficulty in getting the program beyond initial stages during the past nine months.

A representative of the CCI asked Finney if there were funds available to canvass the community's needs for such housing.

"The housing authority has no money in its current budget to hire several fulltime people for canvassing," said Finney, noting that without federal help such a canvassing project would be impossible for the authority to conduct.

Housing Unit Bid Letting Before Spring?

Progress on land acquisition in the 120-unit Champaign urban renewal area is expected to enable bid letting on construction before spring, the Champaign County Housing Authority Board members learned Wednesday afternoon.

Bud Finney, housing authority chairman, said titles to two of five pieces of land in the N. Harris Street site have been secured by the authority and prices have been established for the remaining lots.

He said the authority hoped to have titles to the remaining parcels of land by mid-November.

The site is the proposed location of 60 units.

Finney indicated the architects have completed work on the entire urban renewal project.

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, Woodruff 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."

He said as many agencies and groups as possible should

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.

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The HUD official, Woodruff 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."

He said as many agencies and groups as possible should participate in preparing the application for federal funds.

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vertisements or campaign literature but rather "will count on the news media" to disseminate their views.

If the city manager form of government is defeated Nov. 5, state law provides that campaign will revert to the Commission form of government after municipal elections in April 1971.

In other action Tuesday the council appointed City Treas-

by Somers. Browning said that the city will soon undertake a campaign against abandoned vehicles.

Browning said he had informed the police and other city officials and the cleanup will begin as soon as enough time has elapsed to legally declare the vehicles abandoned.

The city has the power to remove vehicles declared abandoned from private as well as public property.

Says Advisory Committee (Courier) OCT 9, 68 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 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

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 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

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 in earlier stages, Gensemer said.

city's present government during the current campaign to abolish the system.

The "anti" forces, who want to revert to mayor-commission government, have made several previous speeches.

One of the chief weaknesses of the mayor-commission system, according to Wikoff, is the fact that the mayor and each commissioner must devote at least 30 hours a week to actual city administration.

"How many people who are not professional politicians can afford to give up their jobs or businesses to take a four-year gamble that they will have a job?" He asked. "I would not have done it. This provision would prohibit many people from taking part in their government," he added.

Mayor Wikoff also pointed out that the mayor-commission system probably would be more expensive.

He estimated the city would have to pay a mayor at least \$15,000 a year and commissioners as much as \$10,000 for a total cost of \$55,000. In contrast, the city manager currently is paid about \$19,000.

Lafferty emphasized urban renewal in his presentation, charging that "urban renewal is the mark of city managers."

He claimed that urban renewal on a nation-wide basis has destroyed more homes than it has produced.

He also bore down on the Public Administration Service, to which the City of Champaign subscribes.

"If the city needs advice on anything, this group will send it right along, with the city's name on the cover with a blank space to insert an ordinance number, Lafferty said.

Smith commented, "I wonder whether people realize how much control this office in Chicago has over our city."

Wikoff replied, "I wish Mr. Smith would give the present council some credit for thinking for itself. Mr. Lafferty, as an accountant, undoubtedly belongs to professional groups which send him ideas and suggestions, but it is as asinine to say that his business is controlled by the National Association of Public Accountants as to say that Champaign is controlled from Chicago."

He added, "we would be derelict in our responsibility if we didn't have as much information as possible before

making decisions."

Wikoff also pointed out that there is no apparent correlation between urban renewal and city managers.

"Springfield, Danville and Mattoon, all are involved in renewal activities, and all three of them operate under the commission system," he said.

In reply to Smith's charge that the city manager is not elected and cannot be removed by the people, Wikoff replied that it is still easier to get rid of a city manager, who can be fired anytime by a majority vote of the City Council, than to get rid of a mayor who is elected to a four-year term.

Smith also criticized the council's "lack of responsiveness" to the people, pointing out that he had appeared before the council numerous times to protest the city's systematic housing inspection program.

"The program was not made voluntary until the Supreme Court ruled that search warrants were needed," he said.

Wikoff replied that it was impossible for any city government to change programs to suit everyone who complained.

"What makes Mr. Smith think a four-man commission elected at large would be any more responsive than a six-man council elected at large?" he asked.

Fighting Council?
A member of the audience, Robert Pingry, said that it appeared that what Lafferty and Smith were fighting was an unresponsive City Council rather than a city manager.

"This council has often ignored petitions from large numbers of citizens such as those protesting the rezoning the corner of University and Mattis Avenues," he said.

"Yet they seem willing to do anything at all to strengthen the interests of the downtown merchants. Wouldn't it be more appropriate to direct your action at the City Council, rather than at the manager?" he asked Lafferty.

Pingry added that he believed in the idea of a professional manager operating under the control of elected officials.

Lafferty replied, "That might be true. But," he said, "he and Smith had chosen to fight the council-manager system rather than the council itself."

Wikoff also replied to Pingry's question, stating, "The council is elected to make decisions that will benefit the city as a whole. These decisions may not always be the same as the desires of small groups within the city."

He added that the downtown business district provides the city with more than 30 per cent of its tax revenue. "If we lost the downtown, the tax burden will fall upon us as residential property owners."

In response to the other audience questions, Lafferty com-

Acquisitions May Aid In Champaign Urban Renewal

By TONY BURBA
News-Gazette Staff Writer

Champaign Citizens' Ad-Committee on Urban Re- apparently intends to a strong bid for at least more urban renewal proj- in the near future, includ- in the campus area.

a meeting Thursday after- committee chairman John reminded the group of us renewal discussed sev- years ago.

ler federal laws regulat- ing city area urban renewal, relatively small project executed, all the money University of Illinois has on land acquisition in Champaign during the past sev- years could be used as non- credits to finance the city's of other renewal projects.

Urban Renewal Director Gensemer estimated the ash credits would total at \$2.5 million. Using those ts, the city could qualify s much as \$7.5 million in- g federal funds without g to put up any cash of its

It said the credits could be to help finance other re- l projects either in the east Neighborhood, where e I of a six-phase renewal already is proceeding, or e downtown area.

e committee voted against ily recommending to the cil that action be taken to r formal planning for a us project and for more rel- work in the Northeast hborhood.

1 Intentions
rr recommended instead the committee simply dis- the possible alternatives the council in an attempt to out whether the council in- to proceed with any more renewal work. A meeting en the committee and the cil has been scheduled for 26

It does the time to make decision is now, while we an efficient staff to contin- on," he said. "If they of intend to continue, there sense in our going on."

committee members and that the group eared to show the council e results in the current program.

uggested that before ophotographs of reha- uses, site plans for private housing and e included in

for or opposition to more ur- to make for themselves," he ban renewal among Northeast Neighborhood residents. "Many people ask what's going to be open, but that is the feeling in the neighborhood they want to know what plans

THE NEWS-GAZETTE
THURSDAY, NOV. 7, 1968

No Change In Vote Canvass On Manager

By TONY BURBA
News-Gazette Staff Writer

The Champaign City Council made retention of council-manager government official Wednesday evening by officially canvassing the results of Tuesday's referendum.

The officially approved totals were the same as the unofficial totals—11,032 votes in favor of retaining the system, 5,383 against it.

Councilman Seely Johnston commented, "I think it would be appropriate to affirm that we will abide by the decision of the voters and try to do better than we ever have before."

Mayor Wikoff asked, tongue in cheek, whether that statement meant Johnston was in favor of the council-manager system.

Didn't Say It

Johnston, the only council member who did not publicly oppose, return to the mayor-com- mission system, replied, "I didn't say that. I don't want anyone putting any words in my mouth."

In other actions Wednesday evening, the council voted to advertise for bids on the remodeling of the police station area in the City Building.

City Manager Warren Browning said \$5,000 had been budgeted, but he predicted the final cost probably would be higher.

The council also authorized advertisement for bids on the installation of traffic signals at the intersections of Fourth and Daniel streets and Kirby and Mattis avenues.

Plan Agreement

By a 5-2 vote, with Johnston and Councilman Robert P. Pope opposing, the council voted to approve its annual

THE NEWS-GAZETTE

FRIDAY, OCTOBER 18, 1968

Set Trial On Condemning UR Property

A Champaign County Circuit Court trial has been set for Nov. 12 so a jury can determine how much should be paid to Prime and Mamie Thomas for their home at 1108 N. Poplar, C.

The City of Champaign seeks to acquire the house as part of its urban renewal project. Mr. and Mrs. Thomas, who say they don't want to sell their home at any price, rejected the \$6,500 offered by the city, and Attorneys Hurshel C. Tummelson Jr. and Darius E. Phebus are preparing for what may be the most hotly contested condemnation suit of the urban renewal project.

In a hearing Thursday afternoon, Tummelson argued unsuccessfully before Chief Circuit Judge Birch E. Morgan that the city had not entered into "bona fide negotiations" with the owners.

He said city agents offered \$6,500 on a "take it or leave it basis." City representatives testified that their offer was based on two appraisals.

"If this home was Your Honor's and you were told that someone in Chicago had set a price you did not want to take, I think there would be more negotiations," Tummelson argued.

However, Judge Morgan ruled that the city had made a proper argument and because agreement with the owner was impossible, the city could proceed with the condemnation case in which a jury will fix the value.

TUESDAY, OCT. 15, 1968

THE NEWS-GAZETTE

Wednesday, Oct. 30, 1968

CHAMPAIGN-URBANA COURIER

Rental Subsidy Plan Discussed

By Darlene Napady

A rent supplement program need not have a single unit lined up to get started. But if should plan on at least 25 once the program gets under way, a federal housing official said Tuesday.

William F. Miller, head of leased housing for the Chicago Housing Assistance Office, met with persons interested in setting up a rent subsidy program in the Champaign-Urbana area.

The meeting had been arranged by the Model Community Coordinating Council to clear up misunderstandings about the program.

To get a program started, a local governing body, such as the city council, would have to instruct the housing authority in its area to submit an application, Miller explained.

The application would include the projected size of the program in number of units and other pertinent information.

Miller said he would have someone from his office come to Champaign as soon as possible to work out an application with the County Housing Authority.

Separate Applications
Separate applications would have to be submitted for Champaign and Urbana, he noted, since they have different governing bodies.

The county board of supervisors would not qualify as an applicant because if merely oversees, rather than regulates the city governments under it.

If work begins immediately on the application, the authority might be able to begin moving families into rented units as early as 90 days from now, he said.

Details on how the program would operate locally are still being worked out, said Bud Finney, director of the County Housing Authority.

Under consideration is a flat rent plan, in which each renter

would pay a certain amount for each type of dwelling, regardless of his own income.

Under this plan, for example, all renters might pay \$40 a month for a one-bedroom unit, \$60 a month for a two-bedroom unit, and so on, rather than an amount determined by his income.

But to qualify for rent supplements, a family would have to meet the same income requirement of regular public housing, Miller said.

Lansing Example

Miller described the rent supplement program in Lansing, Mich., the first in the 10-state midwestern area.

"Not one unit was available when the program was set up," he said. "Yet the housing authority submitted an application for a 100-unit program."

"The city's real estate brokers then formed a non-profit corporation and sold shares at \$10 each, raising enough money to acquire seven units ranging in price from \$6,700 to \$11,700. The corporation also spent an average of \$4,000 per unit on rehabilitation."

To be considered for a rent subsidy program, a unit must be in good repair and not located in a slum neighborhood, Miller added.

But run-down units will be considered if the owner will agree to make the necessary repairs before the renter moves in.

If a program, once it is established, does not come up with enough units, it will be phased out.

But all leases signed will be honored even if the program itself is closed down, he said.

Thursday, Oct. 17, 1968

CHAMPAIGN-URBANA COURIER

CDC Progress Report Readied

By L. H. Alexander

Richard Forbes, consultant for the Champaign Development Corporation, told the city council Tuesday an announcement of substantial progress in the redevelopment of downtown Champaign would be forthcoming soon.

Forbes said discussions with the Illinois Central railroad for purchase of a freight house "are coming along well." He revealed plans by the city to demolish the freight house and use the property for expanded parking for Main Street merchants.

The negotiations with the railroad are necessarily slow, Forbes said, but he hoped to see positive results before Christmas.

After negotiations for the freight house property are completed, Forbes said, the city will attempt to get Illinois Central approval for a vehicular underpass at Main Street and the IC tracks.

The railroad said previously that it would continue to oppose efforts for an underpass there, but Forbes remained optimistic.

Parking Study Progresses
Forbes said a parking study of the downtown area, financed by the city, is presently in progress and suggestions for expanding and reorganizing the city's parking program will be available soon.

In other action Tuesday, the city council approved a recommendation by the city manager to use all funds gained from

parking violation fines for expansion of parking. The council voted to use 35 per cent of the fines for the parking system. Previously, all parking fines went into the general operating fund. All funds from parking meters always gone to the parking system fund.

The council officially received bids on 12 city vehicles, five of which are police squad cars and the rest for various other departments. The council will act on the bids at its next regular meeting.

Three moving permits for Champaign Homes, Inc. were approved by the council. Champaign Homes is a not-for-profit corporation which is moving homes into the urban renewal area and rehabilitating them to minimum housing standards.

Ballot Districts Set
The council approved the voter approval for a vehicular underpass at Main Street and the IC tracks.

The districts and polling places will be published in The Courier prior to the election.

An ordinance annexing a lot in Lincolnshire subdivision was approved as was the vacation of a portion of an alley in Fairland Place addition.

The council unanimously approved a resolution by Councilman Frank Schooley recognizing the need of a Constitutional Convention and urging voters to study the issues and vote their preference Nov. 5.

The Board of Local Improvements, composed of the mayor and four councilmen, accepted the bid of Champaign Asphalt Company and Champaign Signal and Lighting Company for street lights in the campus area.

The project will provide modern street lighting for all streets from Green Street to Armory Avenue between Fourth and Sixth streets. The low bid on the project was \$47,821. The cost will be paid by assessment of property owners.

The council approved the sale of urban renewal land for

CHAMPAIGN-URBANA COURIER

Thursday, Nov. 14, 1968

City Favored In Lawsuit

A Circuit Court jury Wednesday afternoon deliberated only 2½ hours before returning a verdict that was seen favoring

THE NEWS-GAZETTE

THURSDAY, NOV. 7, 1968

...suggested that before photographs of reh... houses, site plans for private housing and documents be included in presentation.

...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

Plan Agreement
By a 5-2 vote, Johnston and Councilman Robert P. Pope opposing, the council voted to approve its annual agreement with the Champaign County Regional Planning Commission.

Browning pointed out that the city's share of the cost of operating the regional planning office was about \$5,000 a year less than the city had been spending to operate its own planning department before the regional department was formed.

Johnston suggested that more of a personal touch might result if the city had its own planning department.

The council also approved the purchase of 12 vehicles for various departments and approved the establishment of regulations for the fire department and authorized the institution of eminent domain proceedings to clear title on a tract of land in the Phase I urban renewal area.

Second UR Land Sale Studied

Another urban renewal land sale will be considered by the Champaign City Council Tuesday evening.

The sale involves a portion of the tract at the southwest corner of Bradley Avenue and Fourth Street, to be purchased by the Church of the Living God as site for a new building. The city's first renewal land sales were made last week.

Also on the agenda for the meeting are ordinances setting precinct boundaries and polling places for the Nov. 5 referendum on whether to retain council-manager government.

The boundaries and polling places are to be the same as those for the general election being held at the same time.

The council also will receive bids on 12 new vehicles for various city departments.

THURSDAY, NOV. 7, 1968

Urges Better Use For UR Committee

Champaign County Councilman Paul Somers Wednesday called on the council to "make better use" of the citizens' advisory committee on Urban Renewal.

"There is no city commission which makes more thorough reports and recommendations to us, and there is none which we more consistently ignored," Somers said.

He cited committee recommendations that the city create its own housing authority, that work on Phase II or urban renewal be begun and that a leased public housing program be instituted.

"We asked the public housing authority for the leased housing 10 months ago, and we have never looked into it again since," Somers said.

He asked Mayor Virgil Wikoff to arrange a meeting between the council and the committee sometime in November.

"We should either get on the same wavelength with these people or tell them they're wasting their time," Somers said. Wikoff agreed to arrange the meeting.

A Circuit Court jury Wednesday afternoon deliberated only 2½ hours before returning a verdict that was seen favoring the city of Champaign in the last of the urban renewal condemnation suits for phase one.

The suit was brought by the city against Robert Wittbrodt, owner of the property at 412-414 E. Eureke St.

City appraisers estimated the worth of the property at between \$30,000 and \$32,000, while appraisers for the defendant valued it at between \$39,000 and \$42,500. The jury returned a verdict of \$34,500.

According to attorney Harold A. Baker, representing the city, Champaign now has all the land it needs to proceed with the development of phase one of the urban renewal program.

The area generally extends from the north edge of the city to Douglass Park, bounded by Wright Street on the east and the Illinois Central Railroad tracks on the west.

...streets. The low bid on the project was \$47,821. The cost will be paid by assessment of property owners.

The council approved the sale of urban renewal land for redevelopment by the Church of the Living God.

...BY TO BEGI

CHAMPAIGN-URBANA COURIER

Friday, Nov. 8, 1968

Changes in UR To Be Discussed

By L. H. Alexander

An extensive evaluation of present and future urban renewal programs in Champaign will begin in a few weeks.

City Manager Warren Browning said Friday, "The time has come when discussions of future urban renewal programs in the city must be held."

A meeting between the city council and the Citizens Advisory Committee on Urban Renewal has been tentatively scheduled for Nov. 26.

Browning also announced Friday completion of the enlarged campus parking lot at 6th and Green streets. Mayor Virgil Wikoff will cut a ribbon officially opening the lot at 9 a.m. Wednesday.

Court approval of the annexation of 128 lots in Ridgewood and the eighth Holiday Park subdivisions was obtained Thursday, Browning said.

The city manager said this is the first time the city limits have exceeded Duncan Road on the west. The additions will add between \$1.25 and \$1.5 million in assessed evaluation to the city's tax base.

Browning indicated the city will now give thought to widening

operate as we are now doing, adopt new procedures, or discontinue the program after Project I is completed," he said.

There is little chance the city will abandon urban renewal, however, but Browning hinted that a new, more flexible operating procedure may be adopted.

There is now available, according to federal regulations, an operating procedure called the Neighborhood Development Program. Browning said this differs from the present General Neighborhood Renewal Program in that it is funded on an annual basis and does not consider specific parcels.

Browning said he believed the adoption of the Neighborhood Development Program in future urban renewal "should cut the total time involved in completion of a project and give the city more freedom of movement at the local level."

Browning said he was aware of the feelings of a majority of councilmen who have previously stated opposition to future urban renewal projects before tangible results are seen.

On the parking lot

Beautification Plan For South Neil To Be Announced Soon

Plans will be announced soon for beautification of a portion of one of the main entry ways to Champaign.

The beautification project will be done on a strip of land on the east side of South Neil Street immediately to the north of Stadium Drive.

Extending for about three blocks, the strip, which is now vacant, will be landscaped with trees and shrubs.

The project will be a part of the city's beautification project of the city of Champaign and the Champaign County Department of Council Foundation.

The CCDC is to pay the cost of materials for the project, while the city will donate the labor needed to beautify the area.

The city reportedly is negotiating to lease the land from the Illinois Central, which owns the property.

City in Insurance Plan

UR Places Champaign in High Risk Program.

By Robert Frump
 Champaign citizens unable to obtain property insurance with private firms because of their location in depressed areas can now obtain insurance from a state assigned risk company pool, an official of the Illinois director of insurance office said Monday.

Residents of Champaign and 50 other Illinois cities who own "insurable" property in depressed neighborhoods are eligible for the state program which pools all 650 property insurance companies in the state and requires them to write insurance for property owners that meet Illinois Property Insurance Placement Facility minimum standards.

state Property Placement Facility in Chicago.

The facility then assigns its own agent to investigate the request. If the property is found to be of enough value to be classified "insurable," then the state facility will take action by assigning one of the 650 companies who write property insurance in Illinois to insure the citizen's property.

Although the program is now limited to only 51 Illinois cities, an East St. Louis agent who has been active in insurance organizations has predicted the demand for the program throughout the state will be great enough to merit full state-wide extension.

The program is aimed at remedying insurance vacuums which arise when insurance companies refuse to insure property because it is located in an area they consider deteriorating, or when they have a high potential for civil disorders.

All cities operating urban renewal projects automatically come under the program. An official said Monday that although Champaign is not considered an area with a high potential of civil disorder, the present urban renewal program in Northeast Champaign indicates the city has some "deterioration."

Any citizen in Champaign who has property which is "insurable" and has been turned down by private insurance companies because of property location may apply for the program.

Application is made through local insurance agents. A citizens' request is relayed by the local insurance agent to the

THE NEWS-GAZETTE WEDNESDAY, NOV. 20, 1968

INVITATION FOR BIDS

THE CITY OF CHAMPAIGN, ILLINOIS, will receive sealed bids for Site Preparation of Urban Renewal Project Number 111, R-67, the Urban Renewal Project of the City of Champaign, Illinois, consisting of Contract No. 2 Sanitary Sewer Construction, generally consisting of the abandoning of sections of existing 8-inch sanitary sewer and the construction of approximately 1,224 feet of 8-inch sanitary sewer complete with appurtenances, located in the area generally bounded by East Bradley Ave., Wright Street, Grove Street, and the Illinois Central Railroad, until 3:00 P.M., Central Daylight Time, on the 17th day of December, 1968, at the Office of the Director of the Department of Urban Renewal, Room 400, Illinois Building, City of Champaign, Illinois. Bids will be publicly opened and read aloud during the regular meeting of the Council of the City of Champaign, Illinois, at 7:30 P.M., Central Daylight Time on the 17th day of December, 1968, in the Council Chamber, Municipal Building, Champaign, Illinois.

Contract Documents, including Drawings and Technical Specifications, are on file and may be examined or obtained at the Office of the Director of the Department of Urban Renewal, Room 400, Illinois Building, City of Champaign, Illinois, and are on file and may be examined only at the Office of the City of Champaign, Illinois.

Copies of the Contract Documents may be obtained by depositing \$5.00 with the City of Champaign for each set of documents so obtained. Each such deposit will be refunded if the Drawings and Contract Documents are returned in good condition within ten (10) days after Bid opening.

A certified check, bank draft or Bid Bond of the form attached, payable to the order of the City of Champaign, Illinois, in an amount equal to five percent (5%) of the face value of the total base Bid shall be submitted

Year-To-Year Basis For UR Proposed

By TONY BURBA
News-Gazette Staff Writer

A plan under which the city of Champaign could undertake urban renewal on a year-to-year basis was discussed Tuesday afternoon by the Citizens Advisory Committee on Urban Renewal.

City renewal director David Gensemer said the year-to-year plan would eliminate the current method of advanced detailed planning of an entire project before any part of the project is begun.

The new method, known as Neighborhood Development Planning, begins with a general plan for improving an area, such as Champaign's existing General Neighborhood Renewal Plan, Gensemer said.

The work would then be divided into one-year increments, with detailed planning for each year's work being done in the preceding year, instead of planning the entire project all at once.

Gensemer said that approach would eliminate the problem of trying to foresee all developments over a 10-year period.

The plan supposedly is more flexible and enables renewal work in an area to begin several years sooner than is now possible.

Committee Chairman Henry Spies commented that the plan sounded feasible. "But," he added, "it is useless unless we can change the present attitude of the City Council."

The council has been reluctant to discuss expansion of urban renewal activities until the results of the present Phase I project can be more clearly seen.

"The council is making a serious error in planning on this," he said, "because it will result in a long break between projects."

Election Fever Spreading To City Council Race

By L. H. Alexander

Though the campaign for three city council seats in Champaign will not begin in earnest until after the Presidential election in November, speculation about the results is already in the air.

The primary election will be held in February and the general election in April.

There is a strong possibility that three new faces will dot the ornate council desk after the first meeting in May when the election winners are sworn in.

Councilman Paul Somers, elected in a special election for a vacated seat in 1966, has already indicated he will not seek re-election.

Councilman Frank Schooley, a veteran of 10 years on the council, said Saturday he has made no decision on whether to run. "I am only interested in serving out my present term to the best of my ability," he said.

City hall observers plus other prospective candidates, however, are saying Schooley will not seek re-election.

Councilman Seely Johnston has made sounds to the effect he will not run again, but his recent voting record suggests he has not ruled out the possibility.

Johnston has expressed a strong interest in state politics

and decided only at the last minute not to make a primary challenge to incumbent Rep. Charles Clabaugh and Urbana Mayor Stanley Weaver in the race for the two seats in the House of Representatives which traditionally go to Republicans.

Johnston, a long time Nixon supporter, may also be looking to the November election. If Nixon is elected, there is a good possibility the staunch Champaign County Republican will receive a federal appointment.

The importance of the decisions of the three incumbent council members can not be over-estimated. It is extremely difficult, bordering on the impossible, to defeat an incumbent councilman.

Only twice in recent years have incumbent councilmen been defeated in attempts at re-election. Most new councilmen have appeared after retirements.

In 1966, Mayor Emmerson Dexter was defeated in his attempt for a third term by present Mayor Virgil Wikoff. Incumbent Councilman Kenneth Stratton, the only black on the council, was barely defeated, finishing a close fourth for three available seats.

Champaign has a rather odd system of electing city officials. The mayor is elected every four years as are councilmen, but

the elections of councilmen are staggered with half running at two-year intervals.

Issues Unclear

The issues in the forthcoming campaign are likely to be obscured. The incumbents, if they run, will run on their records. The challengers will promise more services, lower taxes and an effort to get the city moving again.

The urban renewal program, the major issue in the 1966 race, is not expected to generate much enthusiasm this time around. The first urban renewal project has already begun and the city would owe over \$1 million to the federal government if it were halted.

Future programs, however, might be an issue.

The urban renewal question in the 1966 election apparently didn't make much difference in the final outcome anyway. Of the five council members elected then, three were in favor and two opposed.

The November election may deprive the candidates of the juiciest issue of the campaign—the retention of the city manager.

The referendum to retain the city manager form of government has been scheduled for November in conjunction with the regular election, but the city council could reschedule it for the local elections. In this case, a genuine pro-or-con issue would confront all candidates.

Only one non-incumbent has so far indicated he will seek election to the city council.

Donald Clark, former news director of both WDWS and WKID radio stations, said Friday he will take out petitions for a council seat.

Clark, a relative youngster for politics, gained prominence locally for his undercover work for the state Narcotics Bureau which resulted in several arrests for marijuana possession over the past year. He is a conservative Republican.

Stratton Waits

Ex-Councilman Kenneth Stratton said Saturday he would run again if he were selected by

a combination of black leaders. "The decision to run again will not be mine," he said.

"We will definitely have a candidate from the black community, but the selection will be a group decision based on a consensus of all important groups and individuals."

The reason behind this move by black leaders is to stop a repeat of the 1966 election when votes were split between two black candidates, resulting in a loss for both.

Black leaders hope the selection of a consensus candidate will stop any other black candidate from seeking election.

In 1966, Stratton, a liberal, and Joe Somers, a conservative, cancelled each other out.

"I don't think it was particularly a split in the black vote," Stratton said, "but rather a split in the white vote for the black candidates."

Black leaders hope by making their choice known, white voters who support black representation on the city council will know for whom to vote in the face of unwanted competition.

The strategy worked perfectly in the school board elections in both Champaign and Urbana last April despite the fact that two blacks ran in both elections.

Forecast: Unchanged

The complexion of the council could be altered by the elections, but probably not significantly. Mayor Virgil Wikoff and Councilmen William Kuhne and M. G. (Bob) Snyder, all moderates, are not up for re-election.

Only one conservative Councilman Robert Pope, will not have to run.

Schooley can be classed as a moderate and Johnston as a conservative.

In any case, the council will lose its lone liberal, Somers.

Only the unlikely election of three conservatives could affect the council's basic outlook.

Though it is still too early to speculate on candidates, many of those mentioned as good possibilities are in the moderate to liberal camp.

In addition to the black consensus candidate who will undoubtedly be a liberal, John Barr, chairman of the Citizen's Advisory Committee on Urban Renewal; Leonard Flynn, chairman of the mayor's long range planning committee; and Donald Bresnan, president of the Champaign Park Board, are mentioned in city hall as possible candidates.



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A certified check, bank draft or Bid Bond of the form attached, payable to the order of the City of Champaign, Illinois, in an amount equal to five percent (5%) of the face value of the total base Bid shall be submitted with each Bid as a Bid guaranty to insure the Bidder will enter into a Contract with the City of Champaign, Illinois, if the proposal is accepted.

The successful Bidder will be required to furnish and pay for satisfactory performance and payment bond or bonds.

Attention is called to the fact that not less than the minimum salaries and wages as set forth in the Contract Documents must be paid on this project, and that the Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

The City of Champaign at its sole option reserves the right to reject any or all Bids or to waive any informalities in the bidding.

CITY OF CHAMPAIGN, ILLINOIS
BY JOHN UPP, CITY CLERK
DATE: November 20, 1968
No. 9499 Nov. 20, 1968

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CITY OF CHAMPAIGN, ILLINOIS
BY JOHN UPP,
City Clerk
DATE: November 20, 1968
1524—November 20, 1968

THURSDAY, OCT. 17, 1968

THE NEWS-GAZETTE

Urge Voters To Study Con-Con

The Champaign City Council Tuesday evening unanimously passed a resolution urging voters to study and vote on the issue of calling a convention to revise the Illinois Constitution.

"The council believes it is in the best interests of the citizens of Illinois to have an opportunity to modernize the state government," the resolution said. "We urge every citizen to study this issue and vote on it."

The resolution was presented by Councilman Frank Schooley.

In other actions Tuesday evening, the council voted to place all money from parking meter fines in the parking system fund.

About 15 per cent of the annual \$80,000 fine receipts has previously been credited to the general operating fund.

The council also voted unanimously to approve the sale of urban renewal land at Fourth Street and Bradley Avenue to the Church of the Living God as a site for a new building.

Bids on 12 new city cars were received and referred to the city manager for study.



News-Gazette Photo by Robert Arbuckle

FIRST UR LAND SALE. Mrs. Marjorie Laitinen, treasurer of Champaign Homes, Inc., presents Champaign Mayor Virgil C. Wikoff, with a check in payment for four lots in the city's phase I urban renewal area. Champaign Homes will use the lots as site to relocate and rehabilitate houses for sale to urban renewal displacees.

★ ★ ★ ★

UR Entering Final Phase; 4 Lots Sold

By TONY BURBA
News-Gazette Staff Writer

Champaign's urban renewal program entered its final phase Monday afternoon as the city sold four lots for private redevelopment.

The sale was made to Champaign Homes, Inc., which paid \$8,338 for four lots and four houses.

Champaign Homes is an organization of local women organized on a not-for-profit basis to provide housing in the urban renewal area.

Three of the houses the women purchased will have to be moved from their present locations onto three of the lots they bought. The houses, although they meet code standards or can be rehabilitated, are in areas scheduled for total clearance.

They are being moved to lots from which dilapidated houses were cleared, in blocks of the urban renewal area from which only the substandard structures were removed.

Mrs. Peggy White, president of Champaign Homes, said the three houses to be relocated probably will be moved before the

have the first option to buy the homes, Mrs. White said.

Champaign Homes already is planning to acquire more houses and lots in the near future, according to Mrs. White.

The women already have successfully moved and rehabilitated two other homes, one donated by a private organization and one acquired by the city for street right-of-way.

The houses purchased by the women are at 901 and 921 N. Poplar St., 305 E. Tremont St., and 1012 N. Fifth St.

The one on Fifth Street will not have to be moved. The others will be moved to lots in the 500 block of East Bradley Avenue and the 500 and 600 blocks of East Eureka Street.

City Urban Renewal Director David Gensemer commented that the Monday's sale put the urban renewal project in its disposal phase, the third and last phase of the project.

First Two Stages
The first two stages were property acquisition, which began in June, 1967 and is going on; and clearance, which began last winter and is continuing.

The city reportedly has completed about 70 per cent of the acquisition and a large portion of the clearance phases. According to the project timetable, acquisition should continue for several more months and clearance for about another year.

The entire \$2.3-million Phase I renewal project went into execution in May 1967, and is scheduled for completion in May

for said Saturday he would run again if he were selected by

Champaign. He was mentioned in city hall as possible candidates

CHAMPAIGN-URBANA COURIER

Friday, Nov. 15, 1968-15

More UR Study Asked

Citizens' Group Looks at Financing

By Darlene Napady

The Citizens Advisory Committee on Urbana Renewal Wednesday decided to advise the Champaign City Council to authorize planning additional urban renewal projects, but the group did not make a formal recommendation at this time.

CAC met to map strategy prior to a joint meeting with the council Nov. 26.

Henry Spies, of the University of Illinois' Small Homes Council and CAC vice chairman, made a motion that CAC recommend that the council immediately authorize the urban renewal department to apply for federal planning grants for at least one additional area in the northeast part of the city.

His motion included the recommendation that the city finance a share of the project through credits earned in a special project with the University

little disagreement with Spies' contention that planning should begin on additional urban renewal work as soon as possible.

David Gensemer, urban renewal director, said the longer the city waited before beginning the joint project with the university could mean a substantial loss in credits.

The city, in effect, has pledged to continue urban renewal work because the entire project area from Bradley to University Avenues, was submitted to the Department of Housing and Urban Development as part of the city's workable program.

The program currently is in HUD offices in Washington, but Gensemer said he expected approval by Dec. 1.

This would allow housing projects in the current urban renewal area to be started next year, he said.

At the next regular council meeting, Gensemer said he

Co-op Seeks To Hike Sales

OUR Co-operative Grocery Store has been averaging \$150 a day in gross sales but will have to double this figure to put itself on a paying basis, James Talley, acting co-op president, said Monday.

"We have to get more people to come in," he said. "Of course, once school starts, we hope graduate and married students from the university will be willing to shop here."

For the past two weeks the store has been offering a complete line of merchandise since buying out the remaining stock of the South Side Grocery.

Once its operations become financially sound, the store plans to double its floor space by expanding into the north end of the building it now occupies, the former Blue Flame Restaurant at 904 N. 4th St., Champaign.

"Hopefully we can do this in the next six months," Talley

Council Balks at Proposal To Continue UR Planning

By L. H. Alexander

The Champaign City Council refused Tuesday night to extend urban renewal until some positive results are seen in the first project area.

In a study session with the Citizen's Advisory Committee on Urban Renewal, Mayor Virgil Wikoff and Councilman William Kuhne joined with the usual urban renewal opponents, refusing to consider further projects until it could be ascertained the first project was successful.

John Barr, chairman of the CAC, urged the council to judge the merits of the first project now and make a decision soon. Barr declined, however, to offer any recommendation, saying continuation of urban renewal is a matter for the council to decide.

Councilman Paul Somers, who has opposed urban renewal locally on grounds the project is not helping the people, set the tone of council opinion by saying "the project is neither a good thing or a bad thing at this time, it is merely a thing."

"At this point, I can't pronounce urban renewal a success or a failure," he said.

Members of the CAC had said time is growing short for a decision on urban renewal. Requests for federal funds will already far outdistance funds available, they said, and further delay could mean Champaign will lose its experienced urban renewal staff.

Urban Renewal Director David Gensemer said he set June 1 as the date when he would begin seeking another position, but could not speak for the rest of his staff. The first urban renewal project will be completed in May, 1970.

The council was not totally negative on the question, however, and from comments it appeared that urban renewal will have the necessary support on this council to continue, but not now.

Wikoff told the CAC to make a further study of a campus urban renewal project and present the data to the council. He said also they should go beyond this point and decide how credits gained by the campus project could best be used in either a downtown project or another North End project.

The campus project, which would probably be somewhere around or in an area bounded by Wright Street, University Avenue, Fourth Street and White Street, has been under consideration for some time.

The principal point in favor of such a project would be that the city could accept as its portion of payment all land acquisition and improvement done by the University of Illinois in the last seven years.

Barr said Tuesday this would amount to about \$2 million in credit at the present time. Using the present cost sharing ratio between the federal government and the city, this would mean the city could claim \$6 million in federal funds without spending any local tax monies.

Since the campus project would not require this amount, the city could take the excess and apply it to either downtown urban renewal or another residential project in the North End.

Browning Warns Decisions On Renewal Must Be Made Soon

By TONY BURBA
News-Gazette Staff Writer

The Champaign City Council will soon have to begin considering the future of urban renewal in the city, City Manager Warren Browning said Friday.

In announcing a tentative scheduled joint meeting of council and the Citizen's Advisory Committee on Urban Renewal for Nov. 26, Browning commented, "The time is fast approaching when some decisions are going to have to be made."

The pressing factor, he said, is that any appreciable gap between the closing of the present Phase I renewal project and the beginning of execution of any future work probably would require the city to "lay off" most of the urban renewal department employees.

During the planning phases of the current project the renewal department had only three employees. The department was expanded to eight employees when execution began.

Close In 1970

The current project is scheduled to close in the spring of 1970, so planning for any future work would have to begin soon to permit execution to begin of new phases immediately after the closing of Phase I.

Browning said he did not expect any immediate decision by the council. "The council has repeatedly said it doesn't want to get involved any more deeply in renewal work until it can see definite results in the current project. All I am saying is that serious consideration is going to have to be given to the matter soon."

The three alternatives open to the council, Browning said, are to abandon renewal entirely, to continue on to Phase II of the city's six-phase General Neighborhood Renewal Plan (GNRP), or adopt a new modified renewal plan called Neighborhood Development.

Year-To-Year

The Neighborhood Development plan is funded on a year-to-year basis, Browning said, and it would permit the city to work at its own pace throughout the GNRP area which includes all of the city north of University Avenue south of

Record Turnout Approves Manager System, 2 To 1

By TONY BURBA
News-Gazette Staff Writer

The City of Champaign Tuesday voted 2-1 in favor of retaining the council-manager system of government.

With all 35 precincts reporting Wednesday morning, the vote was 11,902 in favor of retention and 5,287 against.

City Clerk John Upp said the City Council will officially canvass the election results at the regular meeting Wednesday evening.

The combination of the city referendum with the general election resulted in the largest number of ballots ever cast on a city issue—a total of 171,889.

In the overwhelming vote to keep the present system, means that the council-manager government is safe for at least another four years since state law prohibits the question of abandoning the form to be offered more than once in any four years.

Back to 1958

Had the abandonment move succeeded, the city would have returned to the pre-1958 mayor-commission system of government in 1971.

The outcome of the issue was never in doubt once returns began to be reported in the clerk's office early Tuesday evening. The first precincts showed the pro-managerial vote running 3-1 ahead of the "anti" vote, although later returns shaved the margin somewhat.

As expected, the anti-managerial Committee For the Return of Representative Government was successful only in the north-central and northwest areas, where they carried their only three precincts. That was the same area in which the committee's co-chairmen, Dean Lafferty and Bernard Smith, gathered most of the signatures on their petitions for the referendum.

The pro-manager vote was strongest in the central and south areas, where some precincts rolled up 6-1 margins in favor of retaining the present system.

The 5,000-plus vote margin in favor of retaining the council-manager system was in marked contrast to 1955, in which the voters were given the same choice between council-manager and mayor-commission government.

In that referendum, the managerial system was adopted by a margin of only 300 votes out of nearly 9,000 cast.

Long Campaign

Tuesday's vote brought to an end a somewhat lethargic campaign that began nearly 18 months ago, when petitions for the referendum on abandoning the council-manager system were first circulated.

Lafferty initially predicted that 5,000 signatures would be obtained on the petitions. But after nearly three months of circulation, they were filed with about 1,200 signatures, 300 more than the minimum required to force the City Council to hold the referendum.

Lafferty and Smith pushed for an early vote, asking the council to call a special election.

However, Mayor Virgil Wikoff said he felt the largest possible number of people should vote on the issue. Wikoff said a majority of the City Council rejected the call for a special election. They also decided to pass up the state primary in June in favor of the November general election.

About Town

The Workable Program which qualifies Champaign for federal assistance has been approved by the Department of Housing and Urban Development.

City Manager Warren Browning announced today.

The program will retain certification until Dec. 1 of next year, Browning said.

The Workable Program must be submitted annually by the city and certified by the federal government. Certification qualifies the city for federal assistance in programs like urban renewal, public housing and mortgage and home improvement loans.

Neighborhood Plan To Speed Renewal

By BOB MILLER
News-Gazette State Editor

Urban Renewal Director David Gensemer unveiled a new concept of Urban Renewal during the Champaign city council study session Tuesday night.

The new concept, called Neighborhood Development Program, is designed to speed action on Urban Renewal projects.

In contrast to the method used now, it would be possible to get concrete results within a very short time, according to Gensemer, by using the new system.

Essentially, what the new program is designed to do is avoid the long gap between the inception of the planning period and the beginning of building.

Gensemer said that under the new concept, the area to be encompassed in an Urban Renewal program would be designated as such and general objectives defined.

However, primary activity would go into formulating the plan for what would be the first year's action.

A Time Saver

He pointed out that under the

old system, once a project has received approval from both the city area and the federal government were locked in and changes could be made only after much delay.

He pointed out that since the time involved in Urban Renewal projects is as much as seven years, any project approved in the old way would not take into consideration the changes that would come about in that time.

The new concept also allows for a greater concentration of effort in achieving the goals, he indicated.

In regard to possible future Urban Renewal programs in Champaign, Gensemer said that the new concept would be used and that results would be much faster in coming than in the present project.

However, he pointed out that if the next project is going to be the University-related area, the new concept would not be used for financial reasons.

Under the regulations of new concept, non-cash credits must be used as participatory funds for that area.

He said that the regulations concerning the University area were difficult in that the old

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SNEAK PREVIEW
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on the issue. A majority of the City Council rejected the call for a special election. They also decided to pass up the state primary in June in favor of the November general election.

The campaign was not begun in earnest until September, when Eafferty and Smith formed their committee, and pro-managerial forces organized in the Information Committee on Council-Manager Government.

Both committees generally confined their activities to issuing periodic reports and releases, stating their positions. The pro-manager groups "stood on their record," pointing out progress made under the council-manager system.

The anti group attacked the system from several angles but its main issues were the existence of urban renewal and the city's systematized housing code enforcement programs.

to-year, bas... said, and it would be... city to work at its own pace through-out the GNRP... which includes all of the city north of University Avenue south of Bradley Avenue and east of the Illinois Central mainline tracks. Under the system of renewal the city is now using all the work in a given small area is done before any work is begun in other areas.

The meeting with the citizen's advisory committee is being arranged at the request of Councilman Paul Somers, who voted against execution of the Phase I project.

plan for what would be a year's action... accomplished in the for a specific decision.

A Time Saver

He pointed out... new system, the long-awaited apartments to be... constructed in the present Urban Renewal project... campaign would have been under way.

He acknowledged that the plan, designed by Washington... was to speed up... projects, possibly... that those persons in the blighted areas could actually see some progress being made instead of experiencing the long and often frustrating method of time that usually goes into detailed planning for years in advance.

In the case of the present program, he said it took over two years to plan it.

The year-by-year feature of the new concept allows for greater flexibility in planning for Urban Renewal projects, ac-

June 1 Deadline For UR Decision

June 1 is the date that Urban Renewal Director David Gensemer said he would have to know if Champaign was going to go ahead with another Urban Renewal project.

Gensemer, in response to a question by a member of the City Council during a study session Tuesday night, told the Council (Please turn to Page 16, Col. 2)

Since the campus project was first conceived more than two years ago, the amount for credits to the city has shrunk from \$2.5 million to 2 million because of the seven-year limitation.

Almost all the council, including Councilman M. G. Snyder, a staunch supporter of urban renewal, seemed concerned the city may end up with a large amount of vacant land which no one will want to redevelop.

Somers said "the only thing we've done so far is buy and demolish 94 homes which anyone with \$1.7 million could do. We've acquired four homes for \$8,000 apiece and sold them for \$2,000 apiece to some well-intentioned ladies (Champaign Homes Inc.) which isn't really much of a trick."

Somers said, and achieved some agreement from his fellow councilmen, that a decision on further urban renewal must wait on final commitments for 120 units of public housing and also for two federally financed private low cost housing developments now in planning stages.

He pointed out that the two private ventures had no guarantee of success.

"The Mt. Olive Church project still hasn't received FHA approval and this other outfit is still standing in the middle of Bradley Ave. looking for a site," he said.

WEDNESDAY, FEB. 26, 1969

THE NEWS-GAZETTE

CIARO Elects Gensemer As President

David D. Gensemer, director of the Department of Urban Renewal, Champaign, was installed as president of the newly-organized Central Illinois

Association of Redevelopment Officials (CIARO) at its first meeting in Springfield.

Representatives of 11 central Illinois communities met in Springfield Friday to organize the CIARO, according to Gensemer.

The objectives of the new organization are to provide an exchange of information between redevelopment officials of the various communities and to provide a single voice in communicating with and disseminating

information to interested agencies and particularly in connection with federal and state agencies administering city grant-in-aid programs.

The association will also provide a centralized library of various program applications for the use of its member cities and a centralized reference source for information concerning the availability and administration of grants-in-aid programs.

Eventually, the CIARO hopes

to establish the Central Illinois Mayors' Assn., the National Association of Housing and Redevelopment Officials and other similar groups for the purpose of assisting such groups in meeting the unique needs of renewal and redevelopment officials in mutual efforts to provide solutions to problems affecting the cities.

The charter group includes representatives of renewal and redevelopment agencies from the cities of Decatur, Cham-

paign, Rantoul, Bloomington, Jacksonville, Danville, Peoria, East St. Louis, Springfield and Macomb.

New Concept For Speedier Renewal

(Continued from Page 3)

members that if there wasn't going to be a continuation of the Urban Renewal effort, then he would have to begin looking for another job.

The question came up during a discussion with members of the Citizens's Advisory committee and the City Council. Members of the advisory committee pointed out that the present Urban Renewal staff would be lost if the city delayed too long in opting for a continuation of the Urban Renewal program.

The citizens committee, seeking a formal move by the Council either in favor of continuation or not, made it clear that future efforts would be jeopardized if too much time is allowed to lapse between projects.

Besides citing the probable loss of an experienced staff, the committee indicated that it was necessary to file for more federal funds as soon as possible because of the amount of federal money that would be available and the number of communities seeking to take part in the Urban Renewal projects.

Wednesday, Feb. 9, 1966

Insurance Plan

Plan in High Risk Program.

state Property Placement Facility in Chicago.

The facility then assigns its own agent to investigate the request. If the property is found to be of enough value to be classified "insurable," then the state facility will take action by assigning one of the 650 companies who write property insurance in Illinois to insure the citizen's property.

Although the program is now limited to only 51 Illinois cities, an East St. Louis agent who has been active in insurance organizations has predicted the demand for the program throughout the state will be great enough to merit full state-wide extension.

Year-To-Year Basis For UR Proposed

By TONY BURBA
News-Gazette Staff Writer

A plan under which the city of Champaign could undertake urban renewal on a year-to-year basis was discussed Tuesday afternoon by the Citizens Advisory Committee on Urban Renewal.

City renewal director David Gensmer said the year-to-year plan would eliminate the current method of advanced detailed planning of an entire project before any part of the project is begun.

The new method, known as Neighborhood Development Planning, begins with a general plan for improving an area, such as Champaign's existing General Neighborhood Renewal Plan, Gensmer said.

The work would then be divided into one-year increments, with detailed planning for each year's work being done in the preceding year, instead of planning the entire project all at once.

Gensmer said that approach would eliminate the problem of trying to foresee all developments over a 10-year period.

The plan supposedly is more flexible and enables renewal work in an area to begin several years sooner than is now possible.

Committee Chairman Henry Spies commented that the plan sounded feasible. "But," he added, "it is useless unless we can change the present attitude of the City Council."

The council has been reluctant to discuss expansion of urban

Election Fever Spreading To City Council Race

By L. H. Alexander

Though the campaign for three city council seats in Champaign will not begin in earnest until after the Presidential election in November, speculation about the results is already in the air.

The primary election will be held in February and the general election in April.

There is a strong possibility that three new faces will dot the ornate council desk after the first meeting in May when the election winners are sworn in.

Councilman Paul Somers, elected in a special election for a vacated seat in 1966, has already indicated he will not seek re-election.

Councilman Frank Schooley, a veteran of 10 years on the council, said Saturday he has made no decision on whether to run. "I am only interested in serving out my present term to the best of my ability," he said.

City hall observers plus other prospective candidates, however, are saying Schooley will not seek re-election.

Councilman Seely Johnston has made sounds to the effect he will not run again, but his recent voting record suggests he has not ruled out the possibility.

Johnston has expressed a strong interest in state politics

and decided only at the last minute not to make a primary challenge to incumbent Rep. Charles Clabaugh and Urbana Mayor Stanley Weaver in the race for the two seats in the House of Representatives which traditionally go to Republicans.

Watch November

Johnston, a long-time Nixon supporter, may also be looking to the November election. If Nixon is elected, there is a good possibility the staunch Champaign County Republican will receive a federal appointment.

The importance of the decisions of the three incumbent council members can not be over-estimated. It is extremely difficult, bordering on the impossible, to defeat an incumbent councilman.

Only twice in recent years have incumbent councilmen been defeated in attempts at re-election. Most new councilmen have appeared after retirements.

In 1966, Mayor Emmerson Dexter was defeated in his attempt for a third term by present Mayor Virgil Wikoff. Incumbent Councilman Kenneth Stratton, the only black on the council, was barely defeated, finishing a close fourth for three available seats.

Champaign has a rather odd system of electing city officials. The mayor is elected every four years as are councilmen, but

the elections of councilmen are staggered with half running at two-year intervals.

Issues Unclear

The issues in the forthcoming campaign are likely to be obscured. The incumbents, if they run, will run on their records. The challengers will promise more services, lower taxes and an effort to get the city moving again.

The urban renewal program, the major issue in the 1966 race, is not expected to generate much enthusiasm this time around. The first urban renewal project has already begun and the city would owe over \$1-million to the federal government if it were halted.

Future programs, however, might be an issue.

The urban renewal question in the 1966 election apparently didn't make much difference in the final outcome anyway. Of the five council members elected then, three were in favor and two opposed.

The November election may deprive the candidates of the juiciest issue of the campaign—the retention of the city manager.

The referendum to retain the city manager form of government has been scheduled for November in conjunction with the regular election, but the city council could reschedule it for the local elections. In this case, a genuine pro-or-con issue would confront all candidates.

Only one non-incumbent has so far indicated he will seek election to the city council.

Donald Clark, former news director of both WDWS and WKID

a combination of black leaders. "The decision to run again will not be mine," he said.

"We will definitely have a candidate from the black community, but the selection will be a group decision based on a consensus of all important groups and individuals."

The reason behind this move by black leaders is to stop a repeat of the 1966 election when votes were split between two black candidates resulting in a loss for both.

Black leaders hope the selection of a consensus candidate will stop any other black candidate from seeking election.

In 1966, Stratton, a liberal, and Joe Somers, a conservative, cancelled each other out.

"I don't think it was particularly a split in the black vote," Stratton said, "but rather a split in the white vote for the black candidates."

Black leaders hope by making their choice known, white voters who support black representation on the city council will know for whom to vote in the face of unwanted competition.

The strategy worked perfectly in the school board elections in both Champaign and Urbana last April despite the fact that two blacks ran in both elections.

Forecast Unchanged

The complexion of the council could be altered by the elections, but probably not significantly. Mayor Virgil Wikoff and Councilmen William Kuhne and M. G. (Bob) Snyder, all moderates, are not up for re-election.

Only one conservative, Councilman Robert Pope, will not have to run.

Schooley can be classed as a moderate and Johnston as a conservative.

In any case, the council will lose its lone liberal, Somers.

Only the unlikely election of three conservatives could affect the council's basic outlook.

Though it is still too early

INVITATION FOR BIDS

THE CITY OF CHAMPAIGN, ILLINOIS, will receive sealed bids for Site Preparation of Urban Renewal Project, Number 111, R-67, the Urban Renewal Project of the City of Champaign, Illinois, consisting of Contract No. 2, Sanitary Sewer Construction, generally consisting of the abandonment of sections of existing 12-inch sanitary sewer and the construction of approximately 1,200 feet of 8-inch sanitary sewer, concrete, with appurtenances located in the area generally bounded by East Bradley Ave., West Street, Grove Street, and the Illinois General Railroad, under the M. R. Central Daylight Time, on the 17th day of December, 1968, at the Office of the Director of the Department of Urban Renewal, Room 400, Illinois Building, City of Champaign, Illinois. Bids will be publicly opened and read aloud during the regular meeting of the Council of the City of Champaign, Illinois, at 7:30 P.M., Central Daylight Time on the 17th day of December, 1968, in the Council Chamber, Municipal Building, Champaign, Illinois.

Contract Documents, including

Construction generally consisting of the abandonment of sections of existing 8-inch sanitary sewer and the construction of approximately 1,224 feet of 8-inch sanitary sewer complete with appurtenances, located in the area generally bounded by East Bradley Ave., Wright Street, Grove Street, and the Illinois Central Railroad, until 3:00 P.M., Central Daylight Time, on the 17th day of December, 1968, at the Office of the Director of the Department of Urban Renewal, Room 400, Illinois Building, City of Champaign, Illinois. All Bids will be publicly opened and read aloud during the regular meeting of the Council of the City of Champaign, Illinois, at 7:30 P.M., Central Daylight Time on the 17th day of December, 1968, in the Council Chambers, Municipal Building, Champaign, Illinois.

Contract Documents, including Drawings and Technical Specifications, are on file and may be examined, or obtained at the Office of the Director of the Department of Urban Renewal, Room 400, Illinois Building, City of Champaign, Illinois, and are on file and may be examined only at the Office of the City of Champaign, Illinois.

Copies of the Contract Documents may be obtained by depositing \$5.00 with the City of Champaign for each set of documents so obtained. Each such deposit will be refunded if the Drawings and Contract Documents are returned in good condition within ten (10) days after bid opening.

A certified check, bank draft or Bid Bond of the form attached, payable to the order of the City of Champaign, Illinois, in an amount equal to five percent (5%) of the face value of the total base Bid shall be submitted with each Bid as a Bid guaranty to insure the Bidder will enter into a Contract with the City of Champaign, Illinois, if the proposal is accepted.

The successful Bidder will be required to furnish and pay for satisfactory performance and payment bond or bonds.

Attention is called to the fact that not less than the minimum salaries and wages as set forth in the Contract Documents must be paid on this project, and that the Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

The City of Champaign at its sole option reserves the right to reject any or all Bids or to waive any informalities in the bidding.

CITY OF CHAMPAIGN, ILLINOIS
BY JOHN UPP, CITY CLERK
DATE: November 20, 1968
No. 9499 Nov. 20, 1968

opening.

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CITY OF CHAMPAIGN, ILLINOIS
BY JOHN UPP,
City Clerk
DATE: November 20, 1968
1524—November 20, 1968

THURSDAY, OCT. 17, 1968

THE NEWS-GAZETTE

Urge Voters To Study Con-Con

The Champaign City Council Tuesday evening unanimously passed a resolution urging voters to study and vote on the issue of calling a convention to revise the Illinois Constitution.

"The council believes it is in the best interests of the citizens of Illinois to have an opportunity to modernize the state government," the resolution said. "We urge every citizen to study this issue and vote on it."

The resolution was presented by Councilman Francis Schooley. In other actions Tuesday evening, the council voted to place all money from parking meter fines in the parking system fund.

About 15 per cent of the annual \$80,000 fine receipts has previously been credited to the general operating fund.

The council also voted unanimously to approve the sale of urban renewal land at Fourth Street and Bradley Avenue to the Church of the Living God as a site for a new building.

Bids on 12 new city cars were received and referred to the city manager for study.



News-Gazette Photo by Robert Arbuckle

FIRST UR LAND SALE. Mrs. Marjorie Laitinen, treasurer of Champaign Homes, Inc., presents Champaign Mayor Virgil C. Wikoff, with a check in payment for four lots in the city's phased urban renewal area. Champaign Homes will use the lots as site to relocate and rehabilitate houses for sale to urban renewal displacees.

★ ★ ★ ★

UR Entering Final Phase; 4 Lots Sold

By TONY BURBA
News-Gazette Staff Writer

Champaign's urban renewal program entered its final phase Monday afternoon as the city sold four lots for private redevelopment.

The sale was made to Champaign Homes, Inc., which paid \$8,338 for four lots and four houses.

Champaign Homes is an organization of local women organized on a not-for-profit basis to provide housing in the urban renewal area.

Three of the houses the women purchased will have to be moved from their present locations onto three of the lots they bought. The houses, although they meet code standards or can be rehabilitated, are in areas scheduled for total clearance.

They are being moved to lots from which dilapidated houses were cleared, in blocks of the urban renewal area from which only the substandard structures were removed.

Mrs. Peggy White, president of Champaign Homes, said the three houses to be relocated probably will be moved before the

have the first option to buy the homes, Mrs. White said.

Champaign Homes already is planning to acquire more houses and lots in the near future, according to Mrs. White.

The women already have successfully moved and rehabilitated two other homes, one donated by a private organization and one acquired by the city for street right-of-way.

The houses purchased by the women are at 901 and 921 N. Poplar St., 305 E. Tremont St., and 1012 N. Fifth St.

The one on Fifth Street will not have to be moved. The others will be moved to lots in the 500 block of East Bradley Avenue and the 500 and 600 blocks of East Eureka Street.

City Urban Renewal Director David Gensemer commented that the Monday's sale put the urban renewal project in its disposal phase, the third and last phase of the project.

First Two Stages
The first two stages were property acquisition, which began in June 1967 and is going on; and clearance, which began last winter and is continuing.

The city reportedly has completed about 70 per cent of the acquisition and a large portion of the clearance phases. According to the project timetable, acquisition should continue for several more months and clearance for about another year.

The entire \$2.3-million Phase I renewal project went into execution in May 1967, and is scheduled for completion in May

Co-op Seeks To Hike Sales

OUR Co-operative Grocery Store has been averaging \$150 a day in gross sales but will have to double this figure to put itself on a paying basis, James Talley, acting co-op president, said Monday.

"We have to get more people to come in," he said. "Of course, once school starts, we hope graduate and married students from the university will be willing to shop here."

For the past two weeks the store has been offering a complete line of merchandise since buying out the remaining stock of the South Side Grocery.

Once its operations become financially sound, the store plans to double its floor space by expanding into the north end of the building it now occupies, the former Blue Flame Restaurant at 904 N. 4th St., Champaign.

"Hopefully we can do this in the next six months," Talley

CHAMPAIGN-URBANA COURIER

Friday, Nov. 15, 1968-15

More UR Study Asked

Citizens' Group Looks at Financing

By Darlene Napady

The Citizens Advisory Committee on Urbana Renewal Wednesday decided to advise the Champaign City Council to authorize planning additional urban renewal projects. But the group did not make a formal recommendation at this time.

CAC met to map strategy prior to a joint meeting with the council Nov. 26.

Henry Spies, of the University of Illinois' Small Homes Council and CAC vice chairman, made a motion that CAC recommend, that the council immediately authorize the urban renewal department to apply for federal planning grants for at least one additional area in the northeast part of the city.

His motion included the recommendation that the city finance a share of the project through credits earned in a special project with the university.

little disagreement with Spies' contention that planning should begin on additional urban renewal work as soon as possible.

David Gensemer, urban renewal director, said the longer the city waited before beginning the joint project with the university could mean a substantial loss in credits.

The city, in effect, has pledged to continue urban renewal work because the entire project area from Bradley to University Avenues, was submitted to the Department of Housing and Urban Development as part of the city's workable program.

The program currently is in HUD offices in Washington, but Gensemer said he expected approval by Dec. 1.

This would allow housing projects in the current urban renewal area to be started next year, he said.

At the next regular council meeting, Gensemer said he

Council Inspects Tags On \$6-8 Million From 'Santa'

By BOB MILLER
News-Gazette State Editor

The Champaign city Council took a long look at what may be Santa Claus' bearing a bag containing between \$6 to \$8 million Tuesday night at a study meeting.

But, the Council members, seemingly were hesitant to give approval, except in a qualified manner, of the Urban Renewal tag that comes with the money.

According to the Citizens Advisory Committee members, who attended the meeting, and David Gensemer, program head of the current Urban Renewal project, the city is to receive between \$6 and \$8 million from the University of Illinois.

The money is to be used for a number of projects, including a business area, a parking garage, and a new building. The University is to provide the land, located in the south of the city, and the state is to provide the money.

The project over the city has been approved by the Council, then the project would be approved by the state.

the government. Supposedly, after the land was purchased by Urban Renewal and cleared, it would be purchased by the University of Illinois.

According to the Urban Renewal authorities, the participation in the project near the University of Illinois would not cost the city money to gain participating federal funds.

According to Gensemer, the University has spent over \$2 million purchasing land and for demolition of houses in the mile radius of the area involved.

This would mean that the city could use this figure as a basis for claiming participation of its money to the city's contribution to the federal funds.

The federal funds are being figured on a 25 percent basis for Champaign. In other words, for every dollar that puts up for Urban Renewal, the federal government provides three.

On that basis, the city, claiming the money the University has spent in the last seven years as credits, could gain about \$8 million which could be spent anywhere in the community on other Urban Renewal projects.

A complication in the matter

According to the Gensemer, is the factor of the seven-year period which is actually a limitation.

Another problem that fits it into the almost amounts to a jigsaw puzzle of problems, is that the 1970 census is fast approaching.

The growth of Champaign over the past 10 years could cost about \$2 million in federal funds under this program.

Because federal regulations say that if a city is below the 50,000 population mark, then it gets five dollars in federal money for every one dollar contributed.

But if the city is over 50,000, the amount drops to two dollars for every dollar contributed.

Thus the difference between the University project is approved by the Council before 1970.

Gensemer stressed that time is of the utmost importance and he was echoed by members of the Citizens Advisory Council.

John Barr, chairman, said it was important that the city take action on the matter as soon as possible. He stressed that the committee was not pushing for the acceptance of the university project, but was seeking direction from the Council.

Most of the council members indicated that they appreciated the situation, and reaffirmed belief that the committee had done a good job in regard to Project I, but there seemed to be a clear hesitation on the part of the Council members in regard to the success of Project I.

Councilman Paul Somers, said he believed the Project I could not be termed as either successful or a failure at this point.

Mayor Virgil Wikoff told the committee it would be advisable to get talks going with the University officials on the matter, and to determine just how interested the University is in the project.

He also asked the committee to develop more facts on the area and costs involved.

Most Concur

Most of the members of the Council present seemed to concur in the backing for Urban Renewal, and that more work needed to be done in areas of Champaign, but they also said

Legals

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT CHAMPAIGN COUNTY, ILLINOIS
1665—Feb. 13, 1969
CITY OF CHAMPAIGN, ILLINOIS, a municipal corporation,
Petitioner,
-vs-
JOHN PICKENS, SR., CLAUDIA PICKENS, MAE RAMOS, JOHN RAMOS, JOHN PICKENS, also known as JOHN PICKENS, JR., LILLIAN EVANS, WENDALL EVANS, UNKNOWN HEIRS OF LEROY PICKENS, DECEASED, JEAN JOHNSON, FRED JOHNSON, PATRICIA KINGSTON, EVERETT KINGSTON, CLYDE PICKENS, LOIS PICKENS, ANNABEL PETTIFORD, CHARLES F. PETTIFORD, ORVILLE PICKENS, J. H. HEISSER, RAY G. PHILPOTT, District Director of Internal Revenue, LAWRENCE E. JOHNSON, State's Attorney for Champaign County, Illinois, BUSEY FIRST NATIONAL BANK, a corporation, ODMAN-HECKER AND CO., INC., a corporation, and BUILDERS PUBLISHING CO., a corporation.
Defendants.

CITY OF CHAMPAIGN, DEPARTMENT OF URBAN RENEWAL, D. D. Gensemer, Director

1665—Feb. 13, 1969
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT CHAMPAIGN COUNTY, ILLINOIS

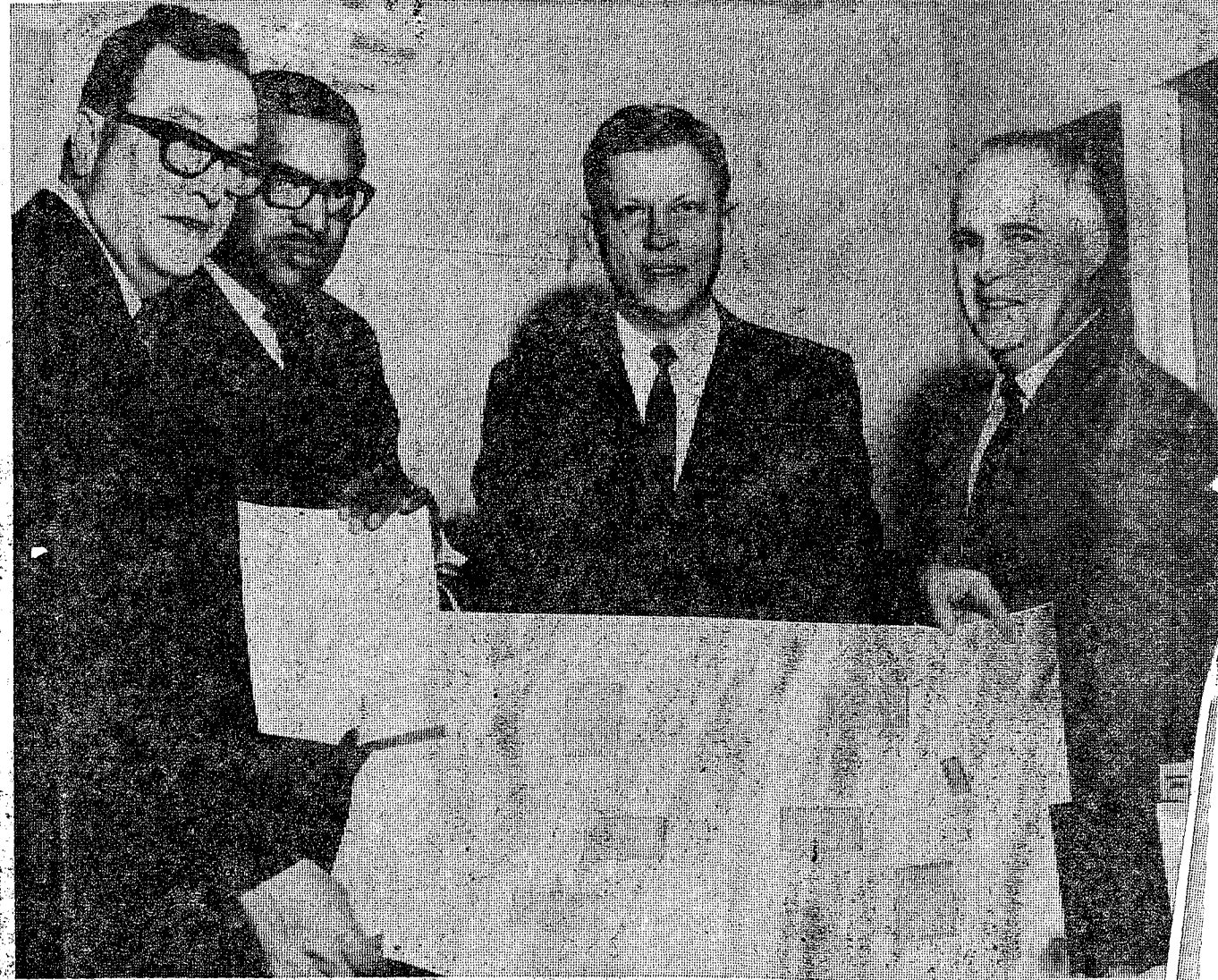
CITY OF CHAMPAIGN, ILLINOIS, a municipal corporation,
Petitioner,

**-vs-
JOHN PICKENS, SR., CLAUDIA PICKENS, MAE RAMOS, JOHN RAMOS, JOHN PICKENS, also known as JOHN PICKENS, JR., LILLIAN EVANS, WENDALL EVANS, UNKNOWN HEIRS OF LEROY PICKENS, DECEASED, JEAN JOHNSON, FRED JOHNSON, PATRICIA KINGSTON, EVERETT KINGSTON, CLYDE PICKENS, LOIS PICKENS, ANNABEL PETTIFORD, CHARLES F. PETTIFORD, ORVILLE PICKENS, J. H. HEISSER, RAY G. PHILPOTT, District Director of Internal Revenue, LAWRENCE E. JOHNSON, State's Attorney for Champaign County, Illinois, BUSEY FIRST NATIONAL BANK, a corporation, ODMAN-HECKER AND CO., INC., a corporation, and BUILDERS PUBLISHING CO., a corporation.**
Defendants.

AT LAW
No. 69-L-110

NOTICE BY PUBLICATION
NOTICE IS GIVEN YOU, Unknown Heirs of Leroy Pickens, Deceased, John Pickens, also known as John Pickens, Jr., Jean Johnson, Fred Johnson, Clyde Pickens, Lois Pickens and Builders Publishing Co., a corporation, that this case has been commenced in this court against you and other defendants, asking that title to the following described real estate be transferred to the Petitioner through eminent domain:

Lot Five (5) in Block Three (3) in Vredenburg's Subdivision of the South part of the Northeast Quarter of the North



OKAY HOUSING PROJECT

Plans for a 72-unit low-income housing project in Champaign were approved officially this morning. Locking over plans are, from left, city

manager Warren Browning, The Rev. James Offutt, pastor of Mt. Olive Baptist Church; Virgil Dearduff, of Creative Buildings, Inc., and

Urban Renewal director David Gensemer. The project to be called North Mt. Olive Manor, is sponsored by the church and will be constructed by

Creative Buildings on the north central portion of the project I Urban R area.

Mt. Olive Church Project for Low Income Families

Housing Project for Renewal Area

By Darlene Napady

A contract for a 72-unit low-income housing project was signed today by representatives of Mt. Olive Baptist church and Creative Buildings, Inc.

The project, to be known as North Mt. Olive Manor, will be built on urban renewal land bounded by 4th Street, Bradley Avenue, 5th Street, and a relocated Beardsley Avenue in the north central portion of the project I area.

project in Matteson area.

Construction hopefully will begin in three months, and the development should be nearly complete by the end of the year, Dearduff said.

"We hope to have people mov-

ing in by January," Offutt said.

Next Tuesday the city council will be asked to approve the sale of land to the sponsoring corporation for \$37,500.

"Proposals for a 120-unit development, just west of the Mt.

Oliver site, are to be submitted in a special meeting

Thirteen interested parties are expected to attend the meeting, including Creative Buildings, Inc., and they will submit proposals

KEN
M
dy
Rory,
Archit

Charges UR 'Destruction,' Not Building

General Chairman Paul Somers said Sunday evening, "It is not a matter of whether or not we are building or destroying."

Somers was giving the second of two scheduled talks on urban renewal to the City Government Action Council (GAC) in the Fellowship Hall of the First Presbyterian Church, 602 W. Green, U. Urban renewal director David Gensemer was the first speaker on Jan. 19.

"I think Mr. Gensemer sold the council a second-rate, ill-conceived plan and I offer as evidence for my views the fact that we still don't have a single unit of low-cost housing available for habitation. We did clear about 180 units though."

"We have been waiting for the County Public Housing Board to stop dragging their feet on a mere 120 units of proposed housing," Somers continued, "and really have no idea when that will materialize."

Positive Sign
"I think the one positive thing that has come out of our urban renewal program is the Mount Olive Baptist Church purchasing land and moving toward building 72 units of housing," Somers said. "I have high hopes for their plan and am personally interested in seeing something done that is constructive and not in the realm of federal destruction."

Somers stated pessimism for urban renewal success in Champaign because of the size of the city and the purpose of the project.

"Urban renewal seems to work well in large cities working to raise the neighborhood level," he said. "Look at the luxury high rise in Chicago for example. Those are not poor people living there now, and the buildings are choice location land."

"Champaign is interested in rebuilding homes for poor people in the destruction areas," Somers said, "and the location is not as desirable. There are just not as many people interested in redevelopment."

Somers again expressed his worry for people located under the Phase I project in Champaign urban renewal. He said he

Council present seemed to concur in the backing for Urban Renewal, and that more work needed to be done in areas of Champaign, but they also said they wanted to see more concrete achievements in regard to building and actual development before going on to a new project.

The Council and the committee members also discussed briefly the philosophical aspect of Urban Renewal in regard to considering the business district as a project.

It was pointed out that the use of Urbana Renewal credits for a business district project might be considered as not meeting the obligations to other areas of the city that also need Urbana Renewal projects.

Barr, repeatedly emphasizing that the committee had not taken a position on the matter of another project, except wanting the Council's guidance, did say the Council could be facing serious problems in the future, because of code enforcement.

He pointed out that if the city seriously enforced the code, then many persons in the north-end would be in a bad position to pay for the costs of bringing their buildings up to specifications.

He contrasted that situation with the availability of funds under another Urban Renewal project that could help pay for meeting code specifications through grants and low cost loans.

Will Inspect Housing In Lafayette

Champaign mayor Virgil Off, city manager Warren Browning and any Champaign city councilmen who have time Wednesday free will join Urban Renewal Director David Gensemer and members of the citizens action committee on urban renewal on a Wednesday excursion to Lafayette, Ind., to view a housing project of National Homes Inc.

then proceed to Indianapolis to view a project of A. Lippman and National Homes Inc. The proposals deemed most likely to meet the needs of the city of Champaign. Two proposals are still under consideration but were informally dropped in the Tuesday citizens committee meeting. The Lippman proposal calls for 100 units of apartment and house-type construction while the National Homes is a

lower density proposal, 85 units of townhouses. The citizen's action committee is in favor of the townhouse concept. The group will view existing projects of the two companies in hopes of ascertaining which will offer the best land usage and management for the local area. The citizen's action committee will submit its choice of the proposals to the city council for study after they reach a decision.

Lot Five (5) in Block Three (3) in Vredenburg's Subdivision of the South part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seven (7), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, in the City of Champaign, in Champaign County, Illinois, further identified as Parcel No. 9-17 on the Urban Renewal Acquisition Map in said Urban Renewal Plan.

UNLESS you file your answer or otherwise file your appearance in this case in the office of the clerk of this court in the Court House in the City of Urbana, Illinois, on or before March 17, 1969, A JUDGMENT BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE PETITION.

BETTY J. MALLOW
Clerk of Court
Attorneys for Petitioner:
Hatch, Corazza, Baker & Jensen
113 North Neil Street
Champaign, Illinois 61820
Telephone: 356-2577
1667—Feb. 13, 20, 27, 1969

built on urban renewal land bounded by 4th Street, Bradley Avenue, 5th Street, and a relocated Beardsley Avenue in the north central portion of the project I area.

"Total cost, including land, probably will be about \$1 million," said Virgil Dearduff, project director for Creative Buildings and its associate firm Roy D. Murphy, architect.

The Rev. James Offutt, pastor of Mt. Olive, signed the contract for the church.

The project will consist of six three-story buildings, each with 12 apartments. These all will be two or three-bedroom units.

Once constructed, the development will be operated by the North Mt. Olive Manor, Inc., a corporation specifically set up to handle the federally aided project.

Plans call for the remainder of the area to include 89 parking spaces and landscaped grounds. These will feature a mini-park on 4th Street and other play areas, two grassy knolls to relieve the monotony of the flat area, and a bus shelter on 5th Street.

A long mall, connecting the bus shelter with 4th street, can be flooded in winter for ice skating, Dearduff said.

Each building also will include complete laundry facilities in the basement.

Exterior of the building will be brick veneer in a contemporary design.

The buildings themselves will be built in a modular form of construction.

"Each apartment will consist of two pre-built units," Dearduff explained. "These will be brought to the site on special trailers and lifted into place with a crane."

Utilities then would be hooked up and finishing touches added.

Creative Buildings presently is using this concept in a small

Firms Give Designs For Urban Homes

By BILL WILSON
News-Gazette Staff Writer

Four building firms presented their proposed designs for lot four in Project 1 of the urban renewal area to the Citizens Advisory Committee on Urban Renewal in the Champaign City Council Chambers Wednesday evening.

John Barr, chairman of the committee, said a decision on which firm shall build the 120 units of federally assisted, low income housing will be made by March 4.

The project will be built on a four and a half acre lot on the southeast corner of Bradley Avenue and the Illinois Central tracks.

The meeting was also attended by city officials and a number of private citizens.

Consumers Construction Co. of Chicago, which has already built seven such projects, including one under construction in Rantoul, presented their proposed design first.

Consumers Construction would build 113 units, ranging from two to five-bedroom apartments. Nine of the 10 buildings would contain 12 apartments each with self-contained heating and water systems.

Apartments with four and five bedrooms would be in separate buildings, encouraging families of similar sizes to stay together in the same area.

The firm emphasized local engineers would be used for site development. The units would not be of pre-fabricated construction and a variety in design is planned for the buildings.

The Federal Housing Administration determines the rent rate, but it was estimated that the rent would range from \$128-\$135 per month, including all utilities except telephone.

The apartments are arranged in parallel fashion, open on all four sides, providing through ventilation with paved walking malls between the "rows."

Each apartment has a patio and they are arranged in three-story units.

The townhouse has a paved interior court and each unit also has a patio.

4 Firms Give Designs For Urbana Homes

(Continued from Page 3)

sented two alternate proposals. One proposal has only two and three-bedroom units, while the alternate scheme contains four bedroom apartments as well.

Creative Buildings plans "garden apartment structures" to make maximum use of space and still provide ample room for recreation.

Scheme No. 1 without four-bedroom units, would consist of 108 units in nine buildings. Scheme no. 2 would place 112 units in 12 buildings. The rent in the former would range from \$117-\$127 per month, the range for the latter would be from \$119-\$135 per month, utilities included.

The buildings would have either a brick veneer or a wood siding. The apartments would be of "module" construction; that is, each apartment is an isolated self-contained unit, constructed in their Urbana factory and placed in the building by crane.

The firm says that this method provides for faster and more economical construction and each unit would be soundproof.

Knox Affiliate

Creative Buildings plans to work with the Midwest Education Association of Galesburg, an affiliate of Knox College, in the development of the project. Completion time is estimated at 10 months after approval of their FHA application.

Lippman and Associates of Indianapolis, who have constructed over 300 units in this type of program, plans both townhouses and garden apartments with four different types of units.

The apartments are arranged in parallel fashion, open on all four sides, providing through ventilation with paved walking malls between the "rows."

Each apartment has a patio and they are arranged in three-story units.

The townhouse has a paved interior court and each unit also has a patio.

The buildings are described as "conventional," and they are prefabricated in panels and shipped to the site.

The plan contains 60 garden apartments, of one and two bed-

rooms, at \$82 and \$99 per month respectively. The townhouse will have 46 units of two and three bedrooms at \$109 and \$130 per month, respectively.

The firm estimated that if the project started in the early fall, it would take 10 to 12 months to complete.

National Homes Corporation, which has built over 7,000 low income housing units across the country, presented plans for a "townhouse residential community" consisting of 85 units.

The firm emphasized that each unit would have its own ground level front door with a patio in the rear enclosed by a wood fence and three trees on each plot. Each unit is of modular construction.

Aluminum siding bonded to plywood is used on the lower floor, except a fieldstone facing on the front side. The second floor has aluminum siding resembling shakes.

A five-year warranty on workmanship and materials comes with each unit.

The plan calls for 41 two-bedroom units, renting at \$110 per month, with a maximum rent subsidy this would reduce to \$50 per month. The 38 three-bedroom units would rent at \$125 per month, or \$57 as the lowest possible rent with the subsidy. The six-four-bedroom units would rent at \$145 per month, or \$65 with a maximum subsidy.

National Homes said if ground were broken in July, they could have some homes in the fall, and the whole project completed by the year's end.

If their firm is chosen, they expressed a desire to find a non-profit sponsor in the Champaign-Urbana community.

No matter which firm is selected, the project will most likely be built under Article 236 of the 1968 federal housing act, which means that most of these units will be for moderate income families since only 20 per cent can come under the rent subsidy.

Under 236 a low income family must pay 25 per cent of its income, or 1 per cent on a 40 year mortgage.

Last week Secretary of Housing George Romney placed a temporary freeze on all such building projects until he had time to reexamine various rent subsidy programs and procedures and to make a closer look at the kind of structures

which can be built under Article 236.

If he decides to alter housing

interested in redevelopment. Somers again expressed his worry for people relocated under the Phase I project in Champaign urban renewal. He said he was told that relocated families are happy and carefree in the integrated areas.

"They may be delighted in the short run," Somers speculated, "because they are using the money they paid for their old property or their savings to maintain their new level of living. Their ability to pay rent and subsequent relocation was set up by the urban renewal department. How long are these people going to be able to keep up payments on this level of housing?"

What it Does

"The Champaign City Council pushed urban renewal as a means of achieving integration," Somers said, "and I doubt if many of them really meant what they preached. What they are really doing by proving to the area that poor people cannot afford to live in middle-price range housing," he said, "is feeding flames to the Ku Klux Klammers of the area."

Somers says the only way any low-cost housing program is going to begin to serve the needs of Champaign is when the city council takes control of public housing within at least the city limits.

"We are now dealing with the County Board of Supervisors," Somers said, "and they are just not as interested in our problem as we are. I asked the city council to set up a municipal public housing authority a year and a half ago," he said and the votes was 6 - 1 against. The reason given was it would slow down the proposed 120 units under speculation. "Now," he said, "there is still housing available and I am reasonably sure that the council could not have worked slower."

The Champaign City Council has always voted for urban renewal matters, Somers said, "with Robert Bopp, Seely Johnston and myself against. I think the general mood of the council is now less enthusiastic to moving on to other phases until they have seen the results from what is done. I am feeling that Councilman Somers is a somewhat result-oriented man. He is the man to watch. The council in future meetings will have proposals. He won't get in the usual mayor's back vote if he isn't pleased with the outcome."

Councilmen Viewing Housing in Other Cities

Work by Bidders on Champaign UR Projects

Darlene Napady
Champaign councilmembers of the City Advisory Committee on Urban Renewal will visit Lafayette and St. Louis next Wednesday to inspect housing projects. The projects are being completed by two firms that have submitted bids for development of urban renewal areas in Champaign.

At the meeting, A. Lippman Associates, National Homes, and two of four that presented bids for a maximum of 120 units on the site at a special meeting Feb. 12.

At the subsequent meeting, CAC members will concentrate on the bids and National Homes' proposals because they seemed better adaptable to individual ownership.

One firm had proposed a total of 60 units, of which would be two and two bedroom garages and 46 two and three bedroom townhouses.

The National Homes' design called for townhouses, ranging in size from two to four bedrooms. Two other proposals came from Chicago, currently building a 36-unit project in Rantoul.

Creative Buildings Inc. of Chicago, who will build a 72-unit project for Mt. Olive Baptist Church just east of the site.

In the discussion, both these designs called for the predominance of apartments, which would be more difficult to turn over to individual owners, said CAC officials.

The federal housing law, under which the project would be financed, recently was changed to encourage occupants of such projects to purchase their own units.

At the National Homes site in Lafayette, the group will be able to see the firm's actual work of construction, said urban renewal director David Gensemer.

In this way we can know for ourselves just what goes into assembling such units," he said.

THE NEWS-GAZETTE
TUESDAY, JAN. 14, 1969

Small Site Bought For '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 Morrisey Park and \$2,360 to buy 59 picnic tables.

THE NEWS-GAZETTE
TUESDAY, JAN. 14, 1969

'Tangible' IIR

Somers Asks City Control Of Housing

Champaign must take control of public housing within its city limits if it decides to undertake more urban renewal work, councilman Paul Somers said Sunday.

Somers reiterated his opposition to urban renewal in Champaign for the United Religious Social Action Council, a group that heard from urban renewal director David Gensemer two weeks ago.

"My biggest criticism of the Gensemer plan is that it was ill-conceived and uncoordinated with other things in the community," Somers said.

Before a single house was torn down, for example, additional units of public housing were supposed to be available for dislocated families, he explained.

But now, with clearance almost complete, not even a single unit has been built.

"Gensemer is an able administrator, who doesn't horse around in getting things done, but he just did not know the people who run public housing in the county as well as some of us who have been here longer," he said.

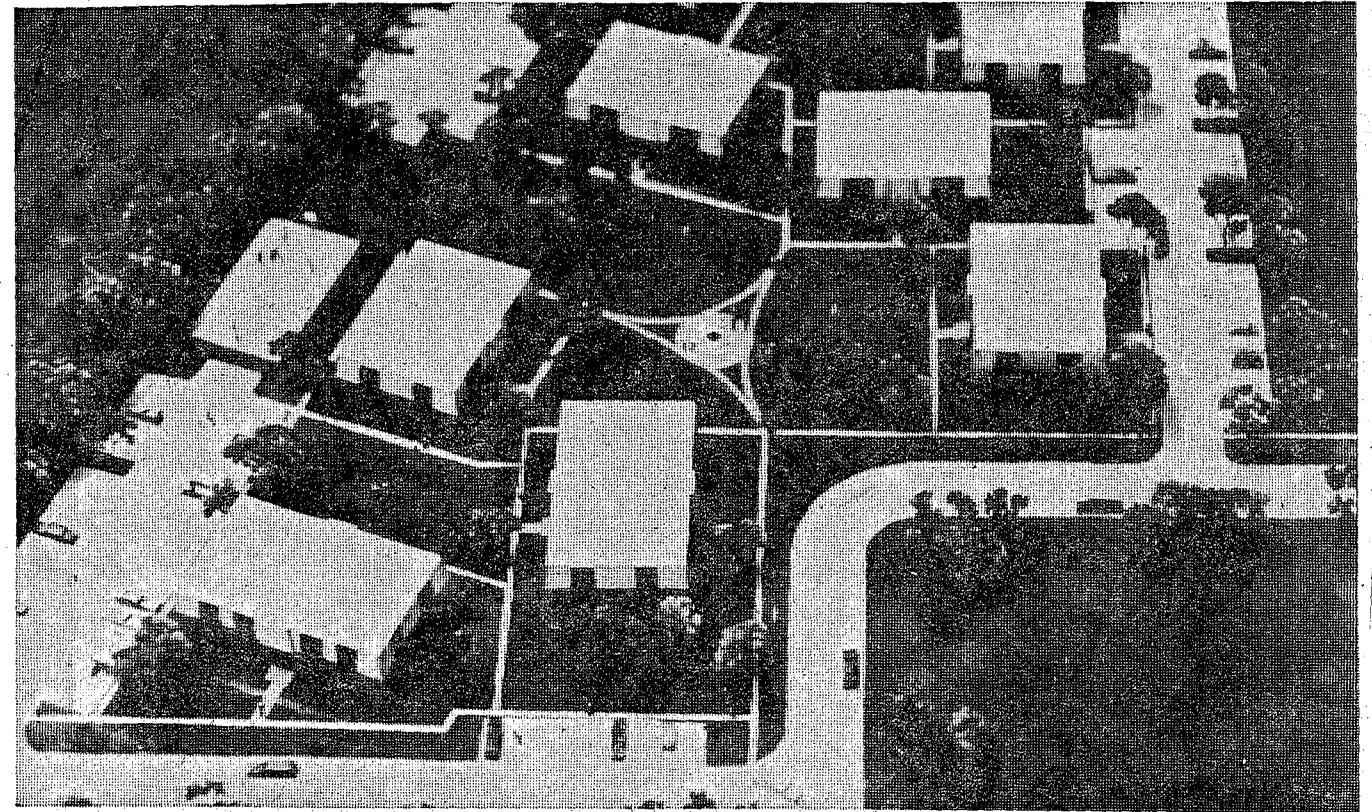
Proposal Rejected

Somers added that 18 months ago he suggested that Champaign take control of its own public housing, — which it could do with a simple majority vote, of the council, only to have the proposal rejected six to one.

"At that time several councilmen said they voted against it because it would delay construction of public housing proposed in conjunction with urban renewal," he explained.

"But I can guarantee you that any public housing board the city might have appointed at that time, now would certainly be further along with the 120 new units for Champaign than the county board," he added.

Somers also said he remained unconvinced that relocation, in the long run, is the best in-



Model of Creative Buildings' Complex for 108 Units of Low Income Housing for Champaign's Urban Renewal Area

Four Firms Tell Proposals

Renewal Housing Plans Offered

By Darlene Napady
Four merchants Thursday paraded their wares before a panel of prospective customers in the Champaign City Building with all the fanfare of a P. T. Barnum sideshow.

The merchandise, in this case, was proposals for a maximum of 120 units of federally aided housing on a 4.5-acre tract in the northwest corner of Champaign's Project I urban renewal area.

The panel, consisting of members of the Champaign City Council, Citizens Advisory Committee on Urban Renewal, and local architects, will select the best suggestion and forward its recommendation to the full city council.

"We hope for a final decision by the council by its March 4 meeting," said John Barr, CAC chairman.

Since federal authorities have set the price of the land at \$55,000, the developer will be chosen on the basis of his design and not through bidding for the property.

First in the order of presentation, determined by lot, was Consumers' Construction Co. of Chicago, currently building a 136-unit project in Rantoul.

Architect Donald Blivas of Blivas and Page, Inc., Chicago, outlined Consumers' proposal for a total of 113 units: 48 two-bedroom, 48 three-bedroom, 12 four-bedroom, and five five-bedroom.

The structures would not be prefabricated but conventional buildings, which probably could be completed within a year after processing of the application for federal assistance, he said.

Rents for the two bedroom apartments probably would range from \$118 a month to \$125 a month, including utilities, depending on whether the project is financed under section 221(d) or 236 of the federal housing act.

The two-, three-, and four-bedroom units would be incorporated in apartment buildings, while the five-bedroom units would comprise individual townhouses.

Courtyard

"Our philosophy has been to keep larger families in one area and smaller families in other parts of the development," Blivas explained.

The structures would be clumped around courtyards, which would provide play and sitting areas. A laundry and maintenance building also would

be included in the complex. A total of 121 parking spaces would be included in the development.

In response to a question from a member of the panel, Sam Lemsky, president of Consumer Construction, said he doubted if federal authorities would allow remaining so that occupants could buy their units.

Management of the development probably would be handled by a local real estate firm, he said.

Creative Buildings

The second proposal came from Creative Buildings of Urbana, who will be building a 72-unit development, for Mt. Olive Baptist Church, just west of the 4.5-acre tract.

The basic proposal, presented

(Please Turn To Page 10)

'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 housing is to be constructed and operated by private firms, using federal assistance in the form of low-interest loans.

Four local developers have been invited to submit proposals, Gensemer said, along with firms from Chicago, California, Kansas and Indiana. At least five proposals are expected before the Feb. 12 deadline, he added.

The price of the site has been set at \$55,000, Gensemer 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, Gensemer 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, Gensemer 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.

Gensemer 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

new units for Champaign than the county board," he added.
Somers also said he remained unconvinced that relocation, in the long run, is in the best interests of the families involved, despite claims by the urban renewal department that almost all are happy with their new homes.

"I have no doubt that they are satisfied now, but I question whether they will continue to be so once they use up money they were paid for homes or their relocation fee," he said.

Find New Homes
By law, the urban renewal department must find displaced families new housing within their means to pay, he said.

But this is determined by the department and not by the people themselves, he added.

In some cases, a family technically can afford to pay more housing, but it may mean changing their life style by cutting back on other expenditures accustomed to making, he said.

Relocated families also must be able to keep up with new homes, Somers complained.

"It only would prove to the N.A.A. Klan element in the city that moving Negroes all-white neighborhood would make it go to pot," he said.

"The first and only accomplishment of the urban renewal project so far has been a community Mt. Olive Baptist Church to build 72 units of low-cost housing on cleared land," he said.

"So far, this is the shining star of the program," he said.

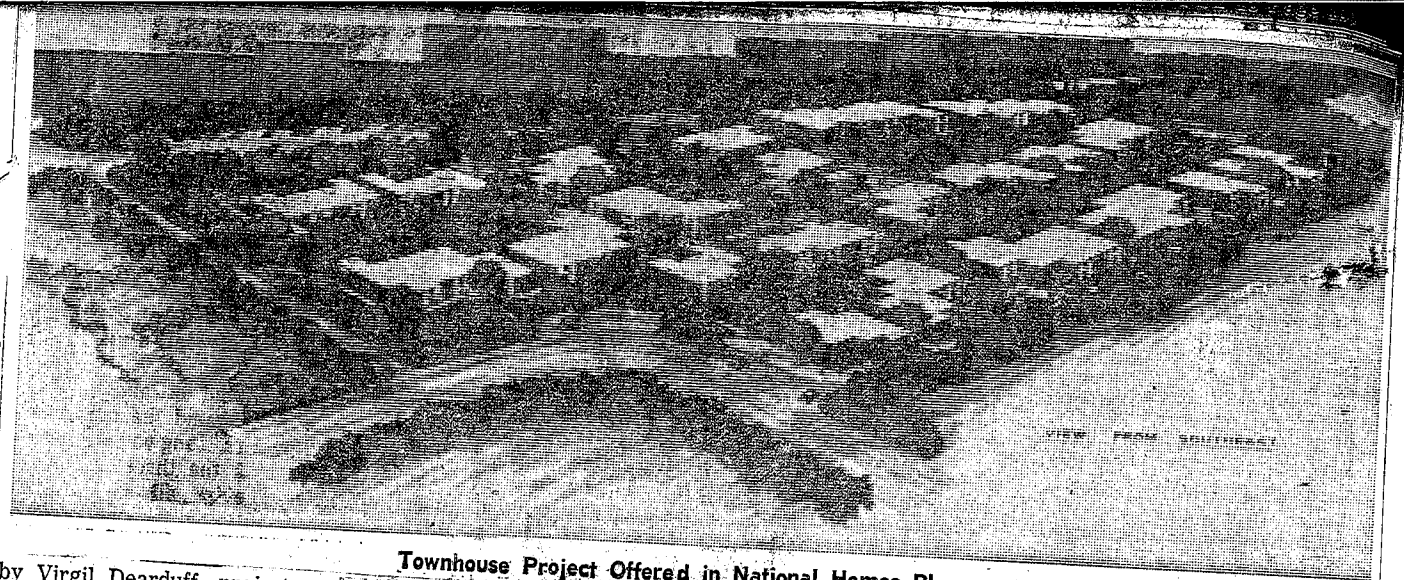
If individual lots also are sold, and people build houses and live in them, urban renewal Project I "may be a good thing," he added.

"I'm not praying for failure, but right now I'm as pessimistic as I was several years ago," he said.

Hope in NDP
One aspect of urban renewal that seems exciting and could be useful to a city like Champaign is the Neighborhood Development Program, a 1968 addition to the housing act, he said.

Traditional urban renewal has not worked well in small to medium-sized cities, as can be seen in Decatur and Springfield, he said.

It has chalked up creditable accomplishment in larger cities, such as Chicago's near South Side, he said.



Townhouse Project Offered in National Homes Plan

by Virgil Dearduff, project coordinator for the firm, called for nine buildings with a total of 108 units: 48 two-bedroom and 60 three-bedroom.

An alternate plan called for a total of 112 units with 48 two-bedroom, 48 three-bedroom, and 16 four-bedroom. Dearduff said experience with the Mt. Olive project showed that larger units "could serve a worthwhile purpose."

Under the basic proposal, with Section 236 financing, rents, including utilities, would range from \$117 a month for the two-bedroom apartments to \$127 a month for those with three bedrooms.

Rents under the alternate plan probably would be \$119 for the two-bedroom, \$128 for the three-bedroom, and \$135 for the four-bedroom.

Construction would use modular units, completed at the firm's Urbana plant and then assembled on the site.

Foundation Sponsor
The project's sponsor, under the Creative Building proposal, would be Midwest Educational Foundation of Galesburg, an affiliate of Knox College.

The foundation would operate the project once it is completed. Dearduff also added that the maximum of 20 per cent of the units could be made available for rent subsidy programs.

In his presentation, Dearduff stressed that as a local firm Creative Building wanted to make it possible for people in the urban renewal area to participate in the construction of both the Mt. Olive project and the proposed project.

This could involve setting up a company comprised of local people to engage in construction work, he said.

Lippman Associates
The fourth proposal from A. Lippman Associates of Indianapolis combined four types of units in two types of structures.

Garden apartments would contain 30 one-bedroom units renting for \$82 a month, and 30 two-bedroom units for \$99 a month.

Ten additional two-bedroom townhouses would rent for \$109, while 36 three-bedroom townhouses would rent for \$130 a month.

The apartment structures and the townhouses each would be lined along separate concrete malls, which would provide open living space as well as play areas.

This concept would allow "spin off" of units for sale to individual occupants, which would be permitted under the 236 program, said Sherwin Troy, director of planning for the firm.

A community building in the center would provide laundry facilities, communal meeting rooms, and a manager's office.

National Homes
The final proposal came from

National Homes Inc., which stressed it would involve local firms to the maximum possible extent in construction work.

The National Homes plan called for 85 townhouses to include 41 two-bedroom at \$110 a month, 38 three-bedroom at \$125 a month, and six four-bedroom at \$145 a month.

Firm representatives showed slides of similar townhouses the company had erected in Chicago, as well as the conventional drawings of their concept of the urban renewal project.

The buildings would be constructed of modular units, which would be 85 per cent complete before being assembled.

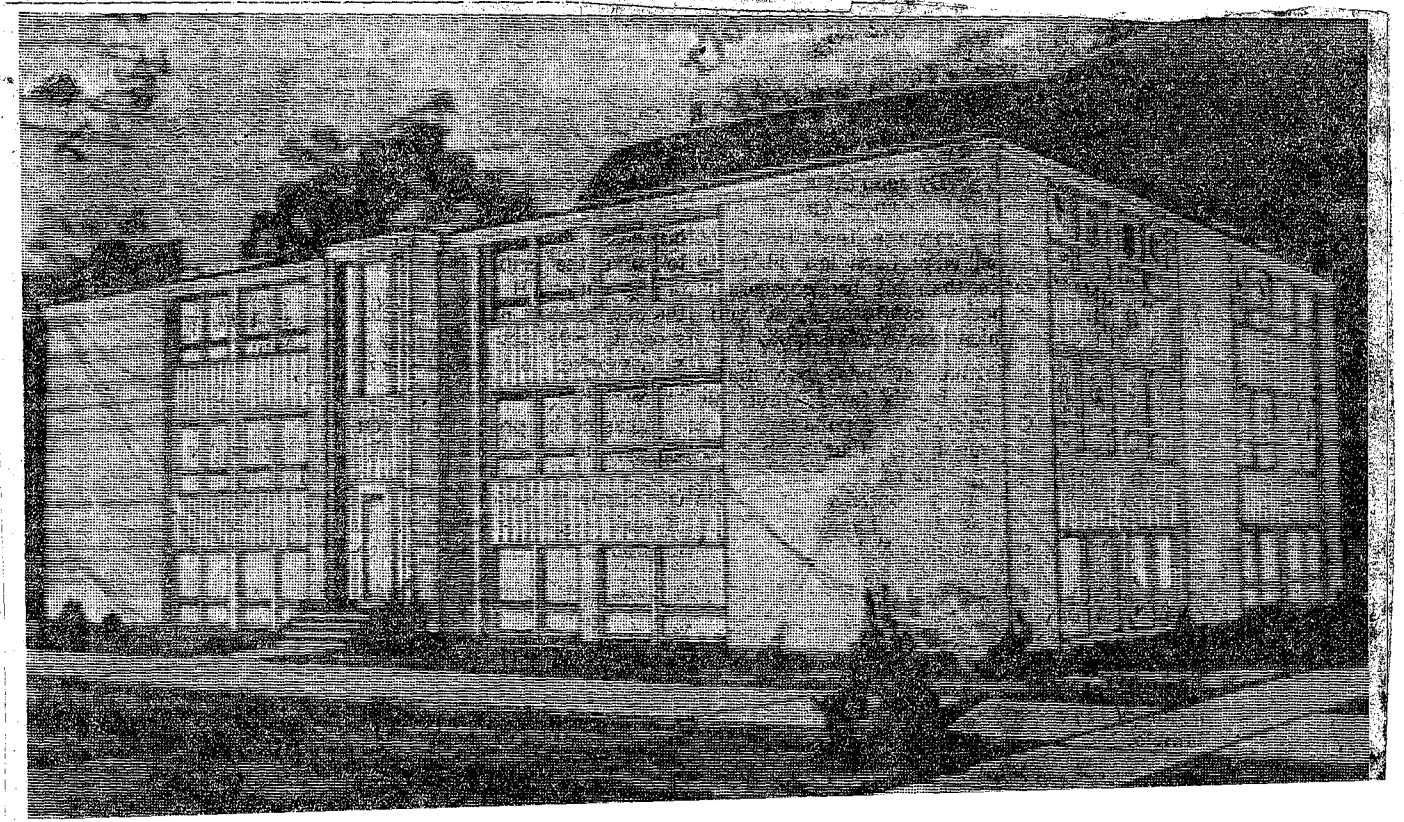
The concept was designed to meet the desires of many low and moderate income families to own their own homes, the firm's spokesman said.

It would lend itself to "spin off" proposals that would permit the houses to be purchased by their occupants.

Buy Square Block For Housing Units

By BOB GESKE
News-Gazette Staff Writer
North Mount Olive Manor, Inc. received permission from the Champaign City Council Tuesday

hydrants throughout the city was passed, a parcel of land along the west Central edge of the Project I area was authorized for sale of the Champaign



North Mount Olive Manor, Inc. received permission from the Champaign City Council Tuesday evening to purchase a square block of land for a \$1,000,000 development of 72 units of low-income housing. The non-profit corporation will buy the parcel for \$37,500.

During the normal meeting, the council also authorized the sale of a lot at the southeast corner of Bradley Avenue and Sixth Street to the Mount Olive Missionary Baptist Church for construction of a new parsonage. The church was forced to move its parsonage earlier because of proximity to Douglass Park and the city has been assisting the church in finding a new site.

Both issues passed the council with a 6-0 vote, but councilman Robert Pope took the opportunity to restate his views on urban renewal projects.

"I am approving these sales of land," said Pope, "because the city has already acquired the land and we now have to do something with it. I am certainly not mellowing on urban renewal and still do not approve extensions of the program."

"I don't know if people realize that the building that is being done in these areas," said Pope, "will have to be further subsidized by the federal and local governments. This costs money and adds to our growing tax rates in every area."

"I don't know how long this country can continue this type of affluence," he added.

Councilman Seely Johnston asked urban renewal director David Gensemer to explain the financing of the land sale to North Mount Olive Manor.

Gensemer said that the parcel of approximately 129,000 square feet was worth in the neighborhood of \$200,000. The final appraised price of the land, minus the purchase cost, will be made up by the city and the federal government under subsidies with the city providing one fourth of the cost and the federal government the remaining three quarters.

In other unanimous council action, Fr. Barry McDermott was appointed to the human relations commission, an ordinance directing installation of eight fire

CHAMPAIGN-URBAN

Okay Sale Of Renewal Land Here

By Darlene Napady

Although councilman Robert Pope took the occasion to stress his continued opposition to urban renewal, the Champaign City Council Monday night approved the sale of three pieces of urban renewal land by unanimous vote of those present.

"I want to emphasize that I am not softening on urban renewal," Pope said in explaining his "yes" vote on one of the proposals.

"But once the city owns the property, I can't very well vote against reselling it, especially to a church."

A non-profit corporation formed by Mt. Olive Baptist Church is purchasing an entire square block for a 72-unit housing project. The church will buy a single lot for a new parsonage.

The third parcel will be sold to the Champaign Park District for a small park.

Pope also warned that his "yes" vote in these instances did not mean he would vote for extending the urban renewal project.

Taxpayer Hit

"People should realize how much projects like this are costing the taxpayers," he said. "Much of the building on this land also will be federally subsidized, which is one reason taxes are so high."

Councilman Seely Johnston, another constant opponent of urban renewal, grilled urban renewal director David Gensemer on how much the Mt. Olive housing site actually had cost the city.

Acquiring and clearing the 29 separate parcels on the block cost \$240,610, Gensemer estimated. The North Mt. Olive Manor Corp. will pay \$37,500. The federal government will pay 3/4 of the remaining \$205,110 with the city paying the other one quarter.

Later in the meeting Johnston criticized Gensemer for recent comments that the city should

Artist's Drawing of One of Six Buildings That Will Constitute Mt. Olive Manor in Urban Renewal Area



On th

a m

Appointment Approved

In other action, the council confirmed Mayor Virgil Wikoff's appointment of the Rev. Barry McDermott of the Newman Foundation to the city's Human Relations Commission.

It also approved a set of fire department rules and regulations that had been drawn up by Fire Chief Willard Ashby and City Manager Warren Browning.

Black Workers UR Chance

high-level verbalizing would do much good."

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

Bad Results

Committee member Harry Spies noted that if any contractor tried to begin construction on the project without dealing with the unions, all hell would break loose down there.

"That might be a good thing," Offutt added.

Barr said he understands the 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'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 that project from the foundations to the finishing."

The committee is left with deciding between Creative and Lippman. They have already visited Lippman's site 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.

City Voting Is Expected To Be Light

By BOB GESKE
News-Gazette Staff Writer

Past voting habits in Champaign indicate that the April 1 general election for the Champaign City Council will draw more voters to the polls than did the February primary, but it may be only 1,500 to 2,000 more.

The primary this year drew more voters to the polls than non-mayoral primaries in 1961 and 1965 and, in fact, drew more primary votes than any primary in the past year except the mayor-council primary race of 1967.

The drawing power of this year's primary can probably be attributed to the 3,263 people who made it a point to vote against a street lighting proposal — more so than interest in an unheated council race. A meager 2,653 voters turned out for the non-mayoral primary of 1965 and the general election showed an increase of about 4,300 voters. The 10-year record low general election total was 6,800, in another non-mayoral race in 1961.

These past non-mayoral trends would leave a safe estimate of about 7,100 voters in April unless "noisy" candidates James Ransom and Bernard Smith, both working for factions of the population, can win support from the apathetic and bring them to the polls.

The other four candidates are running rather quiet campaigns based on personality and familiarity with little basic differences on city issues. None of them have spoken against present city policy and have given their strongest verbal support to the idea of downtown revitalization.

Three of the four also ran in the top three positions during the February primary and have the campaign benefits of being long time local residents with their names on business signs.

Ransom, who ran a rather bleached-out campaign for black representation in February, has changed positions and is now openly campaigning on the platform he assumed everyone would know in February — black representation in city government. He is working to get at the North End Vote, but knows that he will also need

Low Cost Housing Goal Of Committee Voted By CCC

By CAROLINE GHERARDINI
News-Gazette Staff Writer

Concerned Citizens Committee voted Monday night to designate a committee of its members to form a not-for-profit corporation with the purpose of providing low-cost housing first in Northeast Champaign with future plans to expand to other parts of the city and possibly in Champaign County.

CCC also approved taking on the legal services of Frank J. Kopecky of Legal Services Agency, who explained the initial steps to the CCC's housing venture as a not-for-profit corporation.

Intention of the proposed corporation is to purchase 25 lots which are now included in the Champaign Urban Renewal Project I site in Northeast Champaign.

Kopecky explained to CCC that the corporation could go into the programs passed last year that allow people with a regular monthly income to buy housing. He said those receiving regular welfare aid would qualify.

The housing corporation intends to seek University of Illinois expertise to help in designing and developing and hopes to receive financial aid through U.S. Housing and Urban Dept.

The 25 lots in the Project I area will be the first step, since these lots can be purchased at a low cost. The CCC housing corporation will also seek to work with Champaign City Council to designate other areas in the city as Urban Renewal areas with the new housing corporation purchasing the land and developing homes on it.

The CCC committee also said it would discuss with the community where they would build housing to find out what the community wanted, so "25 years from now, the houses would still be beautiful."

Mt. Olive Church has already purchased a parcel of land in Project I area and plans to build low-cost housing on it, but the new housing corporation formed by the committee of CCC will differ from Mt. Olive since the CCC corporation plans a much larger venture in providing housing in Champaign County.

On the committee designated as incorporators are Mrs. Joanne Dorsey, Mrs. Evelyn Burnett, Mrs. Sheila Boynton; Mrs. Edward E. Jones, Mrs. Anna Wall Scott, Dick Davis, Rev. Morris Clark, Jewel Butler and John Lee Johnson.



PLAN HOUSING VENTURE. Committee of members of Concerned Citizens Committee will incorporate into a not-for-profit corporation to provide low-cost housing. At right is Frank J. Kopecky, legal counsel for the corporation incorporators Monday night. From left, seated are Mrs. Joanne Dorsey, Mrs. Evelyn Burnett, Mrs. Sheila Boynton and Mrs. Edward E. Jones; standing, Dick Davis, Rev. Morris Clark, Jewel Butler, John Lee Johnson, Mrs. Anna Wall Scott and Kopecky.

CCC Group Forms Local Housing Unit

The Concerned Citizens Committee housing subcommittee plans to incorporate as a not-for-profit corporation to seek ways to construct low and moderate-income housing in Champaign.

John Lee Johnson, CCC chairman, said the group has held brief discussions with Champaign's urban renewal department.

"The new corporation, as yet unnamed, will be primarily concerned with land outside the present urban renewal area," Johnson added.

"There is no sizable parcel still available in the present renewal area that would be suitable for redevelopment with federal aid," he explained.

"One of the first activities of the corporation, therefore, will be to bring pressure on city officials to designate more urban renewal areas," he said.

Without urban renewal or some similar program, the corporation will not be able to afford to purchase land for redevelopment, he explained.

Under urban renewal the city would acquire the land from its present owners, clear it and sell it for redevelopment.

"We still are trying to determine what role the university can play in this," Johnson said. "Hopefully they can supply the expertise needed to draw up a proposal for such a project."

The corporation hopes to have such a proposal ready for presentation to the city council in three or four months, he added.

"We have been amazed at the city officials' general unwillingness to do anything about the housing situation," Johnson said. "Housing is not a problem just for the poor and the black, but also for members of the white and middle class."

"For this reason we hope to get the support of the entire community for this venture."

In other actions at Monday's meeting it was announced that the first workshop between

and would have little hiring personnel from the end of construction appman could have trouble the union in hiring labor and tradesmen.

suggested that hiring of the companies should large part in the Com- s developer recom- ions to the council.

to suggest we set up ting with local union to discuss working with getting black people in- Barr said.

had the enthusiasm idea because he said the have been "consistently in non-compliance with opportunity hiring and he think "another case of

ment 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.

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.

form he assumed everyone would know in February — black representation in city government. He is working to get at the North End Vote; but knows that he will also need strong white support to get elected.

Smith the only candidate who has said he would definitely stand against future urban renewal projects is running on a platform of giving representation to lower income blacks and whites as well as retirees who cannot afford the innovations and expenditures of expanding government. He is a "city economy" candidate and is working for more votes of the less than affluent.

From the returns and voting trend of February, it appears that Ransom or Smith will need an increased total in order to replace John Schumacher, Dwyer Murphy or Seely Johnston.

The sixth candidate is Joe W. Somers, who has been less active than the others in the campaign.

tee of members of Concerned Citizens seated are Mrs. Evelyn Burnett, Mrs. Sheila Boynton and Mrs. Edward E. Jones; standing, Dick Davis, Rev. Morris Clark, Jewel Butler, John Lee Johnson, Mrs. Anna Wall Scott and Kopecky.

CHAMPAIGN-URBANA COURIER
Tuesday, April 8, 1969

In Renewal Area
CCC May Try To Build Houses

By Darlene Napady
The Concerned Citizens Committee may build houses on scattered lots in Champaign's urban renewal area, CCC Chairman John Lee Johnson said Monday.

The houses would be a "trial run" for larger housing ventures, Johnson said.

The CCC housing subcommittee plans to incorporate as a not-for profit group to sponsor federally aided housing developments in Champaign's Northeast Neighborhood.

The CCC will ask the Champaign City Council to greatly enlarge the area of the city designated for urban renewal, Johnson said.

"We would like to see the area south of the present project area, north of Springfield Avenue and east of Elm Street designated for a Neighborhood Development Program (NDP)," Johnson said.

Original Area
The area now tentatively designated for renewal is bounded by Bradley Avenue, Wright

Street, University Avenue and the Illinois Central railroad tracks.

Under NDP, redevelopment of cleared land can begin within a year of the start of the project, while the General Neighborhood Redevelopment Plan, under which Champaign's Project I is being done, requires several years of extensive planning and preliminary work.

Johnson and Mrs. Joanne Dorsey, chairman of the CCC education committee, met last week with University of Illinois officials to discuss university involvement in the renewal project.

Writes Peltason
As a result of this meeting, Johnson has written Chancellor Jack Peltason outlining CCC housing activities to date and reminding him that the university had approached the city several years ago to cooperate in a renewal project.

Under such a project the city would acquire "non-cash" credits to pay for its share of urban renewal work if it undertakes a project in conjunction with a university or similar institution.

"Of course, we would not be interested in promoting such a project if these credits were to be used for anything that would not be a direct benefit to the people of Northeast Champaign," Johnson said.

CCC consequently would oppose any attempt to use these credits to finance redevelopment of the downtown area, one possibility that has been pointed out by city Urban Renewal Director David Gensemer.

"At the moment CCC still is assimilating information on various federal housing programs to get some idea what we want to do," Johnson added.

Plan Meeting
"Once we know exactly what we are talking about, we intend to hold a public meeting to explain our plans to anyone who is interested," he said.

"Basically, we are interested

THE NEWS-GAZETTE
TUESDAY, APRIL 8, 1969

CCC Explores All Facets Of Housing Plan

By CAROLINE GHERARDINI
News-Gazette Staff Writer

A public meeting for all residents of Northeast Champaign on the Concerned Citizens Committee's not-for-profit corporation in housing, will be set up as soon as CCC has gathered all necessary information in order to explain all parts of the plan to the community.

Conferences with University of Illinois, Champaign City officials and local entrepreneurs will continue by CCC in an effort to gain all available information and cooperative aid.

CCC announced Monday night at its regular meeting that it is still researching the type of housing which is needed by the community and can receive federal monies.

Initial plan is to build low-cost houses on 25 lots available for sale in the Project 1 area, with the homes to be put up for sale not leased, according to CCC.

Concept under study by CCC is to work with the university and Champaign and possibly a local advisory committee with expertise in housing to plan a complete neighborhood redevelopment of entire Northeast Champaign.

But, specific proposals for the low-cost housing venture are not yet developed. Basic questions are still under discussion and CCC is exploring all factors to decide what housing plan would be best for the community before designing the specifics.

CCC plans to write a brochure on specific proposal for low-

CHAMPAIGN-URBANA COURIER
Sunday, April 6, 1969

at New Champaign Council
The Faces Are Different, But Will Policies Change?

H. Alexander
1 of Dwyer Murphy Ransom to the City Council will difference in city

ates generally line majority of the city on major issues and renewal, budget of government.

n results can define as an endorsement city policies ration. Bernard only candidate who challenges to presides finished a poor e three available

ment of Frank Paul Somers from took one council faction of what be called the may one from the council members.

s, the election has the "mayor's bloc" ed the loyal opposi- leely Johnston, who the bloc on many e-election Tuesday.

new men joined the 1967 city elec- as a solid 4-3 split oil with Johnston

to better low-cost housing. Both however, said there must be proof of the success of the first project before further urban renewal projects can be sanctioned.

This is generally true of the rest of the present council, with the exception of Pope who opposes urban renewal on philosophical grounds.

The hassle which may now develop will be over what constitutes "proof" of the project's success.

The city already has solid commitments, including financing, for 132 units of standard housing to be built in the Project 1 area.

Sixty of these units will be constructed by the Champaign County Public Housing Authority and 72 by North Mt. Olive Manor, a non-profit group. In addition, the housing authority will build 60 units outside the area.

The city also is currently deciding who should be allowed to develop 4.5 acres of another part of the area with low and medium-cost housing.

Accept As Proof
Since the number of living units under commitment to be

The Faces
(Continued From Page 3)

the as-yet-unknown costs of such a system, and whether such long-term renting arrangements is desirable have not been determined.

The mayor is expected to move for a change in the form of city government in Champaign if the enabling legislation, now in the hopper in Springfield, is passed in this session of the General Assembly.

The proposed legislation would allow the election of five councilmen from geographic wards, and three councilmen and the mayor from the city at large. This is intended to insure representation from all parts of the city.

Want Ward System
Both Ransom and Murphy are on record as accepting this plan, though Ransom has indicated he would accept it only as more desirable than the present system.

He would really favor the election of all councilmen from wards, he said, but admits there is little possibility of achieving this with the present council.

The conservative fiscal policies of City Manager Warren Browning will remain intact, though bigger spending could result from possible increases in revenues through proposals now pending in the legislature.

Gov. Ogilvie's plan for sharing funds with cities and the im-

all the units are built and rented.

The present council has been extremely vague in this direction, quite possibly waiting until the election was over and the new council sitting.

Some black groups have, for the first time, started to push for further urban renewal. Originally most blacks in the project area were opposed.

Since Ransom is the representative of the black community, he can be expected to heed these sentiments.

But How to Do It
Both Ransom and Murphy are committed to improve street lighting as is everyone else on the present council. The question here is how it can be done, especially in view of the defeat in February of the bond issue.

The two new councilmen during the campaign suggested another referendum with a more forceful selling job.

First, however, the council is expected to consider a proposal to lease a lighting system from the Illinois Power Co. City Manager Warren Browning said last week he expected such a proposal soon.

ment bill for cities

Johnston Raps Gensemer On UR Proposal

"It appears to me that governmental bodies and personnel are completely lacking in communication in Champaign. Champaign City Councilman Seely Johnston says, and last week's urban renewal proposal by David Gensemer is a perfect example.

"I am amazed that Mr. Gensemer, a member of the staff, felt in a position to make such a proposal publicly," Johnston said, "on an issue that affects the future status of more than 200 families. Spontaneous remarks or proposals such as this that affect hundreds of people should not be prerogative of individual persons no matter what their position.

"There was discussion of such a project between Gensemer, the council and the Citizen's Advisory committee in November," Johnston said, "and it was my understanding that no decision was reached on the feasibility of urban renewal in that area. It was shown to be the best thing for the city. This council has stated a desire to see the effects of Phase I before making any commitments on any other type of urban renewal.

"I would suggest," said Johnston, "that if Mr. Gensemer has so much excess time and energy, he should spend it on a more rapid completion of Phase I. I realize that the project is on schedule, but I wonder if it could not be ahead of schedule were this energy applied.

More Discussion

"It seems to me that the council, CAC, Gensemer and the city manager should have discussed this matter again before Gensemer announced his 'wonder plan' at a public meeting," Johnston said.

"I can imagine Mr. Browning's reaction if another department head in Champaign had announced a plan of this magnitude to any type of committee," Johnston said. "It disturbs me to think that staff members feel they have this prerogative without full consultation with the manager and city council.

"It seems at times that staff members are all moving in separate directions and skipping channels in an attempt to advantage themselves," Johnston

Accept Lippman Firm To Develop UR Tract; Unequal Police, Fire Raises

By BOB GESKI
News-Gazette Staff Writer

The Champaign City Council voted to accept an urban renewal developer, passed a \$3,800,000 budget, voted an unequal pay raise for police-fire personnel and approved a council and mayor pay raise Tuesday night, but was unable to get an unanimous vote on any one of the four.

The council voted 6-1 to accept the recommendation of the Citizens Advisory Committee on Urban Renewal (CAC) and begin negotiations with A. Lippman Associates of Indianapolis for construction of middle-income housing on the 4.5-acre urban renewal tract in northeast Champaign. Seely Johnston put in the only dissenting vote.

The board voted in favor of the Indianapolis firm despite the fact that the president of Creative Buildings of Urbana, Roy Murphy, asked that the council delay selection so all interested contractors could submit proposals.

Murphy said the original request for bids was not specific and Creative submitted a proposal to put the highest amount of building up at the lowest cost. He said he later became aware that the CAC was interested in better quality and would resubmit a better proposal.

Henry Spies, CAC member and UI architecture professor, said that the plan request was made purposely ambiguous to see what the developers could come up with in the way of imagination. He said the FHA-based construction also has certain federal standards which should have been used as guideline.

The city will now enter into contract negotiations with the

Indianapolis company for sale of the project land and construction development by Lippman Associates. City has some goals in the area with which they expect Lippman to conform but added that if Lippman cannot or will not build what the city desires on the spot with adequate use of local labor, another developer will be used.

Before casting his dissenting vote, Johnston said he felt the local company would have made best use of local labor and said he supported the two week delay for council study. Councilman Robert Pope qualified his vote by saying he would vote yes to accepting Lippman, but "this was another case of the problems when government gets into the housing field." He said he anticipates many problems with the proposed housing.

Johnston and Pope also put up the two dissenting votes on municipal pay raises, which

allow police and fire approximately 10 percent over firemen.

Police captain James Baker addressed the council on behalf of fire employees and asked that fire salaries be kept equal to police salaries.

"These two departments comprise the city's uniform danger control," he said, "and have always been equal. The danger and training involved in fire work is easily equal to that of police work and we feel any disparity in salaries is unsound city policy.

He cited recent surveys of the Watts riots and other trouble spots in which firemen sustained more injuries than policemen and pointed to the local fire inspection program which he says has saved many fires and lives.

Johnston and Pope voted against the increase and Councilman Somers said he voted reluctantly in favor of the city manager's disparity recommendation because he feels the economic raise may have some benefit in bringing the police department to full staff.

"In the two years I have been on the council," Somers said, "we have always had a full fire department and almost never had a full police department. The raise may help and I think we should try it."

Johnston also voted against acceptance of the 1969-70 fiscal budget because the police-fire raises were included. Pope said he would not vote down such a large package because of petty gripes, but again said he felt the local expenditures on the Human Relations Commission Regional Plan Commission and Champaign County Economic Opportunity Council were wastes of money. Somers took issue with the fact that the new budget calls for new chairs for councilmen, but also voted positively on the budget.

Somers and Pope cast the two dissenting votes on an ordinance to raise council and mayoral salaries as of 1971. The raises bring council salaries to \$1,200 yearly and mayor will receive \$2,400.

Somers said earlier he is against the timing of the raise which comes during a year of inflationary troubles. Pope said he was originally in favor of the raise but changed his position when he heard Somers' arguments.



Butler Pushes Champaign UR Plan With UI

Jewell Butler, a member of the Concerned Citizens Committee, addressed the Champaign City Council Tuesday evening to ask that the council agree to enter into an urban renewal project with the University of Illinois to help alleviate the city's acute housing problem.

He said the CCC had addressed the University on local problems caused by continued campus expansion, and asked that city officials engage in talks with the University to study the feasibility of a program in an eastern section of the city bounded on the north by Grove Street, on the south by Springfield Avenue, on the east by Wright Street and on the west by Elm Street.

He said he hoped the city would make a moral commitment to accept responsibility for "this insurmountable problem."

Only minutes after Butler spoke, Councilman Seely Johnston questioned urban renewal director David Gensemer on his Friday afternoon public recommendation or a similar, although smaller, project near the University.

Johnston asked Gensemer who had given him permission for the area survey, who at the University had suggested the plan, and why Gensemer had released this data to the public before meeting again with the council.

City Manager Warren Browning told Johnston that he had authorized the survey following a November 1968 meeting at which the council had instructed Browning and the staff to enter to a feasibility study on the area. He said Gensemer's Friday suggestion to the CAC had been made in a public meeting in state law. He noted that it was only a suggestion.

Browning also said that he and Gensemer had meetings headed for next week to discuss the program with University officials.

With New Housing

Indiana Firm to Redevelop Renewal Land

By L. H. Alexander

The Champaign City Council Tuesday voted 6-1 to sell 4.5 acres of land in the urban renewal project area to Lippman Associates of Indianapolis, Ind.

Councilman Seely Johnston voted against selling the tract to the Indiana firm after unsuccessfully attempting to table council action. Johnston favored Creative Builders Inc., a local firm.

Lippman will develop low- and moderate-income family housing, on the site according to designs which must be approved by the council. The final plans for the development have not been prepared.

The project will be owned and operated by Lippman Associates and will be financed by a fed-

erally insured and subsidized low-interest loan. The FHA will also have to approve the final building plans.

Urban Renewal Director David Gensemer said today that meetings with Lippman will begin Thursday. The city must decide the final market desired including the ratio of townhouses to apartments.

Roy Murphy, president of Creative Buildings, appeared at the meeting to request that all four bidders for the project be given a chance to bid on final concrete specifications prepared by the city.

Murphy said the original request from the Citizen's Advisory Committee on Urban Renewal was so general that each

bidder had proposed widely differing projects.

Murphy said the first proposal by his company was an attempt to get the most housing at the least cost, but this was not the sort of project the CAC had in mind, despite the fact that this information in their specifications.

The CBI president also said that no company from outside this city could provide better housing at lower costs due to the transportation costs.

Mayor Virgil Wikoff said that when projects bids are asked, the specifications are either totally general, seeking the ideas of the developer, as in this case, or are totally specific, seeking only cost differential.

Henry Spies of the CAC said his committee had decided on Lippman Associates not only because of cost or quantity but also for quality. The sociological and economic factors of such a project were also considered, Spies said.

He also pointed out that Creative Buildings had been given an opportunity to present a second proposal after they had seen the Lippman proposal. The CAC, he said, still preferred Lippman Associates.

In other urban renewal action Tuesday, a hassle between the city administration and Councilman Johnston erupted after Johnston charged the urban renewal department with preparing plans for further urban renewal projects without the au-

thorization of the council.

He referred specifically to Gensemer's recommendation to the CAC Friday that the committee recommend a further urban renewal project on the campus. Johnston also complained that he had to read about this in the paper, having not been informed of it before.

City Manager Warren Browning replied that Gensemer and the CAC had been ordered by the City Council in November to undertake a study of the campus urban renewal project which has been in the works for some time.

The press had reported the meeting, Browning said, because it was public by state law.

Tuesday, April 15, 1969

COURIER

CCC Seeking Housing Funds

Darlene Napady, chairman of the Citizens Committee on Urban Renewal, said the CCC tentatively plans to build 12 single-family homes and an apartment building in the North End Progress area.

The housing subcommittee also is looking for incorporation of the North End Progress Corp.

The construction costs of the project probably will be high, long-term, low-interest loans, the group said. "We need seed money for planning costs before we can apply for federal loans," she said.

The preliminary expenses are eventually covered by a federal loan, a loan that will not become available until the project is under way.

"Seed money can be provided to the supplier of used facilities not covered by federal funds," she said.

CCC plans to construct a row of homes rather than rent them to low-income families, she said. "We want to own our own homes and the corporation of any management responsibility," she added.

At Federal Housing Administration concerns, the CCC is looking for a local church to agree to take responsibility for any CCC project, if the city disintegrates, Johnston said.

Johnston said the housing committee is an officially organized group. "We are looking for an appointment with officials in Springfield to talk on long-term financing," she said.

Johnston said the University of Illinois will help us make some contacts we will need," she said.

Johnston also would like the university to write the Champaign

unless it is made available through urban renewal.

FHA also is unlikely to approve low-cost federally aided housing for sites outside an urban renewal area, CCC was told at its Monday meeting.

Robert Gillespie of the Interfaith Housing Corp., a local non-profit group that has been trying to obtain FHA approval for such housing for several years, said his organization had been turned down several times, apparently because it refuses to build in an urban renewal area.

"But as long as your group builds on an urban renewal site and can raise the 'seed' money, you should get approval, assuming Congress funds the program," Gillespie told the CCC.

Other groups that have considered housing projects in past years will be invited to next Monday's CCC meeting.

"We also have talked with the U. of I. Small Homes Council, which has designed a model of a low-cost home," Johnson said.

"We hope to build a home that could sell for \$13,000, including land," he said.

Frank Kopecky, director of the Legal Services Agency, suggested CCC might cooperate with a group of black craftsmen planning to build two prototype homes in the Project I area.

operated by Lippman Associates visors Committee on Urban Re- or are totally specific, seeking ing plans for further urban re- cause it was public by state and will be financed by a fed- newal was so general that each only cost differential, newal projects without the au-law,

which comes during a year of inflationary troubles. Pope said he was originally in favor of the raise but changed his position when he heard Somers' arguments.

The council also voted to authorize the manager to give \$159,573 in local road contracts to Urbana Asphalt Co. and \$97,666 to Whetzel Construction.

In planning cases, the council voted to accept an ordinance restricting the off-street parking regulations for local business.

manager and city council members are all moving in different directions and channels in an attempt to vantage themselves," Johnston said, "and the communication lines disintegrate. At times it appears our best lines of communication are the newspaper."

"At least we can find out there who proposed what for whom," he said. "I think this has also been evident at times in the city manager's office," Johnston said, "and the recent letter to Urbana Mayor Skadden by the manager is a perfect example of staff striking out on impulse and eventually effecting the city."

On Authority

"I would also like to know who gave Mr. Gensemer authority to make his windshield survey of that area. I surely don't remember the council agreeing to an inspection."

"I think it is time to put a halt to some of this public day-dreaming," Johnston said, "and I truly think it is an unfortunate thing because this type of action reflects on the many dedicated people working toward orderly and beneficial city growth."

"I would like to mention to Gensemer, who has not been in the area long, that his proposal is aimed at working in one of the most stable tax paying areas of this city. People of Champaign consider the east side an integral part of the community and we all realize that area has more than carried its tax burden for many years."

"I read that Gensemer made a windshield survey to note supposed code violations," Johnston said, "and I wonder if he also noted the well-kept lawns and abundance of flowers in the area. I'm sure he does realize that this type of proposal is another case of the city using coercion to take away private homes. I feel I was elected to represent people, not dictate living terms."

"I hope," Johnston said, "that it will also be the opinion of my fellow councilmen that the city begin using channels of communication on all matters in an attempt to work together as an effective governing unit and stop the method of informing each other of our plans via the press."

CHAMPAIGN-URBANA COURIER

Friday, April 18, 1969

Gensemer Defended For Discussing Plans

The Citizens Advisory Committee on Urban Renewal Thursday repudiated an attack by two councilmen on urban renewal director David Gensemer.

At Tuesday's council meeting, Seely Johnston and Robert Pope criticized Gensemer for allegedly overstepping his authority by publicly discussing renewal work south of University Avenue with the group last Friday.

Gensemer had recommended Friday that the group consider asking the council to designate the area bounded by University Avenue, the Illinois Central tracks, Springfield Avenue and Wright Street for a Neighborhood Development Project.

"I think this is an entirely proper thing to be discussing at this time," CAC member Jack Petry said Thursday. "We accepted Mr. Gensemer's suggestion as just that, and I think that everyone but certain councilmen understood this."

City Manager Warren Browning also joined the fray, telling Johnston and Pope that the council had directed Gensemer to pursue the proposed project during a study session last November.

Browning also said he knew of Gensemer's fact gathering for the project.

Gensemer himself stressed that he was only making a suggestion for the CAC to consider.

"Personally, I don't claim to know what is best and would be willing to carry out anything the CAC and council decides," he said.

"The CAC has discussed the advantages and disadvantages of such a project previously."

Wednesday, April 9, 1969

Council Okays Final Part Of Budget

By Bob Alexander

The second and final part of City Manager Warren Browning's recommended budget for the fiscal year beginning May 1 slid through the Champaign City Council Tuesday night with no challenges. It contains all city spending that is financed from the city's operating funds and was reviewed by the council at a study session earlier.

With the council's unofficial approval several weeks ago of the first part of Browning's budget, it now appears the entire package will pass without changes.

The \$3,647,000 budget, largest in the city's history, will be achieved with relatively little increase in tax rates. The tax levy, passed usually in September, has not yet been prepared.

Browning's estimates of the property tax levy for the city is expected to be completed by the next regular council meeting Tuesday. The council will take official action on the budget at that time.

In other discussion at the study session, the council reached no decision on the award of a sale contract for the redevelopment of 4.5 acres in the urban renewal area with medium-income housing units.

Four Proposals

There were four companies who submitted proposals for this redevelopment, and the Citizen's Advisory Committee on Urban Renewal has recommended the Lippman Associates firm be allowed to develop the land.

Council members Tuesday, however, seemed reluctant to allow an out-of-state developer to take the project when a local firm, Creative Buildings Inc., also submitted a proposal.

Mayor Virgil Wikoff and Councilman William Kuhne, both contractors, reported they had toured the projects of both companies in other cities and believed that Lippman Associates was superior.

Councilman Paul Somers said

S-GAZETTE

Delay Choice Of UR Area Developer

By Bob Alexander
News-Gazette Staff Writer

The Champaign City Council reached no decision on a developer for the urban renewal area during a study session Tuesday evening and the developer will not be decided upon until a vote is taken at next Tuesday's meeting.

The choice is between Lippman Associates of Indianapolis and Creative Builders of Urbana. The Citizen's Advisory Committee on Urban Renewal has recommended selection of Lippman over the local firm. The council is expected to decide at the next meeting because it is the last meeting of "lamie duck" councilmen Frank Schooley and Paul Somers, and because the sooner a developer is selected the sooner negotiations and construction can begin.

Seely Johnston was the strongest advocate of choosing the local company in order to "keep the money in the area." He said he would vote for Creative as the developer if its price was the same as Lippman or even a little higher.

Mayor Virgil Wikoff, who has visited construction sites by both companies in addition to a tour of Creative's factory, said he would also like to see the job go to a local developer if results were equal, but he said that the overall desirability of visited sites were strongly in favor of Lippman.

"I'm not saying that Creative could not give us as good a quality as Lippman," he said, "but they have not done so on anything we have seen."

Favors Lippman

Wikoff said he felt the Lippman projects were more aesthetically pleasing in his opinion and the site layout and craftsmanship appeared the best of any seen.

Councilman Bill Kuhne, who also visited all companies, said he was personally weighing the advantages between the two companies so the city could get the best plan for the city.

He also said the local company would be desirable if possible, but later told the council that Lippman's stairway plan

of the plans of both companies in other cities and believed that Lippman Associates was superior.

Councilman Paul Somers said he had been contacted by an official of Consumer Construction Co., and asked if that firm could submit another proposal.

Somers said the original specifications put out by the CAC were so general that the bidders did not know what was expected. Creative Builders, he said, had been allowed to submit another proposal after the CAC spelled out what they wanted.

Wikoff said, however, that another round of proposals from all the companies would only delay the project without doing it any good. "The thing to do is select a company and then begin bargaining with them as to what you want," he said.

Somers agreed but said that if Creative Buildings was going to be considered, Consumer Construction should be given another opportunity also. "If you just want to go ahead and give it to Lippman, you've got my vote," he said.

City Will Approve

The project will not be built until the city has approved the sale of land to one of the companies and the project will be built and operated by that company. The council, however, can specify the type of housing through terms of the sale contract.

In other action, the council unofficially approved the purchase of one lot at the intersection of Clock and Bradley streets for right of way on the Bradley Avenue improvement project set for this summer.

John Kearns, director of public works, said the owner had agreed to sell the house and lot for \$7,500 which was the price put on the property by the city's appraiser.

Kearns said this was one of 18 pieces of property which will have to be purchased by the city for right of way in the Bradley Avenue improvement. Many of the parcels, he said, would cost only a few hundred dollars.

Other right of way purchases are expected in the near future. The Bradley Avenue improvement, which will make the street four-lane from Prospect Avenue to the east city limits, is financed from the 1966 bond issue.

companies so the city could get the best plan for the city.

He also said the local company would be desirable if possible, but later told the council that Lippman's stairway plan seemed more liveable than the stair plan in the Creative box construction.

Box-type construction employed by Creative also met with disfavor by Councilman Paul Somers, who said he did not feel complete prefabrication was yet a commonly accepted thing.

"It's still relatively new to the general public," he said, "and I wouldn't like the people feeling they are living in a grand experiment. It's bad enough being poor, without being a guinea pig."

Another Firm

Somers said he would vote to accept Lippman as the developer immediately, but asked that if the council were thinking of visiting any other construction sites or conferring with any other developers, Consumers Construction of Chicago be included.

It is unlikely the council will consider a second proposal by Consumers at this date, because all are interested in selecting a developer soon to facilitate early construction.

Wikoff, Kuhne and Somers appear to favor Lippman while Councilman M. G. Snyder said he favored use of the local company. Johnston will undoubtedly vote for the local company while councilmen Frank Schooley and Robert Pope have made no comment.

It appears that if Schooley or Pope support Lippman in next Tuesday's vote, the builders of Hessel Manor will return to Champaign to build on the 4.5-acre urban renewal tract.

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Suggest New Urban Renewal Plan Near

30 Square Block Area In Proposal

By BOB GESKE
News-Gazette Staff Writer

A suggestion was made Friday for consideration of a new gradual urban renewal program in Champaign which could clear and rehabilitate an area of more than 30 square blocks near the University of Illinois.

Urban Renewal Director David Gensemer asked the Champaign Citizen's Advisory Committee on Urban Renewal to take under consideration a gradual urban renewal program under the federally authorized 1968 Neighborhood Development Program.

The area he asked the committee to study is an west-central Champaign and is bounded by University Avenue, Springfield Avenue, Wright Street and the Illinois Central tracks.

He said the suggested area is the product of years of negotiations and investigations between the city and the University and said that the council had asked for a study last November on the city and University interests in the project.

The City of Champaign, the University of Illinois, Champaign Development Corporation and the Department of Urban Renewal all apparently stand to gain from the program suggested by Gensemer.

The city would undertake only as large a portion within the area as it could acquire and clear or update within one year and could gradually update the entire block one section at a time.

The City of Champaign would have to pay absolutely no cash for the project Gensemer says, because of approximately \$2.75 million dollars in non-cash credit acquired by the University in seven years of land acquisition which would qualify as the city's in-kind contributions to the project.

The University would have a right of first refusal to purchase large parcels of land from the city to facilitate expansion to entire contiguous blocks and not expanding in a shotgun fashion. The downtown merchants would be able to benefit from street improvements to facilitate long-range revitalization objective traffic patterns and the urban renewal department would be guaranteed a local job for a few more years and a possible staff increase. The only cost to the city would be preparation of the original application.

This is not a new consideration by the city as negotiations between the city and the university were held in 1966 to see if some type of program could be instituted in the area because of built up non-cash credits. The method of red-

ing the area has been changed with the introduction of the NDP program in the 1968 housing act.

It is not known however, how the council will react to another recommendation by the committee on urban renewal. The council has not yet acted on the committee recommendation for a developer for Phase I and has not yet begun discussions of possible Phase II work in Champaign.

Despite the advantage of no cost to the city, it is unlikely the council would be wholeheartedly in favor of urban renewal in an area that has rehabilitative potential.

Most of the verbal council arguments against urban renewal in Champaign in the past have aimed at the forced relocation of affected area persons. This will again be a problem in Phase II decisions and would effect many families in the near campus area.

The program would have to follow the national objectives of urban renewal. Gensemer said, in that 50 per cent of the land cleared in the area under the program would have to be set aside for low and middle income housing. Under urban renewal guidelines, at least 20 per cent of the structures in the proposed area would also have to have at least two major code standards.

Gensemer said that a recent windshield study of the proposed area found 317 habitable structures in the area of which 118 were judged by the inspector to be substandard or close to it. He said another 97 structures in the area appeared rehabilitable and not subject to demolition.

He also added that this inspection was only an educated guess because the inspector had not been inside of the houses and could judge them only from outside appearances.

In addition to allowing the city to acquire sub-standard land in the area for clearance, Gensemer said, the program would also be able to provide low interest loans and grants up to \$3,000 for rehabilitation of code-violation homes deemed repairable within the city codes.

Gensemer also said a public hearing would have to

be held on whatever parcel of the area the city would plan to update within a year and that public hearings would have to be held for each parcel planned each year.

The decision to undertake the program will ultimately be a council decision Gensemer noted, and he was only asking for a committee appraisal and recommendation to the council. He said the council had met with the committee in November, 1968 and asked the committee to look over the proposal and formulate an opinion.

Committee members took no action to Gensemer's suggestion and it appeared Gensemer did not communicate the basic rudiments of the program structure to all members.

Committee chairman John Barr said he felt there were sections within the proposed area that could use rehabilitation, but questioned whether private enterprise would not do the job in due time.

"One of the biggest criticisms to local urban renewal has been that it has kept free enterprise from getting the job done," Barr said, "and I'm not sure that private enterprise would not eventually alleviate the deterioration problem in this area."

plish extra-ordinary local situations."

Gensemer said he also felt free enterprise would eventually rehabilitate the area in time, "but," he said, "it may take twenty years, will be accomplished in piece meal fashion and will provide no housing for low or middle cost income persons. Everything that goes up in that area will be upper income rental properties. Urban renewal provides an orderly program and provides for low cost housing."

William Wrestler said that urban renewal could certainly get the job done because it has the power to take desired land away from the owner and get to work on it.

"However," he said, "I think coercion could be kept to a bare minimum in redevelopment of the city. I also think that if we do go into such a program we should also implement the use of federal funds for code enforcement. Otherwise," he said, "we are just going to be jumping from area to area trying to catch up."

Jack Petry said he felt much of the area could be helped by free enterprise and, added that the University has always been able to take care of itself. He noted that the land around Burnham City Hospital will now have a greater value for medical clinics, the city has purchased four of the substandard houses to build a parking lot for the hospital and private developers have been building in the area at a good rate.

He said he felt first emphasis under such a program should begin on the land between First Street and the IC tracks where it appears little is going to be done.

"Work in that area," he said, "would also help clear and develop land for the proposed Illinois Boulevard Overpass."

"Under the Neighborhood Development Program," Gensemer said "you could concentrate on that portion of area first and get it fixed up. Then you could branch into the adjoining proposed area in subsequent years and use an orderly program of redevelopment. Perhaps," he added, "working on the worst areas first would stimulate private enterprise to go into the area more quickly. This program provides for work in small areas with subsequent planning for a large area."

"What I am saying is that the NDP is providing a handy and costless tool for mutual cooperation in clearing the city of deteriorating property. It is your decision

whether or not to use that tool or where to use it."

"I think this NDP plan deserves serious consideration," Barr said, "but I'm not sure if this University area could not be used to free cash credits and the brunt of the program then shifted into the North End where problems seem more severe."

"I think many of the severe critics from the North End have now changed their attitudes on urban renewal," he said, "and with the clearance have realized it is now going to be a much better place to live."

The committee has taken the program under study and will meet next week for further discussion.

CAC Requests Priority For Cheap Housing

By BOB GESKE
News-Gazette Staff Writer

The Champaign Citizen's Advisory Committee on Urban Renewal (CAC) met Thursday afternoon for further discussion of a suggested limited urban renewal area near the campus of the University of Illinois. Urban Renewal director David Gensemer presented a possible area to the CAC last week and presented data by which he showed the entire area would be eligible for upgrading under a 112 Neighborhood Development Program.

Committee chairman John Barr said he felt the committee has heard Gensemer's suggestion and should now further investigate. University interest and hte attempt to narrow an area that will profit from a 112 project.

Committee member Henry Spies, suggested that the CAC take a good look at an area bounded by Green Street, Wright Street, Fourth Street and Stoughton Avenue for a first year project.

"Everyone has talked about stopping at Springfield on the south," he said, "but I think anyone who has walked down Green Street recently can see the need there, also. This is a deteriorated neighborhood and would qualify to free our non-cash credits and we could probably be of help to the city in helping an orderly expansion of business and housing near the campus. I think we could help the city in work on development of the Bash Court area in the first year," he said, "and then think of jumping north of University Avenue for the second year."

John Lee Johnson, a member of the Concerned Citizen's Committee said the CCC is interested that any area considered have a priority in con-

CAC Requests Priority For Cheap Housing

(Continued from Page 3)

thorized 236 housing, there is going to be an economic gap between the lowest rate of 236 housing rentals and the highest rent rate of public housing in 80 per cent of the units.

"At least 50 per cent of the homes built must be lower or middle income housing under federal law," he said, "but only 20 per cent of the project is eligible for rent subsidy, and there is going to be a gap."

In response to a question, Johnson said that the CCC position on Project I progress in Champaign was not set, but added that with the acute county housing problem there is not time to wait for a final evaluation before moving on.

"We have the problem," he said, "and it now appears that the best way to reach a solution is in a city-University project. Trustee reaction has been quite favorable to our problems to date and we are now interested in cementing city-University relations to achieve a necessary end."

Spies said in order to get sufficient University cooperation the members of the community are going to have to work with the University and not attack the institution for trying to stick its head in local business.

Getting Gun-Shy

"Housing has been a problem for the University for a long time," Spies said, "and everytime the University makes a move of any kind it is attacked in the legislature as a result of community agitation on legislators. The University is getting a little gun-shy and the city is now going to have to prove it is really interested in University participation in the project."

UR Developers Hear City Plans

A representative of A. Lippman Associates, the firm chosen Tuesday for development of 4.5 acres of the urban renewal area met with city officials Thursday to begin negotiations on proposed construction in the area.

Urban Renewal director David Gensemer said the representative heard city wishes on plot plan, mix of townhouse and apartment units and wishes for a tentative floor plan. He said Lippman will work on the plans for two or three weeks and will return to the city with a tentative project outline to hear more specific plans on utility installation, size of rooms, etc.

Gensemer said the speed with which the project now moves is dependent on the reaction of the Springfield FHA office, which must approve housing loans in the area. He said he had called the Springfield office Thursday to plead for all due speed in authorizing construction in Champaign and added that his

verbal replies had been favorable.

"They assured me that urban renewal projects receive priority of consideration over all other requests," he said, "and I'm sure we can expect full cooperation and quick action."



News-Gazette Photo by Robert Arbuckle

CLEAN OUT. Glenn W. Hall, Champaign city rehabilitation officer, looks on as Police Lt. Joe Schweighart had a truck-mounted crane 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 landfill area.

to ask
business zone
North End

...the group next Monday discuss the situation, aid...
...the land in the hands of the wrong people," he said.

On the group's opposition to high density zoning, Johnson stressed that CCC was not against all apartment buildings altogether but wanted them limited to four stories or less. "We see no buildings bigger than this as a continuation of the ghetto," he said.

"In any case, the rents are bound to be high if people have to pay for them. They might as well be making payments on a house which they at least will end up owning."

Johnson stressed that CCC did not advocate a "bulldozer" type

**Vacant House
In UR Area
Burns Down**

A fire early Friday morning in the North End of Champaign did extensive damage to a vacant house which the City of Champaign had just purchased in its urban renewal program the day before.

The house, located at 1106 N. Sixth Street, is next door to the unfinished Mt. Olive parsonage which burned last week.

The fire was called into the Fire Department at 6 a.m. Two pumpers were sent and spent an hour putting the fire out.

According to the Fire Department's report, the fire was in the upper level of the two-story wooden structure. Most of the roof was destroyed and the upper level gutted.

City Manager Warren Browning's office stated that the build-

Saturday, May 10, 1969

CHAMPAIGN-URBANA COURIER

**Urban Renewal
Site Sale Near**

By Darlene Napas
The Champaign County Housing Authority probably will open bidding bids for this separate site for 60 units of public housing in Champaign's urban renewal area within a next month.

The authority already owns the land for the other 60 units but letting bids for this separate site for 60 units of public housing in Champaign's urban renewal area within a next month.

Champaign City Manager Warren Browning, Urban Renewal director David Gensemer and City Commissioner William Kuhne met with Housing Director Bud Emme earlier this week to discuss the actual sale.

The U.S. Department of Housing and Urban Development approved a \$2.14 million loan for the construction of the 120 units two years ago.

Full details of the sale have not been revealed. Browning said Friday that the actual sale is expected to take place soon.

The start of actual construction also may encourage the City Council to approve more urban renewal work in Champaign's Northeast Neighborhood.

The housing authority has maintained that it could not advertise for bids for either the project or another 70 units to be built near Champaign Junior High School. The authority has an absolute deadline to the urban renewal work.

At a recent meeting of the Citizens Advisory Committee on Urban Renewal, CAC member Jack Petry had noted that the council has indicated it will not consider more urban renewal in this area until more public housing and other units are available for displaced families.

And, he claimed, it would not do this unless it could make all the necessary improvements to the site.

The CAC's own proposals for extension of urban renewal work are expected to be presented to the council May 20.

The city had urged that the authority push ahead with construction plans since at least

Johnson also asked what the committee's feelings were on increased citizen participation in area decisions, planning and other phases of the local program.

According to Gensemer, the 1968 federal housing act states that neighborhood committees must be formed in urban renewal areas to give a voice to local wishes. It is the hope of the urban renewal department that such an area council would work with the CAC in all phases of any proposed project.

Barr said, "If this committee is not responsive to local feelings, it is not doing its job. We would certainly welcome any increased area participation and have tried to get it during Phase I."

Urban Renewal director David Gensemer says he has been trying to set up a meeting between himself, City Manager Warren Browning and University officials to talk over the benefits and feasibility of such a project.

The CAC will meet again next week and Gensemer says he may have some more concrete feeling out of the University people at that time.

CCC To Offer UR Plan To Council

By CAROLINE GHERARDINI
News-Gazette Staff Writer

The neighborhood urban renewal plan to develop the total black community of Champaign by its residents will be brought before the Champaign City Council Tuesday night by a member of the Concerned Citizens Committee housing committee.

The CCC housing committee, which is to be incorporated into a not-for-profit corporation, the North End Progressive

Housing Corp. (NEPHC), met with legal counsel and a representative of the Interfaith Development Corp. (IDC), Monday night to assess progress of the CCC endeavor.

First undertaking of the NEPHC will be to build individual low-cost homes on 12 lots available in Champaign's Project 1 Urban Renewal site and also to construct an apartment building on three other portions of land for sale in the project area.

CCC members have met with David Gensemer, director of Champaign's Urban Renewal Dept., to ascertain that the Project 1 lots are available and, according to federal regulations, the priority of sale is to residents of the project area.

Goal of the new CCC not-for-profit corporation is to seek redevelopment by residents using U.S. Housing and Urban Development (HUD) programs for an area tentatively bounded by Project 1 on the north, Springfield on the south, Wright on the east and Elm on the west.

Seek Cooperation

CCC housing committee is seeking cooperation by Champaign City Council and its Urban Renewal Dept. in designating that area as an urban renewal neighborhood project area.

Since the University of Illinois has again proposed to the city that an area adjacent to the campus be named an urban renewal area for development by the University, this would give the city cash credits to use in another urban renewal area, such as the neighborhood project planned by CCC's low-cost housing corporation.

CCC housing committee has tentatively drawn up the by-laws for its corporation but is still seeking support from all areas — private and governmental — of the city, county and even outside the county.

Robert Gillespie of the Interfaith Development Corp. met with CCC members Monday to aid the group, explaining how the IDC had established its low-cost housing development proposals, which have been snagged in getting Federal Housing Authority (FHA) approval, which is necessary for HUD funding.

Gillespie offered many suggestions to CCC on how to avoid

Tuesday, April 22, 1969

Low-Income Housing

CCC Discusses Various Procedures Here

By Darlene Napack
New housing should be built only on vacant lots so that low-income families would not be displaced before new homes are available for them, a University of Illinois associate professor of urban planning advised Monday.

Robert Heifetz was one of a group that met with the Concerned Citizens Committee (CCC) to work out problems of low-income housing in the Champaign-Urbana area.

CCC has announced interest in constructing 12 single-family homes and an apartment building in Champaign's Project 1 urban renewal area as a preliminary to a larger project in a future renewal site.

Any clearance activity will eliminate a large number of low-cost units, Heifetz explained. And unless other low-cost housing is provided before hand, most of these people will be forced into homes they really cannot afford.

Not For Poor

But even federal interest subsidy programs can benefit only those earning more than \$4,800 a year, he said.

"Only public housing," he added, "can serve those below this level," he added.

But Robert Katz, associate professor of architecture at the U. of I., pointed out that one way to increase the supply of

low-cost housing is to provide more moderately priced units to encourage middle-income families to move out of the low-cost dwellings, freeing them for families with lower incomes.

But even public housing is not low-cost housing, although it is provided for low-income families," Katz stressed.

"Public housing generally must meet higher standards than other federal housing programs."

Another participant who did not wish to be identified said that only government financing can help a family buy its own home for \$90 to \$115 a month.

To provide homes for even this income group requires longer term loans than the normal 15 or 20 years, at an interest rate far below that of the present market," he explained.

But with a 40-year mortgage, a family earning \$3,000 a year can afford at \$12,000 home, John Lee Johnson, CCC chairman, said.

"We basically hope to involve the poor in whatever kind of housing we undertake, but we will need the support of the entire community," Johnson added.

"We want to build houses for sale rather than rent because experience elsewhere has shown that if a man does not own his own home, he eventually will destroy it."

Campus Area UR Awaiting UI Planning

By BOB GESKE
News-Gazette Staff Writer
The Champaign Citizens Advisory Committee on Urban Renewal will have to recom-

cash credits and then possibly jumping across University avenue in future years. The recommendation will now be to work north of University Avenue for the first two years and then move near the campus area to come within the boundaries of the 112 area.

The area the committee will recommend for the first year is bounded by Tremont on the north, Washington on the south, Fourth on the east and the Illinois Central tracks on the west. This is in practice a southward extension of the present Phase I area and, according to Urban

MAY - 1, 1969

CAC to Present Renewal Plans

By Darlene Napack

A recommendation of the next stage of urban renewal work in Champaign 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 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 the city can decide which area to concentrate on first.

"A recent letter from the university indicates they would not be able to purchase any land

for the second year, but some renewal work on University Avenue in the area north of

University Avenue (NDP), recent addition to federal renewal legislation, can simultaneously execute a project of the GNRP approach required several years of preliminary planning.

Once the city council designates an NDP area and indicates the portion 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, estimated.

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 12 inches thick and calls for planning in about 35 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 "frightened" by the group's attitude that it needed more information.

"This group should be concerned with the city, rather 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 campus area because private enterprise has been redeveloping parts of it.

"But private enterprise has had 20 years to develop this

Tuesday, May 20, 1969

New renewal project area is proposed

A new renewal project area was proposed Monday for a possible urban renewal project in conjunction with the University of Illinois that could bring the city of Champaign several million dollars to spend on other renewal work.

The Citizens Advisory Committee on Urban Renewal decided to recommend that the city council undertake such a project in an area north of University Avenue, bounded approximately by University, Wright, Washington, and 5th streets.

The group's previous discussions had centered on an area south of University Avenue, but several CAC members had expressed reservations about extending renewal work into this less deteriorated area.

The new area will be incorporated into the group's recommendations to the city council as a second-year planning area under a Neighborhood Development Program, which allows cities to plan and execute renewal work simultaneously. Wants planning soon.

The group will suggest that first-year planning begin as soon as possible in an area just south of the present project, bounded by the Illinois Central Railroad tracks, the alley just south of Washington Street, and 5th Street.

Under CAC proposals, work on this area would begin in the second year concurrent with planning on the Wright-University area to the southeast.

At the suggestion of CAC member William Wersinger, the recommendation also will include a request that the council consider stronger code enforcement and other measures to prevent areas from deteriorating.

The CAC apparently accepted the Wright-University site after urban renewal director David Gensemer pointed out it would meet federal requirements that at least one half be within one-quarter mile of the university. Shifting the project north of

ged in getting Federal Housing Authority (FHA) approval, which is necessary for HUD funding.

Gillespie offered many suggestions to CCC on how to avoid the problems his group has met. Still in the initial stages, the incorporators of the NEPHC stated that their purpose is to build homes or apartments that poor black and white families may purchase.

Not Management

Main objective is not to manage apartments or homes, though there may be some necessary instances of renting CCC pointed out, since not all residents wish to buy property.

A CCC member also reported at the meeting the decision by a group of black tradesmen to organize themselves as a group to build low-cost housing in the black community. Discussion followed on the possibility of the black tradesmen group helping with expertise or, perhaps, construction of the housing planned by the CCC corporation.

Though the CCC housing committee has outlined its first stage of low-cost housing development, it is still working on specific details of its proposal.

Once it has a definite proposal, CCC housing committee members plan to distribute the plans in the black community as well as to the whole community in endeavoring to fully explain its intentions in hopes of gaining wide interest and support in its long-range goals of providing low-cost housing throughout Champaign County.

All residents of the proposed neighborhood development area would be informed of types of housing that could be built for them. CCC reiterated Monday night that it will seek to find out what residents want in the form of housing.

The CCC housing committee is also seeking more technical experts in the field of housing to consult with the group on its plans. UI officials have indicated interest in providing experts in housing development to consult with the new CCC housing committee corporation.

By BOB GESSNER
News-Gazette Staff Writer

The Champaign City Council's Advisory Committee for Urban Renewal will have a recommendation for the city council within 10 days. It is in favor of continuation of urban renewal in the city and its specific areas for the first two years of work will be north of University Avenue and bordering on the present Phase I area of urban renewal.

The CC had been discussing urban renewal for an area south of University in previous meetings, but committee members Jack Petry, William Werstler and Rosemary Spies said Monday afternoon they were committed to working in the northeast neighborhood and noted that this area needs clearance and housing more than any area south of University Avenue.

The Monday meeting, with Donald Neville, UI planning director present, was to decide on a recommendation and to try to work out a timetable with the University so land near the campus would be made available under an urban renewal project when the university was ready to buy land for expansion.

Neville was little help to the CAC however, because he said the University is in the process of formulating a 10 year land use plan and is not able to commit itself yet on buying specific land or even state when it would be ready to buy.

"We can't say yet," Neville said, "because we don't know what our plan will show. We may even jump across University Avenue for expansion. We are now awaiting both land use and social need plans before we can commit ourselves. I suggest that the city come up with a plan and then the two groups can work together to make it mutually advantageous."

Surprise Jump

The committee then decided to make its recommendations on its own findings, and made a surprise jump across University Avenue on its own. Monday was the first time the committee had discussed including the far north area in its first two years of suggestions under the NDP project. John Lee Johnson had asked the committee last week to look into the move, but committee discussion prior to Monday had been in the area from University to Springfield for the initial phase.

The committee had been discussing doing the south area first under a federal 112 project to release some \$2.7 million in University accumulated non-

North, Washington on the south, Fourth on the east and the Illinois Central tracks on the west. This is in practice a southward extension of the present Phase I area and, according to Urban Renewal Director David Gensemer, more than 90 per cent of the structure in the area are substandard.

Petry said it was only logical that the city continue urban renewal where the need was the greatest.

The area for the second year project would be a further southward projection of the area with Washington being the northern boundary, University the southward boundary, Second Street the eastern boundary and the tracks bordering the west. This area is also quite blighted and would give the urban renewal department a chance to help the downtown committee in forming a road net pattern for the proposed Illini Boulevard overpass.

The committee decided the third year area should be south of University Avenue and within proximity regulation to make use of the credits.

Advisory Body

It should be noted that the CAC is strictly an advisory body to the council and its recommendations are in no way binding. Any decision regarding continuation of urban renewal, or the area covered, will be made by the council.

Committee chairman John Barr balked at John Lee Johnson's suggestion that blighted areas west of the tracks also be included as future areas in the neighborhood development program. Johnson said that the city was limited to the amount of areas it could include for yearly work under the NDP program, and said some consideration should be given to poor whites in the city.

"We have whites living as badly as blacks in Champaign," Johnson said, "and I think our wishes for adequate housing should be city-wide. This committee is not limited to making suggestions only in primarily black areas. I think this trend of action is perpetuating class hatred of blacks and poor whites by not including rehabilitation help for whites in its proposals."

Johnson mentioned western blighted areas such as the Maple and Green Street areas.

Barr said that the CAC should keep the scope of its recommendations fairly low to insure public acceptance, but added that the recommendation could include a request for the urban renewal department to study these areas for future addition into the NDP program or possible future work in code enforcement programs financed by

to request renewal work in the campus area because private enterprise has been redeveloping parts of it.

"But private enterprise has had 20 years to develop this area and hasn't done so," Spies pointed out.

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 is more seriously deteriorated," suggested Henry Spies, CAC vice-chairman.

Mrs. Ruth Berkson, another CAC member, agreed that the area near the tracks could be designated for first year of work under the program.

She added that the city could tackle the eastern end, near the

to request renewal work in the campus area because private enterprise has been redeveloping parts of it.

"But private enterprise has had 20 years to develop this area and hasn't done so," Spies pointed out.

In past meetings he also 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 20 meeting.

Gensemer pointed out it would meet federal requirements that at least one-third be within one-quarter mile of the university. Shifting the project north of University Avenue also may cut back somewhat on the amount of federal credit available to the city, since it possibly could eliminate some land acquisition by the city and street improvements south of University Avenue possibly may not qualify. Henry Spies, CAC vice-chairman, was delegated to write and submit a recommendation to the council at its May 20 meeting.

CHAMPAIGN-URBANA COURIER

Saturday, May 24 - 1969

Contractors sought by Creative Building

Creative Building Corp. has assembled into six 12-unit bina has urged subcontractors to bid on the site. Contractors interested in working on the north central portion of the 72-unit North Market Avenue urban renewal or housing project to contact area.

"Drawings will be available about June depending on how to any who want to submit proposals of the Federal Housing Administration's various trade union issues in final proposals," Virgil Dearduff, special agent in charge for the project, said. This should not take more than two weeks and it would be ready to go to the bidding stage.

"National MCI Construction Management Co., an affiliate of CBI, will be under way," Dearduff explained. He said that any interested subcontractors should contact the project and issued during the next week. He said that preliminary commitments he

Dearduff issued the invitation as part of it "affirmative action program" to employ minority group tradesmen and subcontractors on the federally aided project.

The development will be the first in the nation to be financed under Section 221d3 of the federal housing act which is designed to phase out in favor of other subsidy programs.

"We had to scrounge around to a number of different sources to organize black

minority entrepreneurship.

Although CBI employees are unionized, they usually handle just the carpentry work in constructing the units.

It would be up to the individual subcontractor to decide whether to employ union labor, although federal guidelines require him to pay the prevailing wage, Dearduff said.

In other major construction in the present urban renewal area, Lippman Associates of Indianapolis is expected to submit final plans this week for approximately 100 units of moderate income housing.

The County Housing Authority also is expected to advertise for bids within a month for 60 units of public housing in the renewal area and 60 more near Franklin Junior High School.

The Champaign City Council approved sale of the urban renewal site to the housing authority at its last meeting.

Council to consider condemnation of racism'

The Champaign City Council will consider a resolution Tuesday, condemning organizations which restrict membership on the basis of race.

The resolution is being presented in the wake of demands from black leaders that public officials resign from the Champaign Moose Club, but does not mention the club by name.

The resolution was instigated by Councilman James Ransom, who said at the last meeting he would look into the possibility of condemning such organizations.

Three council members belong to the Moose Club: Mayor Virgil Wikoff and Councilmen Seely Johnston and M. G. Snyder.

The resolution reads, in part: "This council feels that bigotry and racial bias present a clear and distinct threat to the continued peace and well being of

this community.

Divisive influence

Be it resolved that organizations whose membership qualifications are based on race are a divisive influence in the social structure of this nation and city (and)

"That this council urges any such organization to examine their admission policies and to eliminate any discriminating practices (and)

"That this council urge the individual members of any such organizations to insist upon and work toward the elimination of racially discriminatory admission policies."

None of the three council members who are Moose Club members have indicated any intention of resigning.

Three land annexations, one of them east of Wright street, are scheduled for council action Tuesday.

A 12-acre tract located east of Wright St. extended and north of Carver Park subdivision have petitioned for is surrounded on three sides by the city of Champaign and on the fourth by the city of Urbana, so the city plans to annex it.

Annex 22 lots

The council also is expected to annex 22 lots in Lincolnshire subdivision which are now surrounded by the city. The third annexation will take in eight lots in Stratford Park subdivisions.

Bids will be received on the municipal parking lot at Park Ave. and State St. where a Howard Johnson Motel is to be built by the Robeson interests.

City Clerk John Upp said today that no bids have been received for the property to date.

Robeson's is expected to make the only bid to purchase the property.

Robeson's is expected to make the only bid to purchase the property.

Robeson's is expected to make the only bid to purchase the property.

The city also will receive bids on a new fire truck, two city cars, and the 1969 street maintenance program.

The council is expected to appoint Mayor Wikoff, City Manager Warren Browning and Police Chief Harvey Shirley as its representatives on the new Champaign County Law Enforcement Commission.

Federal funds

This commission has been formed to take advantage of federal funds made available by the Omnibus Crime Bill passed in 1968.

Since the funds are to be apportioned on a county-wide basis, other governing agencies will appoint members to the commission.

Browning said the original request was for \$5,400 to determine the needs of the various police departments.

The council is expected to approve the sale of a five-acre tract in the urban renewal area to the county housing authority for the construction of 60 units of public housing. The authority will pay \$72,000 for the land.

The Citizens Advisory Committee on Urban Renewal will decide at a meeting later today whether to accept or reject the offer.

City Council meeting Tuesday.

CHAMPAIGN-URBANA COURIER



Rear of house extensively damaged by fire at 1106 N. 6th St.

Next to razed parsonage Renewal area house burns

Champaign firemen extinguished a blaze about 6 a.m. today which damaged extensively a house at 1106 N. 6th St. already scheduled for demolition.

Would Table Zone Changes In Northeast

By BRUCE JAMESON
News-Gazette Staff Writer

The Regional Planning Commission staff will formally recommend to the Champaign City Plan Commission that the city group table a proposed amendment to the zoning ordinance affecting an area in northeast Champaign, as well as any further zoning changes in the area.

Meeting with the city plan commission at a study session Monday, Richard Maltby, executive director of the Regional Plan Commission, explained that his staff has recommended that a proposed amendment to the zoning ordinance, which would create a conditional multiple family residence zone in the north end, be tabled "until the City Council takes action on the Neighborhood Development Program." The proposed amendment would affect the area generally bounded by Washington, Second, Park and Fifth Streets which is presently zoned for single family residence.

Maltby said Urban Renewal Director David Gensemer had expressed a desire that the plan commission consider future action on Urban Renewal and the Neighborhood Development Program before taking any action. Maltby said Gensemer did not request a deferral of any action by the commission, but was instead pointing out the possibility of future conflicts with Urban Renewal decisions. Along with tabling the proposed amendment, the staff also recommended tabling of any further rezoning in the area.

Much of Monday's study session was devoted to a discussion of establishing a neighborhood advisory committee in the north end to advise the plan commission. Maltby's staff recommended that the commission "endorse and help establish" such a committee.

One Supports

Commission member J. A. Scheeler supported the staff's recommendation.

"We have been consistently dealing with conflicting interests and, at times, conflicting testimony in public hearings."

started on the second floor.
Seely Johnston said the fire
pumper trucks extinguished the
fire by 6:30 a.m.



PARSONAGE RAZED
 re Thursday night de- ived Baptist Church, 1108 N. been completed; it was listed ect. Cause of the fire is not
 ed the partially complet- 6th St., Champaign. About half as a total loss by Action Real- yet known.
 ew parsonage for Mt. Of- of the \$30,000 structure had ty, contractors for the proj- (Photo by Jim Rutledge)

Commission member J. A. Scheeler supported the staff's recommendation. "We have been consistently dealing with conflicting interests and, at times, conflicting testimony in public hearings," he said. "Now we will have a reasonably structured group which supposedly represents the neighborhood. I don't think we will be any worse off than we are now. We have initiated two petitions and missed the mark on both."
 Answering a question posed by Robert Manley, Maltby said the purpose of such a committee would be to improve communications with the residents of the north end and to help the plan commission understand the problems of the area.
 Commission Chairman C. Dale Greffe expressed concern with the sanctioning of the group by the commission.
 "We cannot sanction the group," he stated. "We can't take sides."
 Enter a plea
 Greffe proposed that the commission enter a plea with the people in all of the areas of the city to provide the plan commission with information.
 Manley agreed with Greffe, saying, "We should encourage any kind of group input on decisions which we face in any area. It would certainly make our decisions easier if we knew what the people wanted."
 J. E. Cribbett noted that there were two points of view on the problem of establishing an advisory committee. He noted that Manley and Greffe were concerned with giving official sanction to a group from the north end when this is not done for any other groups.
 "They are reluctant to make this group official because they are worried that the commission will have to accept whatever the group says," Cribbett explained. "On the other hand, the people in the area have special problems which only they understand. Can we do this unofficially and urge them to form a group which we will listen to and recognize without endorsing or sanctioning them?"

Gazette - June 4, 1969
CAC Findings On UR Are Received

The Champaign Citizen 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 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

the council authorize the urban renewal department to prepare for a project with the first year area bounded by Project of the north. The IC areas on the west, the east-west line 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 112 project with the University north of Illinois Field to as far north as Washington.
 The committee recommendation also says that urban renewal is primarily a method of curing diseased areas and not preventing the problem of urban deterioration.

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 states that the committee feels that strong support from the council on violations would help the program.
 The council took no action Tuesday and merely accepted the recommendation for study. The council has all final decisions on urban renewal and treats the CAC strictly as an advisory body.
 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.

Delivered on R.F.D. Routes June 5, 1969

Council to consider more urban renewal

By Patricia Napady
With Councilman Robert P. Pope casting the dissenting vote, the Champaign City Council voted Tuesday to receive a recommendation for extending renewal work and place it on the agenda for discussion at its June 17 meeting.

The final draft of the recommendation by the Citizens Advisory Committee on Urban Renewal was delivered to City Manager Warren Browning earlier in the day.

"I don't even like the idea of receiving this recommendation and vote 'NO' on principle," Pope said.

The CAC proposed a second renewal project just south of the first and a third project northwest of the Wright Street-University Avenue intersection.

It also called on the council to support a stepped-up code enforcement program and to hire an additional building inspector to prevent further deterioration.

A study session on the proposal has been scheduled for 7:30 p.m. next Wednesday in the city building.

Contracts let

In other actions, the council let the last two contracts for work in the present renewal area, work which is scheduled to be completed next March.

A contract for \$59,958 was awarded to the Whetzel Construction Co. for the paving of Eureka Street between 5th and Wright streets.

It also includes a parking area along what will be the north side of an expanded Douglass Park and rough grading of land for the park expansion.

The other contract, for \$55,591, went to the Champaign Signal and Lighting Co. for installation of street lights through the project area.

The city has yet to finish acquiring right-of-way to widen Bradley Avenue from Market Street to Carver Drive, but this work is not considered part of the renewal project.

sheriff's office, and state police for their work during last week's disturbances.

"I can't imagine anyone on the council who would want to help the known criminal be out on the street," Johnston said in making the motion.

Council okays lot trade with Robeson

The Champaign City Council voted unanimously Tuesday to

trade a city parking lot at State and Park streets for other land at Randolph Street and University Avenue.

What is now the city lot is to become part of the site of a new high-rise Howard Johnson's motel, to be constructed by the Robeson interests.

The Robesons also owned the land they are trading to the city. It will cost the city about \$40,000 to develop the new land as a parking lot.

News-Gazette
MONDAY, MAY 26, 1969

Champaign UR Proceeds On Schedule

Work on Champaign's urban renewal project is proceeding on schedule, according to a Citizens Advisory Council newsletter, and appears the project will be closed on May 15, 1970, as originally planned.

The report states that 85 per cent of the demolition work in the area is completed and the remaining work should be accomplished in the month of June.

Land acquisition is complete on 17 of 180 affected land parcels with five or nine remaining parcels under contract or in condemnation proceedings.

Rehabilitation work leaves only three structures left for initiation of work. The CAC newsletter states that \$12,000 worth of grants have been given in the form of grants and another \$17,000 has been doled out in three per cent interest loans for rehabilitation work.

Relocation has provided substitute housing for 110 families and 26 individuals, with 20 family units still to be relocated. Many of these people have reportedly decided upon their new locations. This relocation allowance also provides for a payment of up to \$500 a year

Gazette - June 18, 1969

Decision On Champaign UR Future Expected In July

By BOB GESKE
News-Gazette Staff Writer
The decision of whether or not to continue urban renewal in Champaign will not be made until at least the first city council meeting in July.

The council unanimously voted Tuesday night to table a recommendation by the Citizen's Advisory Committee on Urban Renewal which called for continuation in the North End under

a yearly neighborhood development program.

Seely Johnston, never a staunch advocate of urban renewal, motioned the issue be tabled with no action and said he felt it could possibly be considered at some future time.

He produced several newspaper clips supporting his contention that the Phase I project has not progressed far enough for the council to make an

evaluation and a consideration of continuance. Johnston said he would like to see the issue on the table for quite a long time.

Councilman F. Dwyer Murphy said he supported the table measure, but only for a short period of inaction so the council could best coordinate any future program with the Concerned Citizen's Committee and affected area residents. He said however, he would also like to see some figures to determine whether or not urban renewal was doing the job better than other alternatives open to the city.

Councilman James Ransom Jr. said he felt the motion could use one more council session before a vote came up so that he and Murphy, elected in May, could have time to study some of the history of the program.

Cites Recent Sales

He said, referring to Johnston's several clips, he did not want Johnston "putting words into everyone's mouth," and noted that the recent sales to the public housing authority, Lippman and Associates and North Mount Olive Manor were the type of firm commitments he spoke of during his campaign.

Councilman Bill Kuhne said he agreed that the sales of more than 70 per cent of the land constituted real progress in Phase I, and added it is now time for the council to move logically and cautiously toward continuation.

He said however, he would like to see an approximate timetable of action on a continued project and said he personally would not like to see any land acquisition or demolition in the area until some housing had been built under Phase I which would serve as interim or permanent housing for persons who must be relocated.

The council was in general agreement that it would like to know exactly what acceptance of the CAC proposal would bind them to in the future, and asked that Urban Renewal Director David Gensemer and City Manager Warren Browning give a more detailed statement and timetable.

Councilman Robert Pope said he would like to see the entire urban renewal idea thrown out once and for all, but added that this seemed illogical with the present council consensus. He said however,

Meeting On Project I Housing

Representatives of A. Lippman and Associates, the Indianapolis construction company chosen by the city council for development of Project I housing, will meet with Urban Renewal Director David Gensemer and City Manager Warren Browning on their revised land plan.

After the company was chosen as the developer, the city and company began discussions to bring the general plan up to specifications desired in the city. This included enlargement of the dining room area, revision of land patterns for better fire accessibility and determination of final unit density and apartments per unit.

Gensemer said Lippman should be returning with new plans geared to the city's needs and city officials may then make any necessary further suggestions.

He said the Lippman representatives and city officials may proceed from there to the Springfield office of the Federal

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 funding 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 the fact we have provided more parking spaces than we have housing units. We were told that there is no money available for housing under the 236 housing until July 1," he added, "but got unofficial assurance that we could have our loan processed within a day or two of that date."

The Lippman plan calls for 116 units to be built in the Project I area, consisting of 60 apart-

Street to Carver Drive. But this work is not considered part of the renewal project.

The council also voted to award contracts to University Asphalt Co. for street maintenance. One contract, for \$40,484, will be financed from motor fuel tax funds and the other, for \$27,349, out of city funds.

The council also authorized the city manager to advertise for bids on fire hose.

Land annexed

In other action, the council annexed a tract of land owned by the Illinois Power Co. south of the city and authorized installation of five fire hydrants in various parts of the city.

But it deferred action on adopting a schedule of prevailing wages for workers on city projects after Councilman William Kuhne said there seemed to be several errors on the list.

The council also adopted an amendment to the city zoning ordinance allowing municipal parking facilities in any district with the consent of the Zoning Board of Appeals.

On a motion from Councilman Seely Johnston, the group also commended police, firemen, the

their new residents. This provision also provides for a payment of up to \$500 a year for two years for relocated persons over 62 years of age.

Property disposition by the urban renewal department, to accommodate construction in the area, has concrete plans for more than 230 housing units, an expansion of Douglass Park facilities, and a new site for Pilgrim Baptist Church.

The city approved the sale of five acres to the public housing authority last week for construction of 60 units of public housing, and North Mount Olive Manor is only weeks away from beginning construction on 72 units of middle-income housing in the area.

Another 100 or so units are in the planning stage now by A. Lippman Associates for middle-income housing. The city is in negotiation with the builders and a final plan is expected for the June 3 council meeting. Three lots have been sold to the Pilgrim Baptist Church for a new church. This brings firm commitments on 72 per cent of the land.

Springfield office of the Federal Housing Administration to discuss the pre-application process for procuring federal money in the plan. They are familiar with the plan in the area. Gensemer said, "but we feel it would do good to get acquainted with this local office so we will know exactly where we stand and how fast we can proceed."

Gensemer earlier said that the Springfield office had said that a request for a loan for urban renewal projects would receive top priority with that office, and he said he expects maximum cooperation in beginning local construction.

present council consists. He said however, if the council must discuss further urban renewal they should do it as quickly as possible and remove affected property owner from "a state of limbo."

"We have quite a few people whose property has been mentioned as a possible site for further projects," he said, "and these people are shook up and don't know what to do with their property. I've had people ask me whether to do improvement work this summer or just wait to see whether the city will buy their land."

Move Quickly

"I think we had better move quickly and set these people straight and either put them under or remove them from eminent domain," he said.

The council has scheduled a study for next Tuesday evening to further discuss the matter.

The council also accepted demolition and construction bids Tuesday evening for work on the municipal parking lot "L" to be located just north of Birnham City Hospital. McCabe Brothers Construction was the low bidder for demolition at \$4,823.80, and Champaign Asphalt was low on asphalt construction work with a bid of \$58,936.70.

Work Will Begin July 1

The city also accepted and held bids for a new snorkel pumper truck for the fire department, and advertised bids for a sewer-rodder truck for the sewer department. Those bids will be opened July 15.

In other action, the council approved rezoning of the southwest corner of Springfield and Holiday Park Drive from residential to commercial to facilitate construction of a Sunray DX service station, accepted the changed census figures for motor fuel tax purposes, passed two annexation bills and authorized the sale of six acres of urban renewal land to Lippman and Associates for \$69,650.

Lippman will construct 116 units of middle income housing on the site.

INCREASE AT ISU

NORMAL — Illinois State University's eight-week summer session enrollment hit a record 5,540 Tuesday, an increase of 12.8 per cent over the 4,910 enrolled last year at this time.

area, consisting of 30 apartment units and 55 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 the townhouse units will allow maximum personal ownership feelings for persons with large families.

The original plans called for only 96 units of housing on the 4.5 acre tract, but land availability has induced Lippman to purchase an extra three lots in the area to furnish an extra 24 units of apartment housing and expand parking facilities. Twelve of the units are one bedroom and 12 are two bedroom. The extra 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.

Proposal Accepted Study

By BOB GRESKE
Newspaper Staff Writer

Champaign City Council voted through a rather routine 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 City's Advisory Committee on Urban Renewal submitted its recommendation for continuance of urban renewal to the council on Tuesday evening. The council took no action Tuesday on the recommendation, but voted to accept the recommendation on its study.

Pope, an outspoken and consistent opponent of urban renewal, said he didn't 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, awarded a \$67,834.25 in street maintenance contracts to University Asphalt, annexed a piece of Illinois Power Company and in the west, Champaign, and authorized the city manager to advise for bids on 1,400 feet of hose.

The council also authorized the city manager to enter into negotiations with the University of Illinois for implementation of a local improvement program to provide street lighting for Gregory Drive from Fourth Street west to Oak. The University has agreed to pay 78.36 per cent of the construction, engineering and legal costs for the project, and the lights will be along the

CAC Renewal Proposal To City Council

The Champaign City Council is set for a long meeting Tuesday evening with the council scheduled to discuss the Citizens Advisory Committee on Urban Renewal recommendation for urban renewal continuance.

The CAC submitted its recommendation to the council on June 3, asking that urban renewal be continued in the northeast part employed in Phase I work.

Two members of the council Seely Johnston and Robert Pope have already stated their dislike to further urban renewal at this time. Both feel the city should wait longer for evaluation of Phase I success.

The city urban renewal staff however, is quickly running out of a job as land sales on Phase I continue, and the city will have a decision on continuance or curtailment if the present staff is to be retained.

The council is also expected to approve financing of proposed Parking lot "J" by the First National Bank in Champaign and to accept bids for the demolition and construction work on the lot just north of Burnham City Hospital.

First National offered to finance the lot for the city at 4 1/2 per cent interest, and the council hailed the low interest rate as a public-spirited gesture in these times of inflation.

An annexation bill for property along Route 45 south of town will also be voted upon as well as an ordinance prohibiting parking on portions of North Eureka and Beardsley in the urban renewal area.

The city will also receive bids on the new modified snorkel pumper for the fire department and should authorize the city manager to advertise bids for a sewer rodder truck for the sewer department.

The council will also consider a rezoning petition for the southwest corner of Springfield, discuss a resolution for official census status for motor fuel tax purposes and discuss a resolution ascertaining local prevailing wages for use in determining the salaries of public works department employees.

Gazette - June 10, 1969

Saturday, June 28, 1969

CHAMPAIGN-URBANA COURIER

'Only solution' to housing shortage

More renewal work needed: Browning

By E. 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: "If you as a city official accept the premises that housing for the lower income citizens of Champaign is inadequate, and if you accept the idea this inadequacy is a city problem, then you have a responsibility to address yourself to the problem and to try to provide a 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 tripling of expenditures of city funds. I don't believe the council is ready to pay such a price in order to declare its independence from Washington," Browning said.

Browning also listed several objections to federally 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. "Whether empty lots or expensive housing will answer the need (for low cost housing)," he said.

But he pointed out that already 81.5 per cent of the land to be sold in the Project 1 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.

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

"On the basis of current commitments, the city can cite a 116-unit housing development by Lippman and Associates, a 72-unit development by North Olive Manor and 60 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 in 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.

CHAMPAIGN-URBANA COURIER

Monday, July 30, 1969

Most councilmen favoring second UR project study

By E. H. Alexander
Of The Courier

A majority of the Champaign City Council is in favor of approving funds to get specific plans for a second urban renewal project.

Council reaction today to a memorandum from City Manager Warren Browning recommending further urban renewal indicated at least four votes, and probably five in favor of planning a second project.

After the planning, which will

be completed, the council could still reject a second project.

Some of the councilmen favor suggested they might eventually oppose a second project if some conditions are not met.

Councilman James Ransom said he was in favor of planning the project, but stipulated that residents of the area involved must be given a larger voice in the planning than they had in the first project.

The Citizens Advisory Committee must be enlarged to include residents of the area," Ransom said.

Councilman William Kuhne said that while he was in favor of planning the project "we must leave our options open."

Whether we decide to undertake a federally assisted program or attempt to finance such a project ourselves remains to be seen, Kuhne said. "But in either case, we will certainly need a plan."

Councilman Dwyer Murphy said he had heard Browning's

MURKIN 1969

Urban renewal I meeting deadline

Champaign's Project I urban renewal is proceeding on time, complete with 71 of 180 renewal is proceeding on time, properties acquired. Three of and should be closed soon. By the are under contract and the Mar. 15 deadline, a news, another two are under con-

Drive from East Street west to Oak. The University has agreed to pay 78.33 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, - 0.

Financing problems cited

Mt. Olive Manor groundbreaking delayed

By Darlene Napady
Of The Courier
Groundbreaking for the new North Mt. Olive Manor housing development has been postponed until about Aug. 1.

Virgil Dearduff, project coordinator for Creative Buildings Inc. of Urbana, general contractor for the development, said financing problems caused the delay.

"The latest increase in the prime interest rate required us to undertake some further negotiations," Dearduff said.

The six-building complex in Champaign's urban renewal area will be the last in the nation to be financed under Section 221(d)(3) of the Federal Housing Act, which is being phased out in favor of interest-subsidy programs.

Under Section 221(d)(3), the Federal Housing Administration would guarantee only the princi-

pal and below-market rate interest on loans obtained from private sources for the construction of low and moderate cost housing.

Rates up
In the past, these rates generally have been about 3½ per cent. But recently the prime interest rate, the rate banks charged their largest and most reliable customers, has been raised to 8½ per cent.

Gov. Richard Ogilvie recently signed a bill raising the state ceiling on mortgage rates from 7 to 8 per cent.

Financial institutions, therefore, have been reluctant to make even federally guaranteed loans at substantially lower rates.

In the case of North Mt. Olive Manor, sponsored by Mt. Olive Baptist Church, this has meant certain design changes to keep within acceptable costs, now es-

timated at \$1,024,000.

Plans for a shelter for bus passengers proposed for the east end of the project on 5th Street have had to be abandoned, said David Gensemer, city urban renewal director.

"We also will have to tone down our ideas for small mounds to give the site some contours, unless we can get the dirt hauled in free," he said.

Mall planned
Original plans also called for a mall cutting across the project from the bus shelter to the 4th Street side north of the site, he said.

This has been eliminated, although there will be mall-like walkways throughout the project, Gensemer said.

The project will include two playlots and off-street parking for more than 70 cars. The site, bounded by 4th and 5th streets and Bradley and Beardsley avenues, currently is being brought up to date. New storm sewers, sanitary sewers, and streets are expected to be completed by August.

When completed, the project will consist of 36 two-bedroom apartments renting for \$123.50 a month and 36 three-bedroom apartments renting for \$135.50 a month, including all utilities except telephone service.

Councilman Robert P. Pope said he had read Browning's memorandum and more or less agreed with its principles. He would need more specifics on what would be involved before voting to undertake a second project.

Councilman M. G. Snyder confirmed his pro-urban renewal views, but said he would need more discussion on the possibilities before committing his vote.

He did say he would "see nothing wrong" with approving planning for a second project.

Mayor Virgil Wikoff was out of town and not available for comment today, but his past voting record also would support a planning grant application.

Two opposed

Two councilmen are expected to oppose planning a second project at this time.

Councilman Seely Johnston, who has usually voted against urban renewal, said he is not convinced the first project has proven a success. Johnston said he did not necessarily oppose another urban renewal project, but he thought it necessary to wait until Project I is completed next year before undertaking planning or any other work on a second project.

Councilman Robert P. Pope has opposed urban renewal on all occasions since his election to the council and has not changed his view.

Pope does not accept the idea that government should be concerned with housing.

There is no action on urban renewal on the agenda for the council meeting Tuesday.

At the last regular meeting, the council deferred action on the CAC recommendation for another project south of Project I, bounded by the Illinois Central Railroad tracks on the east, 5th Street on the west and Washington Street on the south.

Study session

There was little discussion on urban renewal by the council at a study session a week later. At that time, they decided to await Browning's memorandum, which was delivered to them Thursday. The council is expected to arrange another study session on urban renewal before voting on a planning fund application.

At the meeting Tuesday, the council is expected to approve an ordinance increasing the size of the Plan Commission from five to seven members.

Council action is scheduled on a request for rezoning from single family to duplex use of the east third of the block bounded by Bradley Avenue, 4th Street,

Fire damages vacant house

A fire of about 2000 sq ft destroyed a vacant house at 502 E. Lincoln St. Champaign. The property is in the process of being purchased by the city's urban renewal department.

Police said that when they arrived, they found a pile of trash burning in a back room. The officers were unable to extinguish the fire themselves, so firemen were called to put it out.

The fire department listed the cause as undetermined. But police said it appeared that the trash may have been dumped on the floor and ignited, although they found no conclusive proof of arson.

Damage was listed as slight, primarily to the floor of the house.

A short circuit in wiring was listed as the cause of another fire that broke out about 3 a.m. this morning at 507 N. Lynn St.

Damage was listed as moderate to the single-family home occupied by Mrs. Anna Brunk.

A trash fire also was reported about 10:30 p.m. Wednesday at 201 E. Green St.

A grass fire also broke out about 1 p.m. Wednesday along the railroad right-of-way near McKinley Avenue. No damage was reported.

COVIER
JUNE 5, 1969

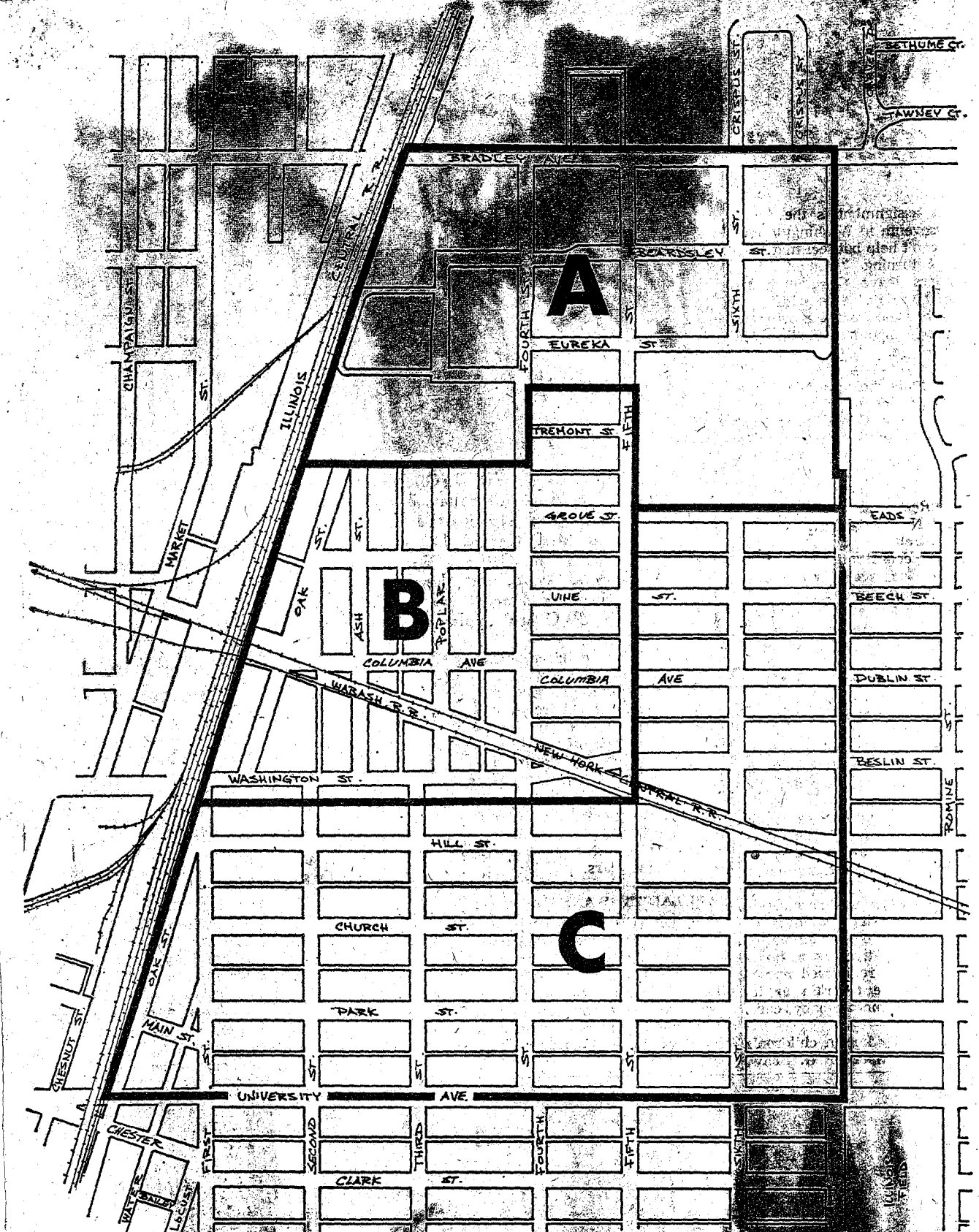
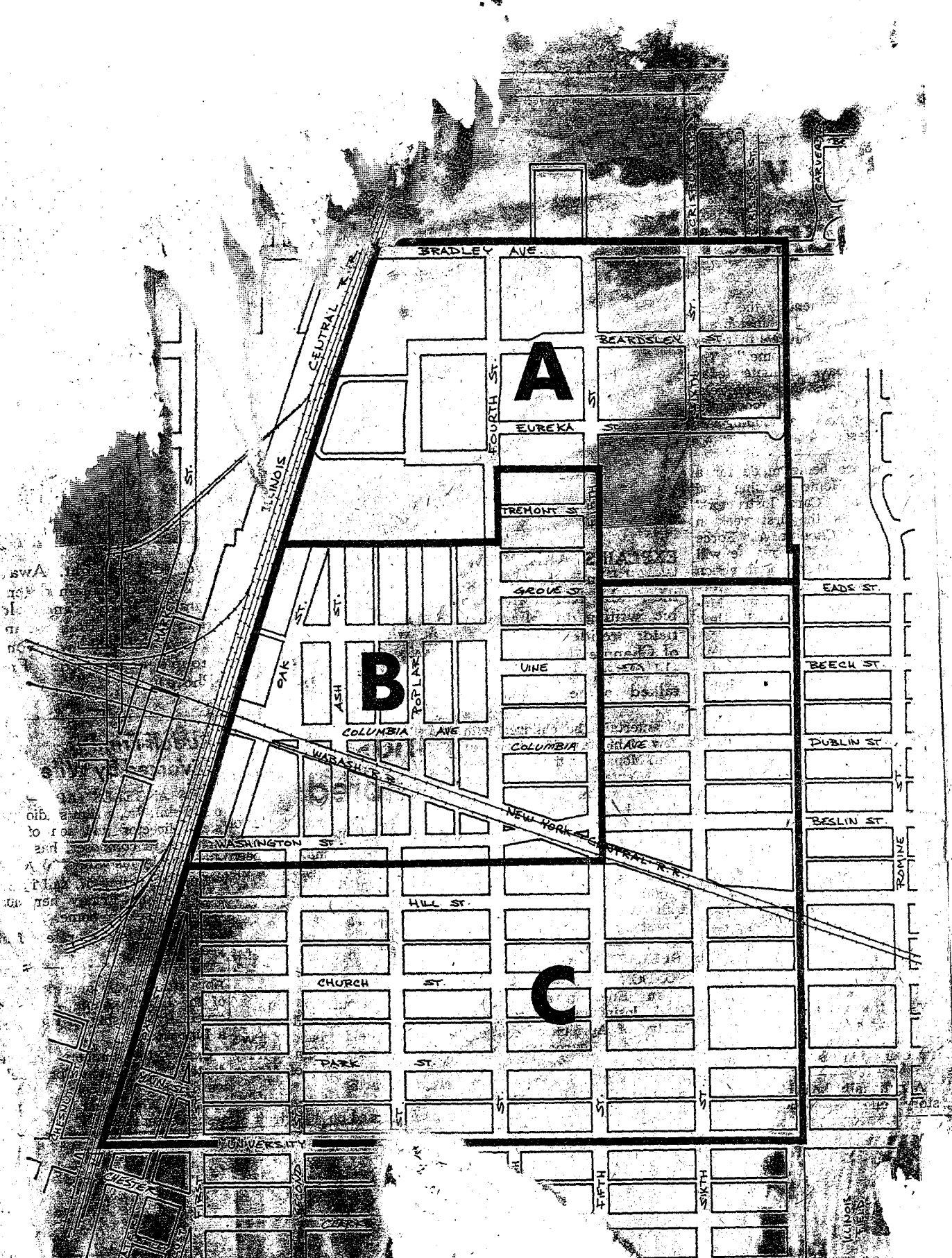
Damage was listed as complete of the land scheduled to be sold by the city. The cost of the structures to be razed have been cleared.

At the moment, 72 per cent of the land scheduled to be sold has been committed. These include four HOCS for about 500 units of housing to be built by Lippman Associates, a large parcel for the Champaign Park District, and three lots for Pilgrim Baptist Church for a new church, as well as sites for 60 units of public housing and North Mt. Olive Manor.

A total of \$2,000 in grants and \$17,000 in low-interest loans also has been distributed to rehabilitate existing structures.

All site improvements also should be completed by fall, the newsletter said.

Only 20 more families will have to be relocated. So far, 110 families and 26 individuals have found new homes.



URBAN RENEWAL STUDIES TO BEGIN. The Champaign Urban Renewal Department has been authorized to begin surveys and studies of land in Northeast Champaign, under consideration for further urban renewal activity. This map of Northeast Champaign shows the nearly completed Project I area (A) and the area

survey family desires, and condition of structures. The 20 block area is bounded by Fifth Street on the east, an alley south of Washington Street on the south, Illinois Central Railroad tracks on the west, and the Project I boundary line on the north. The city council decides to proceed with the study.

News-Gazette Photo by Mike Dorsey and condition of structures bounded by Fifth Street on the

URBAN RENEWAL STUDIES TO BEGIN. The Champaign Urban Renewal Department has been authorized to begin surveys and studies of land in Northeast Champaign, under consideration for further urban renewal activity. This map of Northeast Champaign shows the nearly completed Project I area (A) and the area authorized for study (B and C combined). Under the Neighborhood Development Plan version of urban renewal, one section each year is picked as an immediate action area. The Citizens Advisory Committee on Urban Renewal has recommended to the city council that area B on the map be designated the immediate action area. According to William Hall, of the urban renewal department, it is this area planners will enter soon to survey family desires, and condition of structures. The 20 block area is bounded by Fifth Street on the east, an alley south of Washington Street on the south, Illinois Central Railroad tracks on the west, and the Project I boundary line on the north. If the city council decides to proceed with another urban renewal project, first year action will be limited to this area with probable second year action under an NDP program taking place in a portion of section C bounded by Wright Streets, Hall and Urban Renewal Streets. David Gensemer said only a general survey will be conducted in the C area. Those residents in area B with questions about urban renewal should contact department officials, Hall and Gensemer said.

News-Gazette Photo by [unclear] and condition of structures bounded by Fifth Street on the east, Washington Street on the south, Illinois Central Railroad tracks on the west, and the Project I boundary line on the north. If the city council decides to proceed with another urban renewal project, first year action will be limited to this area with probable second year action under an NDP program taking place in a portion of section C bounded by Wright Streets, Hall and Urban Renewal Streets. David Gensemer said only a general survey will be conducted in the C area. Those residents in area B with questions about urban renewal should contact department officials, Hall and Gensemer said.

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Courier

Monday, July 28, 1969-3

MONDAY, JULY 28, 1969

THE NEWS-GAZETTE

Browning Reports No NDP Funds

By BOB ALLUMPT
News-Gazette Staff Writer
Champaign, Ill. (AP)—Warren Browning, back from a Washington conference with federal officials, said Monday that federal funds for a possible Neighborhood Development Plan urban renewal project in Champaign, Ill., will not be available for some time. Browning said that Virgil Wikoff, in charge of the 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 for the federal government cannot be made until the planning is finished. Browning said he would take about two weeks to get the city council's position on the NDP program.

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.

Before the NDP program of urban renewal is started by most black community leaders, city administrators and councilmen, the city wishes to continue the old urban renewal program. They would be forced to seek funds for the old program.

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 regional offices of HUD in 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.

Housing project sponsor sought

Concerned Citizens Committee has begun steps to obtain a not-for-profit sponsor of 116 units of federally aided housing for Champaign's urban renewal area.

Representatives of the group met Thursday in Springfield with Federal Housing Administration officials and representatives of Lippman Associates of Indianapolis, selected by the city council several months ago as developers of the project.

"This was a preliminary meeting in which we were given forms to fill out and told what procedure to follow," Richard Davis, CCC general chairman, said today.

For several months CCC has been contacting other groups about sponsorship for such a project, either individually or in cooperation with the CCC's North End Progressive Development Corp.

"We feel this project should have a not-for-profit sponsor, and if one qualifies we hope that work can begin in the fall," he added.

To obtain federal financing a developer must work through a not-for-profit sponsor or its own limited dividend corporation, and the CCC's proposals, Lippman said, would take the latter course.

The group is expected to present a proposal to the urban renewal department some time next week.

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The development, for low and moderate income families, will consist of one apartment and townhouse units.

HUD outback 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 city 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.

The area involved will prob-

HEARING

Council Will Poll People On New UR

By BOB BRUNDAGE
 The Champaign Urban Renewal Commission will hold a public hearing Tuesday to discuss possible new urban renewal projects in the downtown area. The commission "wants to see what the people want."

The city council is expected to pass a resolution Tuesday authorizing the urban renewal department to proceed with planning for a Neighborhood Development Program south of the Project I area.

But several councilmen stressed at a study session Tuesday that the planning must be done in close cooperation with residents of the area. The city will not commit itself to an NDP until the planning is completed, and federal agencies approve

the city's program. Henry Spies, chairman of the CAC, expects to have "more resident cooperation this time. The Urban League and Concerned Citizens Committee all have promised full cooperation," he said.

"It still means, however," Spies continued, "that we go back to block organizations and block captains to get peoples' opinions."

At the Thursday noon meeting, David Gensemer, director of the Department of Urban Renewal, briefly outlined Project I renewal accomplishments, and presented 1961 data on the general area the CAC will consider for the NDP project.

Area for Study
 The area up for study roughly consists of the entire Northern area although under the NDP program, only a section will be selected yearly as the "immediate action area."

The CAC has recommended the NDP project in the 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 boundary of Project I on the north.

Gensemer outlined 1961 statistics showing that of 271 total structures, 171 are substandard (according to city codes), 34 are rehabilitable and only 16 are standard.

In another proposed NDP action area, bounded by University Avenue and Washington Street on the west, and Fifth Street on the east, Gensemer said the 1961 study shows that of 103 structures, 52 are substandard, 33 are rehabilitable, and 16 are standard.

Spies and Gensemer do not believe the situation has improved significantly since 1961. Immediate action areas under the NDP will not be determined until after the study is completed, Spies pointed out, and consequently may not follow the original recommendations of the CAC.

The committee briefly discussed possible expansion of the area under consideration for NDP to include the Illinois Central tracks on the area's west boundary.

Use UR Credits
 If this is done, Gensemer and Spies explained, the city might be able to use urban renewal credits toward constructing a Main Street roadway next of

Courier, July 11, 1969

Friday, July 11, 1969-3

Local banks will fund downtown parking project

By L. H. Alexander
 Of The Courier

An agreement with local banks for financing the \$1.5 million parking improvement at Church and Neil streets has been completed, City Manager Warren Browning said today.

Browning declined any further comment on details of the agreement, saying: "The less I say about this the better."

Stanford Sholem, chairman of the Champaign Development Corp. parking committee, said he will issue a statement concerning details of the agreement and acquisition procedures later today.

The CDC has been designated by the city council as agent for the acquisition of property for the project.

The agreement with local banks for financing the project removes a serious obstacle to the revitalization program.

Issue bonds
 Originally, the city planned to issue revenue bonds to finance the structure, but there was doubt that the revenue from the structure and adjacent parking lot would be enough to pay the annual principal and interest on the bonds.

Also the municipal bond market is such that any increase the city received on the bonds would have been prohibitive.

Browning said the agreement with the banks concerned a tract chase. Under such a tract chase, the banks will put up the funds necessary for land acquisition and construction, and the city will buy the structure by paying a set amount of principal and interest each year for 10 to 20 years.

The amount of interest to be charged by the banks has not been released. The improvement includes a three-level 300-space structure at the northwest corner of Neil and Church streets and a 175-space regular parking lot on the site of the Flatiron Building between Neil and Hickory streets.

Relocate
 The city will have to acquire some of separate business and professional operations in this area, the CDC has pledged that all will be relocated without financial difficulty.

Browning indicated today the agreement with the banks was firm enough that the CDC could now proceed with property acquisition. Sholem said this point would be covered in his news release later today.

For second project

Renewal surveys to begin

Champaign Urban Renewal Department personnel are expected 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 structure," 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 a total of 271 inhabited structures in what is proposed as the first action area of the NDP," Gensemer said. "Of these, 171 were substandard at that time."

Some of the homes may have been fixed up since then, while other may have deteriorated 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

Courier, July 11, 1969

CAC urges adding new renewal plan

By Dan H. Neady
 Of The Courier

All of the east Champaign south of the present urban renewal area is expected to be included in the recommendation for a Neighborhood Development Plan (NDP) to be presented to the city council Tuesday.

At a study session last Tuesday the council asked city manager Warren Browning to draw up a resolution authorizing preparation of an NDP application.

But there was some confusion after the session on whether the council wanted the application to include the entire area or a smaller portion in which planning would be scheduled to begin during the first year.

Thursday Henry Spies, new chairman of the Citizens Advisory Committee on Urban Renewal, told a meeting of the group the council will be asked to include the all of the area south of the present project area and bounded by Wright Street, University Avenue and the Illinois Central tracks in the initial NDP application.

Broken down
 This would be broken down into smaller areas for renewal work in coming years.

The larger area was potentially slated for urban renewal under the General Neighborhood Development Program (GNRP).

Browning Calls Hopes For Project Funds Unclear

By FRUMP
City Staff Writer
City Manager
Friday said
funding of an
renewal project
unclear.
Urban Renewal
David Gensemer
federal Depart-

...the city might
be able to use urban renewal
credits toward construction of
Main Street bridge, part of
the plan for revitalizing
downtown Champaign.

Spies also pointed out that a big advantage of designating the entire North End as a general NDP area is that residents outside the immediate action area would be eligible for low interest federal loans.

Gensemer is not positive this is the case, but will check federal programs in detail to check if it is, he said.

Gensemer also said that the 1/4-mile mark from the University of Illinois includes less of the general renewal area than he originally thought.

If 50 per cent of an immediate action area falls within 1/4-mile of the university, the city is eligible for non-cash credits from the federal government for renewal use.

The only present proposed area that qualifies for such funds would be the second CAC proposal, for renewal of land bordered by University Avenue, and Washington, Fifth and Wright streets.

He predicted a survey and planning program for Northeast Champaign could be completed in about three months. The council could at this time decide on GNRP Project I type of action.

Browning indicated that so far two decisions have been made on ways to approach another urban renewal plan.

The City Council had been considering an NDP approach for another renewal program, as opposed to the standard General Neighborhood Renewal Plan, which operates on the same basis as the city's Project I.

But the city was forced to consider additional urban renewal plans in terms of the GNRP Project I approach, Browning has stated, when NDP hopes vanished along with prospects for funding.

This could be accomplished, he said, by planning two project areas, or by designating all of the Northeast Champaign located outside Project I as a large project.

"But before any plans are made," he said, "we must have a survey and planning program for Northeast Champaign."

Alter planning on renewal project here

By Danico 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 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 because critics say it has left large parts of the Project I area desolate at least for the time being.

Although it has several years for the council and approval for Project I, Project II application will be processed much faster than 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 for the

"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 develop 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-

Good committee placement and fences in side and back

Seek bids on housing

The Champaign County Housing Authority will receive bids on 120 units of public housing for Champaign. Bud Binney, executive director of the authority, said today.

The Chicago regional office last week authorized the authority to advertise for bids after the authority took possession of the second of two sites for the units from the Champaign urban renewal department.

The already owned the other site outside the urban renewal area near Franklin Junior High School.

Architects will specify specifications will be ready for prospective bidders after Thursday, Binney said.

The two 60-unit projects were designed by Berger-Kelley-Unteed-Scaggs & Assoc.

Plans call for 20 one-bedroom, 42 two-bedroom, 32 three-bedroom, 16 four-bedroom, and 10 five-bedroom units.

Archaeologist Heinrich Schliemann began excavating in 1876, when he was 54 years old.

Open Bids For Six UR Lots On Tuesday

Bids for six lots in Champaign's Project I urban renewal area will be opened at the city council meeting Tuesday, city officials indicated today.

The Concerned Citizens Committee, headed by Richard Davis has been soliciting interested parties for a location for a hoped-for single-family residential housing project by the group.

The six lots are located at 604, 606, 608, 610, 612, E. Bradley Ave. and 614, 404 and 407 E. Eureka St. Urban Renewal Director David Gensemer had indicated there have been no bids submitted for the property, as is usually the case until the last few days before opening.

The city also will open bids for the purchase and removal of what is believed to be a salvageable structure within the urban renewal area at 412 E. Eureka at the Sept. 16 council meeting.

The larger area was potentially slated for urban renewal under the General Neighborhood Development Program (GNRP) adopted in 1964.

But the federal government subsequently decried the NDP approach, which permits a city to plan and carry out renewal work simultaneously rather than complete planning in advance as required by the GNRP.

The Concerned Citizens Committee, for one, has urged that the city, with the approval of the Department of Housing and Urban Development, carry out the remainder of the GNRP in an NDP at once, rather than starting with one section and adding more in subsequent years.

Unless the entire area made an NDP, CCC has urged persons living in sections not slated for renewal until later years would be eligible immediately for federal grants and low interest loans to rehabilitate their property.

Check with HUD
By this time the property may deteriorate past the point of rehabilitation.

At the CAC meeting, urban renewal director David Gensemer told the group he would check with HUD officials to make sure this is the correct interpretation of the law governing such loans and grants in NDP areas.

Spies said the entire area also should be included because this would permit the urban renewal department to re-survey it to determine any changes since the last survey in 1961.

"The proposed land-use plan under the GNRP already is out of date because it fails to take into account redevelopment plans for the downtown area," he said.

Once the council authorizes preparation of an NDP application, he added, the CAC will have to set up mechanisms for feedback from area residents.

Project I
In other matters, Gensemer reported that 95 per cent of acquisition in the Project I area was complete, leaving only eight lots to be acquired.

A total of 140 families and individuals have been relocated; 80 per cent bought their own homes.

As far as disposition of the land is concerned, 25 to 30 per cent already has been sold while about 82 per cent has been sold or committed.

"About 24 single family lots are still for sale ranging in price from \$1,800 to \$2,000," he added.

"We expect to finish Project I on schedule next April within our budget of \$3.2 million, of which \$785,000 would come from the city in cash and non-cash credits," Gensemer said.

Low Bidder For Notes On UR

Northern Trust Co., Chicago, submitted the lowest bidder for 1.37 million for urban renewal project notes. David Gensemer, director of Champaign urban renewal, said Tuesday.

The company submitted an interest rate bid of 5.54 per cent, Gensemer said. The project notes will allow the city to continue with Project I area work, Gensemer noted.

The city also has received its second grant payment from the federal government, Gensemer said, for about \$314,585.

The second payment brings total federal grants for a first payment of about \$2 million. The second payment has been set as the maximum for such payments.

Gensemer said the city has received about \$750,000 from the federal government as reimbursement for city relocation expenses during the past year.

After Federal Funds

Workable Program By Oct. 1

Staff Writer

Champaign and the Champaign Regional Planning Commission said Monday they will submit the campaign's plan to City Manager Warren Browning by Oct. 1 for ratification. The plan expires on Oct. 1.

The program is an interim plan and a city development plan. It is designed to make the federal funds available to the city.

Shorter Form
Among the changes made was

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.

Urban renewal officials had hoped that the house at 412 E. Eureka St. could be moved to another location and rehabilitated.

But the only bid came from McCabe Brothers Construction Company of Champaign, who offered to demolish the structure for \$1,485.

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 low-income families.

The council also approved the sale of other lots, five to Community Homes Inc. of Champaign and one to Thompson Construction Co. of Champaign for a site in connection with the project.

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

Break Ground For Apartment Sunday

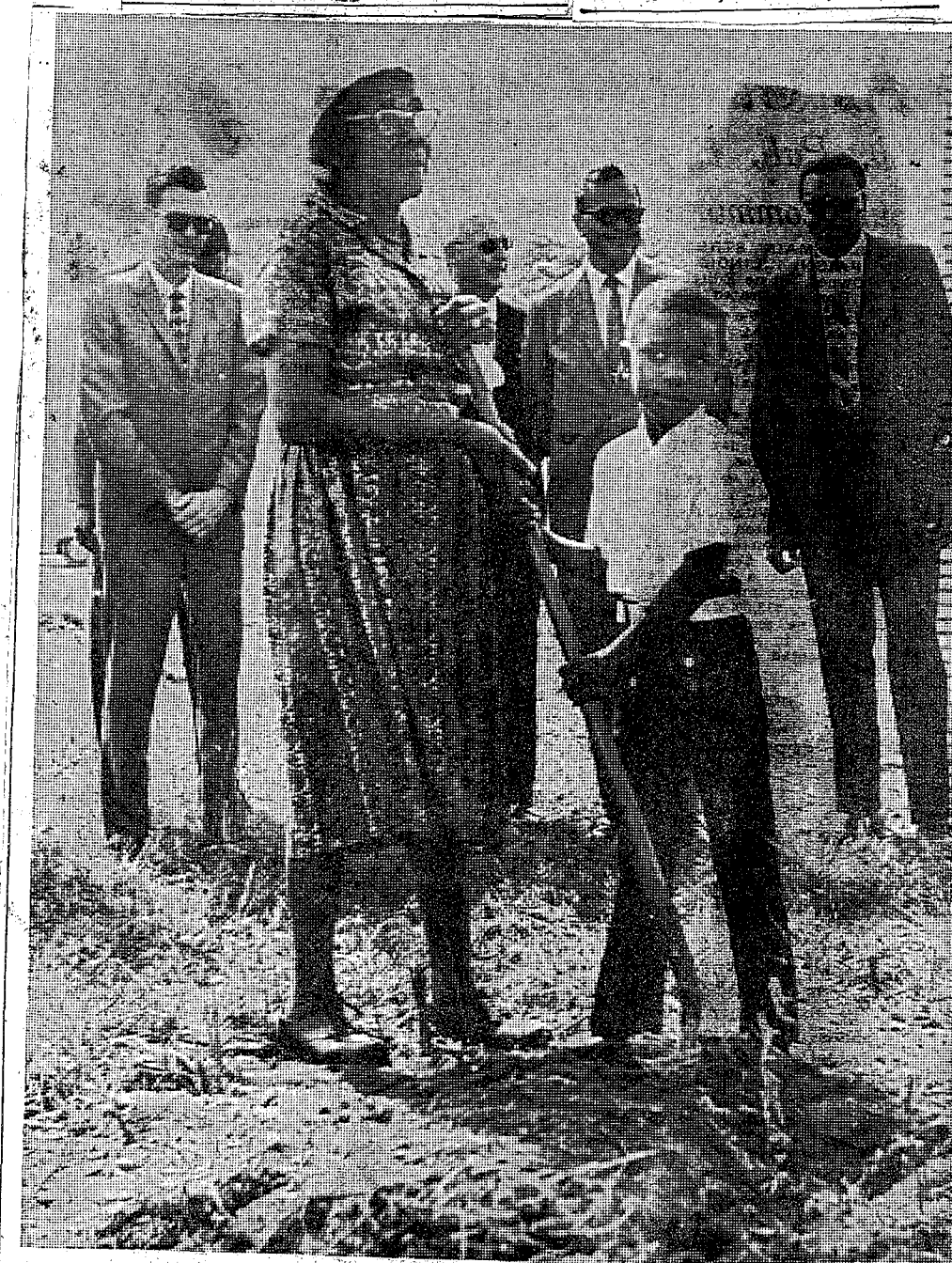
Groundbreaking ceremonies for the North Mt. Olive Manor 72-unit apartment project in Champaign's Project I urban renewal area will be held at 3 p.m. Sunday at the construction site.

The six-building complex is the first large project to begin construction in the urban renewal

area. Urban Renewal Director David Gensemer, Mayor Virgil Wikoff, and City Manager Warren Browning all will be on hand, along with officials of the North Mt. Olive Manor corporation, for the ceremonies at the site, bounded by Bradley and Beardsley avenues, and Fourth and Fifth streets.

Total cost of the project is expected to be about \$1,600,000. In addition to the six apartment buildings containing 72 units, two play lots and off-street parking for more than 200 cars will be provided.

All electrical services will be placed underground. Two-bedroom apartments will rent for \$123.50, including all utilities except telephones. Three-bedroom units will rent for \$135.50 per month.



MRS. CONNIE SCOBY AND JAMES THOMAS
... break ground for urban renewal Mount Olive housing

Turn Ground For 1st Major Renewal Housing Project

Groundbreaking ceremonies for the first major housing project in Champaign's Project I urban renewal area were Sunday afternoon, on the site of the North Mount Olive Manor apartment complex. Mrs. Connie Scoby, 512 E. ... complete with off-street parking, and two recreation lots. Two-bedroom apartments are planned to rent for \$123 per month and three-bedroom units for \$135 per month, including utilities. Champaign Department of Urban Renewal officials ... public housing by the Champaign County Housing Authority has been delayed after bids on the units, 40 of which would have been located within the Project I area; exceeded estimates by a wide margin.



to a housing and to make the federal funds. The bill passed the session was planning and the plan- section list studies, future, ex- cast program and agencies ing. Also in-

ection 1 PAGE 3

Action Taken On Acquiring UR Property

The Champaign City Council authorized the institution of eminent domain proceedings against the 30th and final lot in the Project II 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 and asked for the eminent domain authorization in case these talks break down. He said his department has shown the family several locations and will continue before time forces them to use eminent domain. The site is to be part of a neighborhood shopping center.

Robert Pope cast the one no 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 Citizens 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 housing program.

The council also approved the sale of 10 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 1111 N. Fourth because the bid was higher than the regular Urban Renewal demolition cost.



GROUND-BROKEN
Groundbreaking ceremonies for the new unit low-cost housing Sunday, the projects being constructed in the urban renewal area are bounded by Fourth and Fifth streets and Beardsley and Beardsley avenues. Pictured at the ceremony left to right, are Virgil Dearduff, project director of Creative Buildings Inc.; the Rev. James Offutt, pastor of Mt. Olive Baptist Church; and Mayor Virgil Wilkoff.

Located on urban renewal property bounded by Fifth and Fourth streets and Beardsley and Beardsley avenues, the Mount Olive Manor project will provide housing for 72 families in six apartment buildings. Construction on 120

UR Advisers Propose Two 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 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.

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.

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.

Oct. 15, 1969



ARCHITECT'S SKETCH OF NORTH MT. OLIVE MANORS

... expected to be completed by next June

OK Financing Of Mt. Olive Manors

A new moderate-income housing development sponsored by the Mt. Olive Missionary Baptist Church of Champaign will be financed by a \$1,024,600 FHA-insured mortgage loan arranged by Salk, Ward & Salk, Inc., according to Erwin A. Salk, president of the nationwide mortgage bankers in Chicago.

Under terms of the National Housing Act, the church-sponsored housing to be known as North Mt. Olive Manors will get a 40-year mortgage at 3 per cent interest. Construction of the 72 apartments in the block bounded by Fourth, Fifth, Bradley and Beardsley Streets in Champaign is expected to be completed by June of next year, according to Rev. James O. Hunt, pastor of the church and head of the building corporation whose officers are

all church officials.

The development will be built in six three-story buildings and will include 36 two-bedroom apartments renting for \$123 monthly, and another 36 three-bedroom units for \$138.50. Contractor will be Creative Buildings Inc. and architect Roy D. Murphy & Associates. Handling financing for the Salk organization was James Harrison, head of the loan division.

North Mt. Olive Manors was initiated by the church to meet the critical need for housing for the Negro community in Champaign, although there will be no racial barriers in renting apartments. The Mt. Olive Baptist Church was organized in 1926, now has 525 members and has its own \$100,000 church building.

Estimate Illini UR Project Cost To Be \$18.95 Million

News-Gazette Staff Writer

Champaign's second major urban renewal project, the Illini Project, would cost an estimated \$18.95 million, according to preliminary surveys conducted by the Citizens Advisory Commission on Urban Renewal.

Planner Paul F. Szymanski, a representative of Candeb, Messig and Associates, planning and community development consulting firm of Newark, N.J., said the project would be located north of University Avenue and south of Bradley Street.

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 \$16.95 million. Of this, 75 per cent would be paid by the federal government and

railroad tracks and South of Bradley.

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By Champaign City Council

Renewal fund action delayed

Discussion of an application for more urban renewal planning funds apparently has been delayed by the Champaign city council.

Last week urban renewal director David Gensemer said he hoped to place the application for a federal planning grant on Tuesday's agenda after informally presenting it to council members at a study session preceding the 7:30 p.m. meeting.

But city manager Warren Browning said Friday he first hoped to schedule a joint study session with the Citizens Advisory Committee on Urban Renewal (CAC), probably on Oct. 28.

The applications will be for planning funds only and would not commit the city to any additional renewal work.

But if at the end of the planning period, now envisioned as 18 months, the council decides not to go ahead, it would have to pay the entire planning costs instead of being reimbursed for three-quarters of the amount by the federal government.

The final amount of the planning request, as well as a proposed budget for the five-year project itself, currently are being worked out by a private planning firm hired by the city to prepare the application.

The city plans to meet its share of execution costs, but by taking credit for funds spent for land acquisition and clearance by the University of Illinois.

Champaign County Housing Authority to receive an additional 100 units of public housing in Champaign in each of the next three years.

The council also will be asked to approve the sale of a lot zoned for two-family residences in the present urban renewal area.

Other items on the agenda include the appointment of C. D. Brownell Jr. to the board of Fire and Police Commissioners, replacing Verie Van Buskirk.

The group also will consider changing its meeting days from the first and third Tuesdays of the month to the first and third Mondays to avoid conflicts with basketball games.

The agenda also includes an ordinance prohibiting discharge of sewage into new storm sewers to be constructed as part of the Holiday Park Drive improvement.

The city recently received a 33-foot wide strip of land along the west side of Centennial Park from the Champaign Park District to permit widening of the roadway.

The council also will open bids on the widening of Bradley Avenue from Market Street east to the city limits.

692181-100

Project

Rent subsidy begins Nov. 1

The first family participate in local rent subsidy programs will move into its new home Nov. 1. Bob Finney, executive director of the Champaign County Housing Authority, announced Thursday.

"The lease is assigned and they will move into a three-bedroom house at the beginning of the month," Finney said.

"Now we want to get quite a few more homes like this to lease under the program," he added.

"We also can use a large number of efficiencies and one-bedroom apartments to rent to elderly persons," he added.

The authority last week received federal funds to begin operating the program. It has requested various community groups.

The program will permit the authority to lease up to 60 units of private housing in Champaign and 50 in Urbana to suitable low-income families.

The federal government pays the difference between the market rate for the units and what the tenants can afford to pay.

The Concerned Citizens

Committee, which is acting as not-for-profit sponsor of a new 116-unit development in Champaign's urban renewal area, also has officially offered 20 per cent of its units, when completed, for lease under the program.

Land swap OK delays park work

The grass apparently will not grow green in Spalding Park until officials of the U. S. Department of Housing and Urban Development in Washington give their blessings to a land swap between the Champaign Park District and county housing authority.

The planting of grass and construction of two baseball diamonds in the park have been delayed pending official approval of the land exchange, Don Bresnan, park board president, said Thursday.

But work on the pool and bathhouse structure is going ahead, he added.

"If for some reason the exchange is not approved we may have to revise our plans, since we now intend to place the parking lot for the pool on land we would receive under the exchange," Bresnan explained.

The park district land to be given to the housing authority will be added to the site for 60 new units of public housing.

Construction of these and another 60 units in the city's urban renewal area is not expected to begin until next spring.

County housing officials have been negotiating with a contractor but his price for basic construction still is more than \$100,000 more than the 1966 estimate of \$74,000.

Officials in HUD's renewal

Urges One-Project Basis For Renewal

By TOM SLOAN
News-Gazette Staff Writer

Paul Szymanski of Camden, Fleissing and Associates, a planning firm based in Newark, N.J., recommended to the City Council Tuesday night that Champaign seek funds to plan Project II of urban renewal on

a one-project basis. He said seeking to fund planning for two simultaneous projects stood little chance of acceptance by the Department of Housing and Urban Development.

He said the city would stand a better chance of getting the estimated \$640,000 needed for the planning if they presented one application that would seek a waiver of the quarter-mile limit of University associated non-cash credits.

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

land is 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.

This division of cost is for cities of less than 100,000 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 are available, which will show the population of Champaign above 50,000, the federal government will pay only two thirds of the cost.

Assuming approval prior to the release of the 1970 figures the city government would have to provide approximately \$4.25 million. At present the city claims \$3.5 million in non-cash credits which can be used to finance the project, leaving the city to provide only \$700,000 in cash.

Most of the \$3.5 million the city of Champaign is claiming in non-cash credits is based on University 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.

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

share of execution costs would be out further cash expenditures, but by taking credit for funds spent for land acquisition and clearance by the University of Illinois.

Federal guidelines permit a city to do this if one-half of the proposed project area is within a quarter mile of a college or university campus.

But Champaign's proposed second urban renewal area bounded by the first renewal area on the north, the Illinois Central tracks on the west, University Avenue on the south, and Wright Street on the east, do not meet these requirements.

CAC chairman Henry Spies has argued that the areas should be submitted as separate projects, under joint financing, so that one of them would meet the one-quarter mile requirement.

Although federal regulations provide for exemptions to the requirement, only one has ever been granted, Spies has pointed out.

Present calculations show that the city could take credit for about \$3 million in U. of I. land purchases and clearance. This would bring the city an estimated \$6 million in federal funds to spend on any renewal project within its boundaries.

The major item on Tuesday's council agenda appears to be a resolution asking the

Champaign Park District to permit widening of the roadway. The council also will open bids on the widening of Bradley Avenue from Market Street east to the city limits and award bids on five police cars, a new street sweeper, and exclusive rights to haul abandoned vehicles to the city land fill.

In other business it is expected to officially approve a compromise reached at its last study session and allow the Campus Businessmen Association to retain for a year colored lights strung across the 600 block of East Green Street.

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City of Champaign may be one project

Renewal-area alternatives studied

By L. H. Alexander
Of The Courier

Champaign City Manager Warren Browning said today there is a possibility the area now under consideration for a second urban renewal project will be enlarged to include all land north of University Avenue and east of the Illinois Central tracks.

Browning and other city officials conferred Thursday with representatives of the U.S. Department of Housing and Urban Development in Chicago concerning the fund shortage for urban renewal projects and available alternatives for the city.

The meeting stressed the fact that a development plan is not feasible and that the city should proceed with the same sort of project as the first one.

Higher federal officials had told local leaders last week in Washington that there are no funds available for NDP projects.

"The Chicago people were a little more optimistic," Browning said, "but still thought it would be better for us to make application for the same type of project as the first one."

It will take about three months for the city to prepare an application for a survey and planning grant for the second project, Browning said.

The area to be considered for the second project is still in doubt, Browning said. There are three alternatives:

—making the entire area bounded by University Avenue, Wright Street, Bradley Avenue and the Illinois Central tracks into one large project.

—beginning two projects at the same time, with one in the eastern part of this area and one in the western part.

—taking only an area bounded by the Illinois Central tracks, 5th Street, an alley south of Washington Street and the southern boundary of the first project.

Browning last week was backing the third alternative, but after the Chicago conference listed the other two as possibilities.

One reason for expanding the area or considering two projects is to make the city eligible for non-cash credits which could be applied to the project costs.

David Gensemer, director of urban renewal, has estimated the city can receive about \$6 million from the federal government without spending a cent of local taxes if the non-cash credits from recent University of Illinois projects can be obtained.

But in order to obtain these credits, federal law requires that one-half the urban renewal project fall within one-quarter mile of land owned by the University of Illinois.

The difficulty with making the entire area north of University Avenue into a single project is that the area is so large, less than one-half of it would be within a quarter-mile of University of Illinois property.

The city, however, would prefer the one large project because then all people living in that area would be immediately eligible for low interest loans or direct federal grants to repair their houses. If two projects are undertaken only the people living in the project nearest the U. of I. would be eligible for loans and grants.

Gensemer said today, however, that there is an exception in the federal housing laws which could allow the city to undertake the single large project and still claim the U. of I. non-cash credits.

"This is what we are looking into now," Gensemer said. "We discussed it with HUD in Chicago and are now seeing if we can qualify under the exception."

Tuesday, August 5, 1969

NE Project Hinges On Federal Credits

By BOB FRUMP
News-Gazette Staff Writer

The Champaign Citizens Advisory Commission on Urban Renewal unanimously backed a new project for most of Northeast Champaign Monday, providing special non-cash federal credits are available for the area.

The credits — provided by federal law — would constitute funds in addition to regular urban renewal funds, and would 50 per cent of its area contained within a one-quarter mile line from the University of Illinois.

Although the single large project — containing most of Northeast Champaign outside the Project I area — would not, at first glance qualify for such non-cash credits, City Manager Warren Browning and Urban Renewal Director David Gensemer hinted strongly Monday that, under certain circumstances, it could.

Gensemer said there may be a loophole 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, would 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 \$3.2 million to city urban renewal.

The CAC, Browning, and Gensemer, seemed to agree that failure to gain the 112 credits would eliminate chances of the one large project and two

smaller projects, covering the same area. Gensemer indicated that the city should be set to apply for a survey 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 less just gathering information and determining problems."

Organization of community groups designed to provide feedback for professional planners, who set land uses, will be performed after the survey and planning application is approved and received by the city, Gensemer said.

"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. The program is adequately funded by Congress.

In other matters, Henry Spies, CAC chairman, indicated that the city must provide information to the Planning Commission regarding the city's application for a workable program for the coming year. Spies said Richard Matney

CCC Supports Revised Plan For Renewal

By BOB FRUMP
News-Gazette Staff Writer

The Champaign Citizens Advisory Commission on Urban Renewal Monday expressed support for a revised urban renewal plan for Northeast Champaign proposed by the Citizens Advisory Commission on Urban Renewal.

The plan, proposed by the CAC, would collect through federal grants matching expenditures for land made by the University of Illinois.

The grants apparently could be received under the terms of Section 112 of the Federal Housing Act which allows the grants to urban renewal projects of which at least 50 per cent are located within one-quarter of a mile of the University's land.

This would effect at least one section of the area for which urban renewal projects remain to be instituted.

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

paid," one member pointed out.

Seek Other Funds
Gensemer said the urban renewal authority "just doesn't have the money to pay extra staff," but added he would try again to get funds from another source.

A representative of the Survey Research Laboratory at the University of Illinois, which is also conducting a survey of housing in the black and white communities of Champaign, also asked CCC members to help recruit interviewers for the project.

He pointed out that all who worked on the project would be paid.

Members also discussed possible actions in the business community to bring about an increase in the number of blacks hired for all types of positions.

Richard Davis, CCC chairman, said the group would be conducting a survey of major businesses in town to find the attrition rate, numbers of blacks employed, total numbers of employees, and other pertinent figures.

Westfield suggested that a series of boycotts might be instituted against those businesses which refuse to increase hiring of blacks. "We can be effective," he said. "I don't think the people realize how strong our buying power is."

Help needed by legislators for UP funds

By EILENE NAPADY
Of The Courier

Legislators' success in obtaining more federal urban renewal money "will be directly proportional to the amount of political pressure our representatives can apply in Washington," Henry Spies predicted Monday.

Spies, chairman of the Citizens Advisory Committee on Urban Renewal, outlined the proposed shift from a neighborhood development back to a project approach for urban renewal before the Concerned Citizens Committee.

"The only difference is the timing," he stressed. "Overall, both would take the same

approach for urban renewal before the Concerned Citizens Committee.

"The only difference is the timing," he stressed. "Overall, both would take the same amount of time but under the project method it will be longer before initial results become apparent."

City officials are preparing an application for a planning grant for approximately 160 acres in its northeast neighborhood, bounded by the Project I urban renewal area, the Illinois Central tracks, University Avenue, and Wright Street.

The city hopes this area will qualify for a special university-related "112 Project."

Credit for work done

Under section 112 of the federal housing act a city undertaking renewal work near a university or certain other institutions can credit, as part of its investment, certain expenditures by that institution for land acquisition, clearance, and relocation in the preceding seven years.

But in Champaign's case the city may be able to take credit for such expenditures by the University of Illinois since late 1957, seven years prior to federal approval of the city's General Neighborhood Renewal Plan.

At last calculation these costs totaled more than \$3 million, which the city can consider its share of renewal work to be done in the area. Under matching formula, this would bring the city at least \$6 million in federal funds without further expenditure of its own.

City officials have estimated that Champaign cannot afford the necessary renewal work without some such aid.

More participation

One advantage of the project approach is that it allows more time for community participation in the planning process. David Gensemer, urban renewal director, told the group.

Planning will not begin until the federal grant is received, which probably will take at least five months, he estimated.

Under the neighborhood development approach, all such consultation with area residents would have had to be squeezed into a 90-day period during preparation of an application for such a project.

Since this would be a large project, he added, he would recommend at least a five-year project for its completion, although it may not take that long.

Richard Davis, CCC general chairman, repeated that his group would withdraw its support of further urban renewal unless the program is used to provide more low-cost housing.

renewal. The CAC, Browning, and Gensemer, seemed to agree that failure to gain the 112 credits would eliminate chances of the one large project and necessitate initiating two

CAC chairman indicated that the city should provide information to the Regional Planning Commission concerning the city's application for a workable program for the coming year.

Spies said Richard Matby, 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.

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. He 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

Complete NE Champaign may be one project

Renewal-area alternatives studied

By [unclear]
Champaign manager Warren Brown today there is a possibility the area now under consideration for a second urban renewal project will be changed to include all land north of University Avenue and east of the Illinois Central tracks.

Browning and other city officials conferred Thursday with representatives of the U.S. Department of Housing and Urban Development in Chicago concerning the fund shortage for urban renewal projects and available alternatives for the city.

The meeting confirmed the fact that a Neighborhood Development Plan (NDP) was not feasible and that the city should proceed with the same sort of project as the present one.

Higher federal officials had told local leaders last week in Washington that there are no funds available for NDP projects.

"The Chicago people were a little more optimistic," Browning said. "I still thought it would be better for us to make application for the same type of project as the first one."

It will take about three months for the city to prepare an application for a survey and planning grant for the second project, Browning said.

The areas to be considered for the second project are still in doubt, Browning said. There are three alternatives:

—making the entire area bounded by University Avenue, Wright Street, Bradley Avenue and the Illinois Central tracks into one large project.

—beginning two projects at the same time, with one in the eastern part of this area and

one in the western part.

—taking only an area bounded by the Illinois Central tracks, 5th Street, an alley south of Washington Street and the southern boundary of the first project.

Browning last week was backing the third alternative, but after the Chicago conference listed the other two as possibilities.

One reason for expanding the area or considering two projects is to make the city eligible for non-cash credits which could be applied to the project costs.

David Gensemer, director of urban renewal, has estimated the city can receive about \$6 million from the federal government without spending a cent of local taxes if the non-cash credits from recent University of Illinois projects can be obtained.

But in order to obtain these credits, federal law requires that one-half the urban renewal project fall within one-quarter mile of land owned by the University of Illinois.

The difficulty with making the entire area north of University Avenue into a single project is that the area is so large, less than one-half of it would be within a quarter-mile of University of Illinois property.

The city, however, would prefer the one large project because then all people living in that area would be immediately eligible for low-interest loans or direct federal grants to repair their houses. If two projects are undertaken only the people living in the project nearest the U. of I. would be eligible for loans and grants.

Gensemer said today, however, that there is an exception in the federal housing laws which could allow the city to undertake the single large project and still claim the use of I. non-cash credits.

"This is what we are looking into now," Gensemer said. "We discussed it with HUD in Chicago and are now seeing if we can qualify under the exception."

Workshop On Renewal Is Thursday

The Central Illinois Association of Redevelopment Officials will sponsor a renewal and redevelopment workshop from 9 a.m. to 8 p.m. Thursday at the Leland Hotel in Springfield.

The workshop is intended to provide the opportunity for local officials and interested citizens to obtain a general overview of problems concerning renewal and redevelopment programs administered by the Department of Housing and Urban Development. Professional workers as well as interested citizens will discuss with HUD officials the requirements for participation in renewal programs and study methods of citizen participation, housing rehabilitation and land acquisition and marketing.

CIARO is an organization

founded a year ago by individuals involved in renewal and redevelopment activities from approximately 20 Central Illinois cities including Galesburg, Champaign, Peoria, Bloomington, East St. Louis, Springfield, Decatur and Danville. David Griesmer, Champaign director of urban renewal and Richard Warren and William E. Hall of Champaign will be on panels involved in the discussion.

Anyone wishing to attend the conference may send a \$10 check made out to Central Illinois Association of Redevelopment Officials to James M. Henneberry, city coordinator, Municipal Building, Springfield.

For more urban renewal

Champaign to ask planning funds

By Darlene Napady
Of The Courier

After only brief discussion the Champaign City Council voted 5-2 Tuesday to apply for \$640,000 in federal funds to plan a second urban renewal project.

This morning Urban Renewal Director David Gensemer said he hoped to have the application in the Chicago regional office of the U.S. Department of Housing and Urban Development by Friday.

The funds, if approved by federal officials, would be used to plan renewal work in the remaining 160 acres of the city's Northeast Neighborhood, a project, which if undertaken, would cost \$18 million to \$20 million.

But as Mayor Virgil Wikoff pointed out, submitting the application does not commit the city to undertake any actual renewal work.

"Voting for this application does not necessarily mean I would favor the project," Wikoff said, casting one of the five "yes" votes.

He was joined by Councilman William Kuhne, who said the council probably could be taking the right

step in submitting the application but added that the matter should be given more careful study.

"The \$640,000 is probably more than we need, and we also should keep in mind that the main goal of urban renewal is to provide more housing," he said.

Councilman M. G. "Bob" Snyder said he "echoed" Kuhne's remarks, then added that he thought the city should study the possibility of a locally-financed urban renewal project with funds that otherwise would be used as the city's share of a joint local-federal project.

But Wikoff said such a discussion would not be germane at that point and Snyder withdrew his comment.

Councilmen Dwyer Murphy and James Ransom joined Wikoff, Kuhne, and Snyder in voting for the application but made no comments at the meeting.

Councilman Seely Johnston voted against submitting the application, saying "this is just the first step of many."

"People here will be sorry in a few years when they are still waiting for something to happen," he warned.

"Project I is still going on nine years after preliminary talks."

Johnston was joined by Councilman Robert Pope, who said he could not "let the occasion pass without once, more voicing objections to a federal urban renewal program."

"The urban renewal authority will fasten a federal bureaucracy on us forever," he warned, adding: "I don't see why people in other states should be forced to help pay for a \$640,000 study in Champaign."

Earlier in the day the Citizens Advisory Committee on Urban Renewal took no action on a request from the University of Illinois that 12 blocks south of University Avenue be added to the proposed project area which currently is bounded on the north by the first urban renewal project, on the west by the Illinois Central Railroad tracks, on the south by University Avenue, and on the east by Wright Street.

The group seemed to feel that the university had not justified its request other than saying that the area was deteriorating and that

it was concerned about it.

"The university is apparently worried that soon there will be at least one new apartment building on every block, which would make the cost of land acquisition for expansion in this area prohibitive," said Henry Spies, CAC chairman.

Under urban renewal, however, the city could acquire and eliminate substandard structures then resell the land to the university.

If need be, the university could use its own powers of eminent domain to acquire the new apartment buildings, Spies said.

But the university must be willing to state flatly that it intends to expand into the area before the CAC could consider the 12 blocks, bounded by University Avenue, 4th St., Springfield Avenue and Wright Street, for Urban renewal, Spies added.

If the university's master plan, scheduled to be released in January, shows better justification for including the area, the CAC will be glad to reconsider the issue at that time, he said.

Wednesday, Nov. 12, 1963—

CHAMPAIGN-URBANA COURIER

Federal program provides homes

Homes are available in Champaign-Urbana for low-income families under a federal program, said Scott Weller, developer of the program, 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 pub-

lic housing, and then subtracting 10 per cent and then subtracting \$300 for each child, under the program.

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 the 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 records, so they can qualify, he said.

Families with incomes too high to qualify for federal assistance still can purchase homes in the Ellis subdivision 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

3 Proposals To Champaign City Council

By TOM SLOCUM

News-Gazette Staff Writer

The affirmative action ordinance, a request for 1,000 units of public housing, and a change of meeting nights will come up before the Champaign City Council again Tuesday at the regular meeting at 7:30 p.m.

These items of business were among several that were deferred at the last regular meeting because only five members of the seven-man council were present. Mayor Virgil Wikoff will be absent from Tuesday's meeting, but City Manager Warren Browning said Friday he did not know of any requests for further deferral.

The affirmative action proposal would require firms doing business with the city to have a program for hiring minority workers. The firm would have to meet basic requirements set in the ordinance before they would receive a contract from the city. The ordinance to be presented Tuesday was drafted jointly by Councilmen James Ransom and William Kuhne.

The request for public housing would ask the Champaign County Housing Authority to construct 1,000 units in Champaign over a five-year period. Several black organizations in Champaign have opposed having the authority handle the con-

Some members of the Council have requested that the meeting night be changed from Tuesday to Monday night. The change would eliminate a conflict with University of Illinois athletic events held on Tuesdays.

One item deferred at the last meeting, however, is not scheduled to be on the agenda. Browning said he has not heard from the Champaign Plan Commission or city officials requesting the zoning change of an area in the north end. The change, from single family zoning to conditional zoning, would allow the construction of some apartment buildings in the area under strictly outlined specifications.

Black organizations have opposed the change fearing an increase in white absentee landlordship and the construction of apartments too small for family use.

The workable program for Champaign will come before the Council for approval. The Council must approve the program, necessary if Champaign is to receive federal funds for development projects, before it is sent to the Department of Housing and Urban Development for federal appraisal. The program was approved Thursday by the Citizen's Advisory Committee on Urban Renewal.

Other items scheduled to come before the Council include payment to the Economic Opportunity Council, two plan commission cases dealing with zoning changes and three resolutions dealing with improving railroad crossings in the city. The payment to EOC was deferred at the last meeting pending receipt of an audit of the past year's payments.

FRIDAY, NOV. 14, 1969

THE NEWS-GAZETTE

Seek \$1.9 Million UR Loan Insurance

By TOM STOCUM,
News-Gazette Staff Writer

Champaign could hear within 30-40 days the results of a Federal Housing Administration feasibility study for \$1.9 million in guaranteed loan insurance for the 116-unit Lippman Project in the Project I urban renewal area, according to Champaign Director of Urban Renewal David Gensemer.

Gensemer, speaking at a Citizens Advisory Committee on Urban Renewal meeting Thursday, said the application was sent to the FHA a week ago. He said it usually takes the FHA six weeks to determine the need of the project and report back to the city. Gensemer said the loan insurance should be granted

because of the apparent need for housing in the area.

The granting of the loan insurance would open the way for negotiations with the FHA on the price and the timetables involved in the construction of the project on the 27-acre site. Although the actual money in the financing would come from private agencies, FHA backs these loans with the reserved money and helps in interest payments. The FHA will usually pay interest over one percent and up to seven percent.

Gensemer also told the CAC the application for \$300,000 in federal funds for the planning of Champaign's Project I urban renewal project, the Lippman Project, should go before the city council for approval at the next meeting in December. This money would allow the detailed planning of the approximately 160 acres in the area proposed for the \$20 million renewal.

Gensemer said, however, this application does not include provisions for extending the urban renewal area to 12 blocks below University Avenue. The University of Illinois had requested that this area be included in the project.

He said he has received no indication from city officials that they want the area included. At the presentation of the project area two weeks ago, Gensemer estimated this addition area would add about \$2 million to the cost of the project. About \$500,000 of this would have to come from city funds.

Henry Spies, chairman of the CAC, said the Champaign County Housing Authority has put out the request for bids on the 120 units of public housing scheduled to be built next spring. The bids were taken previously but were much higher than anticipated. The number of units and bedrooms in the new bids will be the same as the previous plans.

The CAC also unanimously approved the workable program

...the city has
...the HUD
...in the past two years

...being studied

By Darlene Napady
Of The Courier
Regional officials of the
Department of Housing and
Urban Development (HUD)
apparently will try to con-
vince their superiors that
Champaign should be grant-
ed an exemption to an ur-
ban renewal requirement.

The exemption is consid-
ered crucial if the city is to
undertake a second renewal
project.

Basically, it involves the
distance of the proposed pro-
ject area from the nearest
building on the U. of I. cam-
pus.

Under federal guidelines at
least half of the area must
be within a quarter of a mile
of such a building if the city
can include in its share re-
cent expenditures by the uni-
versity on land acquisition
and clearance.

But in Champaign's case,
half of the 150 acre area,
bounded by the first project
area on the north, the Illi-
nois Central tracks on the
west, University Avenue on

the south and Wright Street
on the east lies within nine-
sixteenths rather than one
quarter mile of the nearest
U. of I. Building, the Aeron-
omy Laboratory at Stoughton
and Wright streets.

HUD regional officials
were in town Thursday to
confer with officials and rep-
resentatives of the U. of I.
on the city's application for
\$640,000 to plan a second
project, the total cost of
which has been estimated at
more than \$18 million.

Mayor Virgil Wikoff said
Friday he believed the re-
gional staff members would
try to convince the Washing-
ton office that Champaign
should be granted the ex-
emption.

Without the estimated \$3.1
million in credits from univer-
sity expenditures, the city
will have to sharply curtail
renewal work or split the
area into two parts, one of
which would qualify the city
for the credits, which could
then be applied to the second
area.

Wikoff said he did not get
the impression that the lack
of the U. of I. master plan
would influence HUD's deci-
sion, although HUD definitely
wanted to see it when it be-
came available.

It originally had been ex-
pected last month but now
is not expected to be re-
leased until July, 1971.

For the city to receive the
credits the university must
certify that the proposed
work is compatible with its
intention in the area.

The university's intentions
have not been spelled out
pending completion of the
master plan.

Wikoff also said the HUD
representatives apparently
felt that the 12 blocks south
of University Avenue, which
the U. of I. had wanted in-
cluded in the project, appar-
ently would not qualify.

The city had left them out
of its application because,
Wikoff said at the time, the
city had no way of financing
the additional work.

Champaign to begin 'environmental control'

By James Kroemer
Of The Courier
Champaign City Manager
Warren Browning today an-
nounced he would recom-
mend in the 1970-71 budget
now being written that the
city council establish a new
department to replace the
present building inspection
department.
The new department will
be called the Department of
Environmental Development,
and would be divided into
three divisions: the construc-
tion code division, the hous-
ing division and the environ-
mental division, he said.
Including a department di-
rector and three divisional
supervisors, he said, the de-
partment would have 13 em-
ployees. He has recommend-

ed the council allocate \$137-
987 for the operation of the
department in the coming fis-
cal year.
The present building in-
spection department has
eight employees, and request-
ed \$81,161 for its operation
in the coming year, Brown-
ing said.
Browning said each of the
divisions of the new depart-
ment would be charged with
separate responsibilities in
the field of environmental
control.
The construction code di-
vision would carry out the
same basic functions now
handled by the building in-
spection department, he said.
That will include enforce-
ment of city and state codes

on building, plumbing, elec-
trical installations, and heat-
ing and air conditioning. The
city council approved new
codes in all these fields in
January.
The housing division would
include a superintendent and
two housing inspectors with
the responsibility of a area
housing code enforcement.
The division would also ad-
minister the certified area
program, for which the city
applied early this month,
and serve as a liaison with
the County Public Housing
Authority.
A central relocation office,
required by the U. S. Depart-
ment of Housing and Urban
Development if the city's

workable program is to be
certified, will be included in
the housing division.
The relocation office will
handle all persons or busi-
nesses displaced by public
projects or programs, Brown-
ing said, but will be mainly
concerned with residential
relocation.
The environmental division
would be responsible for en-
forcing the city's zoning or-
dinances, existing or contin-
plated sign controls, and air
and water pollution controls.
The department would also
handle miscellaneous com-
plaints such as garbage and
rats, which are now handled
by the housing inspector in
the building inspection de-
partment.

Browning said no one is
now responsible for supervising
enforcement of air and
water pollution controls, but
added the city has only mini-
mum ordinances in that field.
"I suspect," Browning
said, "that the city may want
to revise its codes on air
and water pollution."
The establishment of the
new department, if approved
by the council, apparently
will signal the dissolution of
the Urban Renewal depart-
ment, at least temporarily.
Browning said Urban Re-
newal Project I will be near-
ing completion when the new
budget that would establish
the Department of Environ-
mental Development goes
into effect May 1.

A second project is under
consideration, but is a long
way from any definite action
he said.
Consequently, he added,
"Some of the present Urban
Renewal personnel will be
employed in the new depart-
ment."
"If we go ahead with Phase
II," he said, "we will face
that reorganization when we
get there."
Browning said he is recom-
mending the new depart-
ment because "the present
building inspection depart-
ment has been committed to
carry out functions it
can not capably carry out
because of a lack of man-
power."
"In the past, any efforts
in environmental control were

reactions rather than an on-
going program," he added.
He said the increased man-
power and more precise di-
vision of duties in the new
department would allow the
city to stay in step with de-
velopments in the field of
environmental control.
"I think that if we enlarge
our efforts today," he said,
"that we will be able to save
money in the long run. We
will be able to preserve our
neighborhoods."
"If we had gone into this
type of program many years
ago, project I of Urban Re-
newal might never have been
necessary," he said.
If approved, the new de-
partment would be organized
soon after the adoption of
the 1970-71 budget.

said. The council usually ap-
proves the budget at its last
meeting in April.
He emphasized the reor-
ganization was not a result
of any recommendations by
HUD, although the one HUD
requirement that the city
have a central relocation of-
fice was included.
He said he has presented
the proposal to individual
councilmen and, "in general,
the reception has been ex-
cellent."
Browning would not say
who he had in mind for the
job of director of the new
department.
"I don't want to bring per-
sonalities into this," he said.
"I want it to be bought or
turned down by the council
the 1970-71 budget."

Proposes Environment Control Dept.

By TOM SLOCUM

Budget recommendations for the 1970-71 fiscal year will include the formation of a Champaign Department of Environmental Control, according to City Manager Warren B. Browning.

Browning said the proposed department would be formed in lieu of the present Building Inspections Department. He said the new department would have three divisions dealing with construction codes, housing and the environment. The construction codes division would perform the duties of the Building Inspection Department according to Browning.

A director would be in charge of the overall operation of the department, Browning said, while supervisors would head each of the three divisions. The budget request for the new department is \$1,798,700. Browning said the Building Codes Department had made a request for \$819,661 for the next fiscal year.

Browning said the increased cost would be due to the expanded staff and duties of the new department. Browning proposed increasing the staff of the department to 13 persons from the present eight persons in the Building Inspection Department.

The construction codes division would be concerned with the building, plumbing, electrical and other related code inspections. The housing division

would enforce the city's housing code, administer the Certified Area Program for rehabilitating homes and handle the relocation duties of the city. The environmental division would enforce the zoning ordinances, sign control ordinances and air and water pollution controls. The environmental division would also handle calls concerning garbage, rates and other related problems.

Browning said that if the City Council authorized the department, it would become effective after the Urban Renewal Department is closed in May. He said he anticipated that some of the personnel presently working in the Urban Renewal Department would be transferred to the new office. He said the urban renewal people have experience in the areas to be covered by the new department and the city would probably utilize this experience.

present administration and manpower." He also said the new department would allow an on-going, positive program rather than just reaction to problems.

"This arrangement," Browning said, "does not anticipate a wider range of authority." He said the present city codes would be used, but the department would allow the Council to authorize the more intense application to these codes. Although the new department

present administration and manpower." He also said the new department would allow an on-going, positive program rather than just reaction to problems.

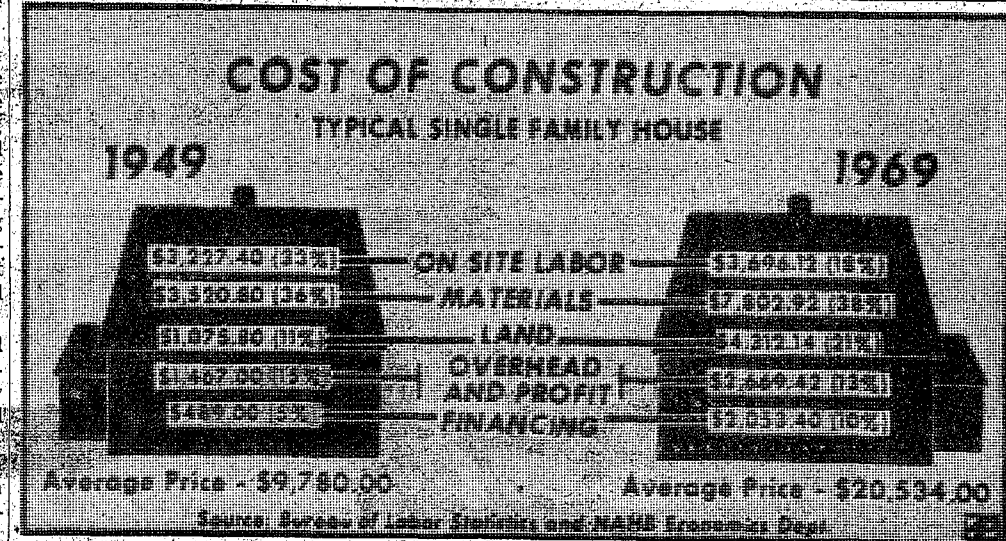
"This arrangement," Browning said, "does not anticipate a wider range of authority." He said the present city codes would be used, but the department would allow the Council to authorize the more intense application to these codes. Although the new department

Although the new department would follow some of the Department of Housing and Urban Development's requests for enlarging the inspection divisions, Browning said, "this proposal is not an answer to a recommendation or a requirement from HUD."

The department would also fill the lag between the closing out of the Project I of urban renewal, Browning said, and the possible adoption of Project II. He said some of the duties now performed by the Urban Renewal Department will have to be continued after May 15, the proposed closing date, and the new department would handle these duties.

Browning would give no indication of who the director of the new department would be.

Browning said he had discussed the formation of the department with the Councilmen. He said, "I think that, in general, the reaction has been excellent." Browning said he will present the Council with the fund budget requests within the next two weeks. The Council will then probably study these and other recommendations before making a final decision on the budget late in April.



UP AND UP IN BUILDING COSTS. This chart compares the costs of housing construction components in 1949 and 1969 (latest figures available). See last of five-part series on housing in the U.S.

by AP writer Dick Barnes — on page 10. He writes: "In the decades ahead, middle class Americans hunting for a single family house on a spacious lot are going to become a rarity."

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.

Construction of the units will begin later this spring, Finney said.

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 approval.

Wednesday, Mar. 4, 1970-

CHAMPAIGN-URBANA COURIER

16 public housing units to be on scattered sites

By Darlene Napady
Of The Courier

Scattered sites will be selected for 16 five-bedroom homes included in the 120 units of public housing scheduled to begin construction in Champaign this spring.

These units, 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 indi-

els also will have full basements, Finney said.

"There's also a possibility we will be able to get full basements under the four-bedroom models, but this isn't definite yet, he added.

The county housing authority and Creative Buildings 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 ex-

of the week

The housing authority already owns the two major sites. Although the 120 units were contracted for several years ago, the project encountered repeated delays.

A major setback occurred last August when bids on the housing authority's plans were 43 per cent above the \$1,784,740 available for construction.

The authority rejected all bids and adopted the "turnkey" 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.

Spring brings out phoney home repair firms

By Darlene Napady
Of The Courier

Like the proverbial robin, bogus home repair firms have been known to appear at the first sign of spring.

G. William Hall, whose duties as Champaign rehabilitation officer include seeing that families in the urban renewal area are not victimized by such outfits, has warned other homeowners to beware.

These "fly-by-night" operators generally move into an area in spring when homeowners begin giving thought to fixing up their houses after winter, Hall said.

He suggested following a checklist distributed in the urban renewal area to owners

of property that can be habilitated.

First, however, Hall advised making sure the house is worth repairing.

The disreputable firms usually deal in siding, stone finishing, or other visible modifications.

But putting new siding on a house will not keep it from being condemned if it contains structural faults, Hall pointed out.

One of the first "don'ts" on the checklist warns against dealing with bait advertisers.

Such operators use a variety of gimmicks, like unbelievably low prices, then tack on costly "extras."

Special deal

Some claim they "just happen

to be in the neighborhood" and offer a "special" deal. They even offer the work for a fraction of the "regular" cost, but then mark up the regular cost exorbitantly.

Another "come-on" is offering it at cost, with the catch that the homeowner must get five of his neighbors to buy similar work.

"One of the best ways to spot a fly-by-night operation is to ask the sales person who he is and what company he represents," advised a former contractor.

"Frequently they will hang up right away or try to avoid answering, if they are such an outfit," he said.

If he does give the name of a company, check it out with the local Chamber of Commerce or ask for names of former customers and check with them on the quality of the work done, the checklist advises.

In addition, make sure the contractor is properly licensed and that he has obtained the necessary city permits. Whenever a permit is required, the completed work also must be inspected by the city.

The homeowner is cautioned against signing a contract without reading it thoroughly.

The former contractor also recommends having a proper lawyer go over any contract for costly repairs.

"This may irritate the salesman, but if he's with a legitimate firm he knows he has nothing to fear," he explained.

Before contracting for any repairs, the homeowner should get several estimates, based on the same specifications.

He also should find out exact financing terms because interest rates can vary. The lending agency, moreover, does not inspect or guarantee the job for workmanship or materials.

The gap operators frequently will promise high-quality but deliver a low-grade job. This can happen easily with aluminum siding, since very few homeowners know anything about it.

The company may offer siding

with backing insulation, yet install an un-backed, uninsulated variety, Hall said.

He added, this can happen with paint jobs, too, although it generally is more difficult to fool the homeowner on these.

Don't sign

"The operator has to put on some kind of paint," Hall pointed out. "But he may promise two coats of a high-quality paint and apply a single coat of a low-grade paint that peels off in a couple of months."

Whenever doing business with a contractor, the homeowner should not sign a certificate of completion unless he is satisfied and the work has been inspected by the city, the checklist warns.

consisted of only 24 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-

ed 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

of 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.



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 Raufesen, 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 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

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 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

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 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

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 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

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 as 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.

MONDAY, MARCH 9, 1970

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 tentable outdoor performing arts 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.

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 Mrs. Steven J. Penne. Ruth W. Almy, Chairman, LWV 50th anniversary committee, 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

and everywhere the mud lies bare. 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 grounds, some paying as much as one-third to 1/2 of their income in rent. Prisons 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

174 Urbana was reared about his 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. Many Improved After passage of the ordinance, many rental properties were improved and some of the worst shacks torn down.

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. Study of UR The League began their study of urban renewal when the original Urban Clearance Act of 1949 was passed by Congress and had tried to interpret the provisions to the community, with 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

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

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



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. Odella 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

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.

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.

Board will name park honoring Mrs. Wesley

By Janet Cross
Of The Courier

The Champaign Park Board Monday night dedicated a new public park in the name of Mrs. Odelia Wesley, principal of Washington Elementary School.

The park is on North 3rd Street between Beardsley and Eureka streets.

Mrs. Wesley has been principal of Washington Elementary School since 1954. She has also served on the Champaign Library Board, Welfare Service Council and city recreation program.

In other action, the board also approved a program in support of environmental control for this area in an attempt to help abate pollution.

It also directed the staff to work with other groups to develop an environmental education program for district citizens and to develop a special resource library.

A special center also will be established where documented reports of pollution problems and successes in

this area can be available. A pollution problem map will be maintained there.

The Board also approved a policy for the public use of Park buildings and equipment. Priority will be given to park district programs, programs of Unit 4 schools and local governmental agencies.

Rental program

The board agreed that other organizations could rent park facilities when they are not being used by the park district. The rental charge will be determined by the type of group using the facility.

The Board also voted to continue the sale of seasonal swimming tickets for Centennial Pool.

Year-round seasonal tickets will be available when the new Spalding Pool is completed, hopefully this summer, Mrs. Patricia Leonard said.

Single admission rates will remain the same as for last year. Non-profit groups and agencies using the pools at available times will be charged

according to the size of the group.

The Board authorized the construction of a softball diamond for Spalding Park and improvement of the Garden Hills softball diamond.

The building and grounds committee was also directed to investigate the possibilities of building a diamond at Centennial Park.

Two University of Illinois graduate students, Thomas Brown and Stephen Reiser, were given permission by the board to study Champaign's North End to make proposals for recreational facilities.

One primary objective is to obtain more information for decision-making bodies like the park board," Reiser said. He said the study could be completed by the end of

The board formally approved an agreement for the purchase of a tract of land to enlarge Douglass Park tract from the City of Champaign for \$42,000.

Bonds for the purchase of the 6 1/2-acre tract are available from a 1966 bond issue.

Cities, bus line reach agreement

One-year subsidy passed

The Champaign City Council passed a one-year, \$25,000 subsidy to the City Bus Lines, Inc. Tuesday night, insuring continued bus service at least until a referendum is held later this year.

In the referendum, voters in Champaign-Urbana and the surrounding area will be asked if they want to underwrite the cost of a publicly owned mass transit district with tax money.

Monday night, the Urbana council passed a \$12,500 subsidy, which brings the total subsidy from the two cities to \$37,500. The money will be paid to the bus company on a month-by-month basis, and can be discontinued at any time.

Under the terms of the subsidy agreement, the bus company said it would attempt to hold costs and services at their present levels.

The cities agreed to pay the subsidy at least until the referendum. If the voters reject the mass transit district proposal, the subsidy will be stopped, and the cities would not object to discontinuance of service.

If, on the other hand, bus service is interrupted at any time during the year, by a strike or any other means, the cities will be allowed to discontinue the subsidy.

Agreement between the cities and the bus company was reached in two meetings, one last

Thursday and one Monday morning.

Councilman Dwyer Murphy, who served on a joint committee appointed from both city councils to study the bus problem, said he thought the bus company dealt fairly and candidly with the cities, and the \$37,500 subsidy was a reasonable figure.

It also was pointed out Tuesday night that the bus company has instituted an exact fare policy. It means all bus customers must have the exact fare of 30 cents or have a token to ride the buses, and the drivers will no longer carry change on their routes. Bus company officials said the policy was instituted to protect the drivers from possible robberies.

City Manager Warren Browning also announced bus tokens are now on sale in the city building, as well as at the bus garage.

In other business:

The council rejected bids for the shoring up of a portion of the bank of the Boneyard Creek with sheet metal at the request of the CCDC foundation. The council met with the CCDC in a study session last week, at which the CCDC presented an alternate proposal of building a retaining wall of railroad ties.

The area of concern is a section of the north bank of the creek between 4th and 5th streets in the campus area. The bank is steadily eroding, and part of a city alley has fallen into the creek.

The council directed the department of public works to begin work on an alternate plan. City Manager Warren Browning said the alternate would be some type of a retaining wall, but not necessarily railroad ties as recommended by the CCDC.

Resolutions approving the sale of land in the urban renewal area and approving an agreement with the county for improvements on Bradley Avenue were passed. The council also accepted the third quarter report and approved the final plat of a 10-acre subdivision.

Park board will consider grants

The Champaign Park Board will meet in special session Monday to consider applications for two federal grants totaling nearly \$140,000.

Robert Toalson, park district general manager, said the dis-

trict recently bought about six acres of land bordering the park on the north from the city. The land had been cleared as part of the first urban renewal project.

However, Toalson said, the

Ask later closing date on U.R. work

Representatives of the Federal Housing Administration have agreed to slow preliminary financing for the project and go directly to permanent financing, he added.

This, plus a small business area on North 3rd Street, would be among the last major redevelopments.

City manager Warren Browning recently announced he would incorporate the urban renewal department and the buildings inspections department into one

THE NEWS-GAZETTE

THURSDAY, MARCH 26, 1970

NOTICE OF SALE—PROJECT NOTES

CITY OF CHAMPAIGN

Sealed proposals will be received by the City of Champaign, herein called the "Local Issuing Agency," at the Department of Urban Renewal, Room 433, Illinois Building, 200 N. Neil Street in the City of Champaign, State of Illinois, 61820, until and publicly opened at one o'clock P.M. (E.S.T.) on April 14, 1970, for the purchase of \$1,145,000.00 of Project Notes (First Series 1970), being issued to aid in financing district projects for:

Amount \$1,145,000.00

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Mrs. Odelia Wesley with sign for her park

will meet in special session Monday to consider applications for two federal grants totaling nearly \$140,000.

Robert Toalson, park district general manager, said the district wants the board to approve applications for an urban beautification grant of \$95,000, and a "Parks in Cities" grant for \$45,000.

Both grants would come from the U.S. Department of Housing and Urban Development, and would be matching grants, he said. That means the federal government would only pay one-half of each grant, with the remaining funds coming from the park district.

The urban beautification grant was approved two years ago, Toalson said, and will run for a total of five years.

But the grant, when first approved, did not allow a specific amount for the five years, and the park district must reapply for funds each year, he said.

Toalson said the \$95,000, if approved, would go primarily for work on Douglass Park. The

about six acres of land bordering the park on the north from the city. The land had been cleared as part of the first urban renewal project.

However, Toalson said, the park district is also thinking of using some of the money on Scott Park, the Boneyard, and planning grants. Some of the funds might also be used for lighting and playground equipment in several other parks, he said.

The \$45,000 "Parks in Cities" grant would go mainly for work on Spalding Park, specifically lighting and parking lots, Toalson said.

Also on the agenda for the special meeting is a request that the board approve the hiring of an aquatics director to oversee the operations of Spalding and Centennial pools.

Construction on the Spalding Park pool is nearing completion, and it is scheduled to open June 1, Toalson said. It will be open year-round after that, he added, and the district needs a full time director is needed.

City of Champaign (E.S.T.) on April 14, 1970, for the purchase of \$1,145,000.00 of Project Notes (First Series 1970), being issued to aid in financing its project as follows:

Amount \$1,145,000.00

Series First Series 1970

Maturity September 31, 1970

The Notes will be dated May 12, 1970, will be payable to bearer on the Maturity Date, and will bear interest at the rate or rates per annum fixed in the proposal or proposals accepted for the purchase of such Notes.

All proposals for the purchase of said Notes shall be submitted in a form approved by the Local Issuing Agency. Copies of such form of proposal and information concerning the Notes may be obtained from the Local Issuing Agency at the address indicated above. Detailed information with respect to the conditions of this sale may be obtained from the March 31, 1970 issue of The Daily Bond Buyer.

CITY OF CHAMPAIGN
DEPT. OF URBAN RENEWAL
By D. D. GENSEMER, Director
261—March 26, 1970

FRIDAY, APRIL 3, 1970

THE NEWS-GAZETTE

Ask Extension On Project I Of UR

Champaign has applied for a 90-day extension on the closing date from Project I of urban renewal to allow Department of Housing and Urban Development auditors time to determine the final cost of the project, according to David Gensemer, Champaign urban renewal director.

Gensemer said HUD requested the application for the extension beyond the official May 15 close-out date, because auditors are behind schedule in their work. He said the extension would not increase the city's expenses for the project.

Federal auditors will check all the entries in the urban renewal books and determine both the city and the federal government's share of the project costs, Gensemer said. He is confident that Project I will be completed well within the budget set four years ago.

Expenses for the project were estimated at \$3,151,320, of which the city will pay \$787,830, Gensemer said. The city's share, he said, will include a \$435,074 cash payment, as well as \$352,756 in non-cash credits from money spent by other agencies for improvements in the project area. Included in other money payments are Park District improvements to Douglas and Wesley Parks, construction of new streets and public housing. Cash plus non-cash credits is the city's share, he said.

Gensemer said.

Gensemer said the cost of the project shows that for every dollar spent by the city, \$7.25 in improvements, services and new structures have been provided in the project.

Most of the city's work of site preparation, land acquisition and site development will be completed by May 15, Gensemer said. He said only about one acre of commercially zoned land in the project remains to be sold. All residential properties have been dealt with, he said.

Start In Month

Lippman project apartments, a 98-unit complex located on the northwest corner of Project I, age, waiting for federal insurance for loans, but Gensemer said work may begin at the site in about one month. Also, Gensemer said, four units of public housing, each to be a five-bedroom brick structure, are being planned for scattered sites in the project area, as well as the previously planned public housing section.

Gensemer said the houses will be built by Creative Builders, Inc. of Champaign and turned over to the Champaign County Housing Authority for the Lippman program.

Plans for the urban renewal staff site, May 15, will be completed, Gensemer said. City Manager Warren Browning said he would incorporate some of the staff into the new Environmental Control Department.

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.

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 1/2 per cent.

Resolution approving the establishment of a one-way couple on Green and John streets was defeated for the third time in the absence of Councilman M. G. Snyder.

THE NEWS-GAZETTE

TUESDAY, APRIL 7, 1970

\$4.4 Million Champaign Budget

By TOM SLOCUM
News-Gazette Staff Writer

Champaign City Manager Warren B. Browning has sent the second part of his 1970-71 budget proposals to the City Council bringing his total recommended expenditures to a record \$4,431,315.

Expenditures of \$1,489,510 are proposed in the second portion of the budget in addition to the \$2,942,005 recommended in the general operating fund budget released last week. This is an increase of \$589,998 from recommended expenditures for the 1969-70 fiscal year ending April 30.

Items in the second portion of the 1970-71 budget include the city's share of public benefit payments, local improvement projects, funds for the motor vehicle parking system, the

Public Relations Patrol and the Capital Improvement Fund.

Receipts for the 1970-71 fiscal year are estimated at \$4,447,843. Of this amount, \$121,265 from the utility tax revenues will be placed in escrow until the Council rules on the future of urban renewal in the city. Expenses for the city's share of the Project I have been paid, but the .75 per cent of the utility tax earmarked for urban renewal will continue to be collected.

Planning Funds

An application for planning and survey funds for the proposed Project II has been submitted to the Department of Housing and Urban Development, but approval is not expected for at least one year. The Council is expected to rule on the proposed project when the federally funded survey is completed. If the Council rejects

the Project II, the funds held in escrow will be released for other uses.

Personal services, including salaries and personnel, account for 60 per cent of the total 1970-71 expenditures, Browning said. In the general operating fund budget, Browning recommended pay hikes for all city employees and the hiring of more than 20 additional persons. Of the remaining money, Browning said, 26.2 per cent will pay for contractual services, 9.7 per cent for capital outlay and 4.1 per cent for commodities.

The new Capital Improvement Fund is included in the second portion of the budget with a total of \$200,000 gained from the city's share of the state income tax. Tentative projects to be paid from the fund include \$140,000 for arterial street lighting and \$20,000 each for

a sanitary sewer near the Greenbrier Nursing Home, a concrete floor and walks on Crescent Drive Bridge and for pollution control for the Boneyard Creek.

No general obligation bonds are being retired this year through a tax levy, Browning said. The city is committed to redeeming outstanding bond issues from non-property tax sources, Burnham City Hospital and motor fuel taxes.

Salaries Up

The city's participation in the Illinois Municipal Retirement Fund for city employes except policemen and firemen will increase from 12.16 per cent to 12.77 per cent in the 1970 calendar year. Policemen's and firemen's pensions are administered through separate pension boards and supported by a combination of tax

revenues and payroll deductions. The city's expense will rise because of higher salaries.

Major revenue sources for the coming fiscal year are property tax, 34.6 per cent; property tax, 25.7 per cent; utility tax, 9.6 per cent; income tax, 7.0 per cent; and 22.5 per cent from other sources. The property tax levy is now 63.23 cents per \$100 assessed evaluation, Browning said.

Revenues from the motor vehicle parking system will increase by an estimated \$38,800 during the next fiscal year. The increase is primarily due to increased parking fine revenues and a \$26,800 payment from Burnham City Hospital for parking lot 'L'.

Both portions of the budget are scheduled to come to a vote before the Council on April 21.

Proposed budget would be highest ever in Champaign

By James Kroemer
Of The Courier

Champaign City Manager Warren Browning has released the rest of the 1970-71 city budget he has proposed, totaling \$4,431,315, the highest budget in the city's history.

Browning released the general operating fund budget, the main part, last Friday, and made public today the remaining 12 funds that comprise the rest of the budget.

Even Browning's full bud-

get document does not reflect all the city's annual expenditures, however. Street improvement projects financed through motor fuel tax funds are not shown. Several such projects are planned during the coming fiscal year.

Also not included are the full budgets of Burnham City Hospital and the city library, which prepare their own budgets and administer them through semi-autonomous boards of directors appointed by the mayor.

The general operating fund budget, which finances all city departments except motor vehicle parking and urban renewal, estimated expenses at \$2,942,005 and income at \$2,805,900, a difference of \$136,105.

The city has, however, an uncommitted cash balance of more than \$600,000 from which to draw the difference.

The total budget estimates total expenses at \$4,431,315 and income at \$4,447,843, a difference of \$16,528, and an indication that several funds will finish the coming fiscal year with cash surpluses.

Highest budget

Browning's proposed budget is the first that passes the \$4 million mark. The budget for the current fiscal year, ending April 30, is \$3.9 million; expenses in 1968-69 were \$3.44 million.

Browning said 60 per cent of the record \$4.4 million budget would be used for personal services, which includes salaries for all city employees, staff increases, and fringe benefits.

He said 26.2 per cent would go to contractual services, such as the city's contract with the Regional Plan Commission; 9.7 per cent would go to capital outlay, for improvements to city facilities, and 4.1 per cent would go to commodities.

Browning also gave a breakdown of where the money for the budget will come from: Property tax — 25.7 per cent; sales tax — 34.6 per cent; utility tax — 9.6 per cent; income — 7.6 per cent and all other sources — 22.5 per cent.

He said the budget would have no immediate effect on the property tax rate, which was set last fall, but would lower the tax rate for next year by more than 8 cents.

Funds in budget

The twelve funds, which along with the general operating fund that make up the total budget are: public benefit, Illinois municipal retirement, fire equipment, police pension, fire pension, library tax account, Burnham Hospital tax account, bonds, and interest, fire headquarters contract, motor vehicle park-

ing, urban renewal and capital improvement.

Browning said the municipal retirement fund goes to retirement benefits for all city employees except police and firemen, whose retirement benefits are set aside in the pension funds.

He said the municipal retirement fund has shown some major increases in recent years, and added half of the total going into the

fund will go for hospital employ-

The fire equipment fund is primarily for purchasing apparatus, he said, and is funded with money from rural protection contracts.

The bond and interest fund is in particularly good shape, he said, because the city has no general obligation bonds to pay off with property tax funds. However, a \$2.3 million street improvement bond issue is being retired with motor fuel tax funds.

He said no funds were budgeted for the urban renewal department, because the first project ends May 15, and the second project is still in planning. He added, however, that the city would continue to set aside funds for urban renewal with the possibility of the second project getting approval in the next few years.

Peace group plans show in Champaign

Council okays 'Street theater'

An otherwise routine meeting of the Champaign City Council was "livened up" Tuesday night when a representative of the Women's International League for Peace and Freedom asked permission to set up a "street theater" in front of the Federal Building.

Jacqueline Orrantia was given permission to set up the "street theater" April 11 and April 15 by a vote of 6-1. Councilman Seely Johnston dissented with no explanation.

Mrs. Orrantia said her group intends to depict a recent editorial cartoon from The Courier with live players from one of the University of Illinois' drama groups.

The cartoon showed several poor, hungry people asking for money while a figure representing the government spends the money elsewhere.

Small group

She said three to five persons will be involved in the depiction, and some would be wearing signs around their necks. The group will remain stationary, she added.

She said the street theater would be set up sometime between 11 a.m. and 4 p.m. on both April 11 and 15, but did not say how long the players would stay.

She said the Federal Building was picked as the site for the theater because it housed the

Internal Revenue Service offices, and added, "We want people to realize where their tax money is going."

In response to council questions, she said the actors, a peace group, would not engage in any activities that could be considered, "violent or objectionable."

Individual members of the council seemed intrigued by the request, if reluctant to grant it, but in the end approved it on two conditions: City Manager Warren Browning will be allowed to preview the presentation, and the participants will in no way hamper street or pedestrian traffic.

In other business...

The council passed a resolution expressing the city's sorrow over the recent death of Verne Van Buskirk, and gratitude for Mr. Van Buskirk's many years of public service. He had served on the Board of Fire and Police commissioners until last fall.

The council also appointed Mrs. Kermit Hartman to the Human Relations Commission to finish the unexpired term of Gary Furlong, who resigned.

Resolutions approving the final plat of Ayrshire subdivision, accepting the dedication of University Avenue and Country Fair Drive intersection, and committing the city to improvements of Bradley Avenue also were approved.

A resolution authorizing Browning to enter into an agreement with the Illinois Central Railroad for improvements to the Bradley Avenue crossing was approved, and a resolution writing off approximately \$1,250 in unpaid rent to the Urban Renewal department was passed.

The council also authorized a solid waste management study, despite dissenting votes from Johnston and Councilman Robert Pope, and denied zoning for two lots at the corner of Edgebrook Drive and Garden Lane on the recommendation of the plan commission.

SUNDAY, APRIL 12, 1970

THE NEWS-GAZETTE

Census May Increase Cost Of Urban Renewal Project

By TOM SLOCOM
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.

Officials here from the Bureau of the Census are expected to be distributed in the

Champaign Urban Renewal Director David Gensemer said the difference in the city's share could amount to \$1.5 million.

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

THURSDAY, APRIL 16, 1970

THE NEWS-GAZETTE

Urban Renewal Termed Successful

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 8-10 months. Lippman Associates have received their final financing, he said, and may begin work on their 98-unit apartment complex in the project area in 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,

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

sizeable 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

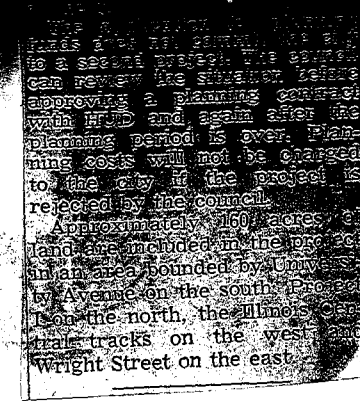
pected to be accounted in the fall.

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 \$3.1 million — would come from land held by the University of Illinois



urban improvements

City may save on project

Champaign's first urban renewal project not only is well within its budget but also may receive a smaller cash contribution from the city than originally expected.

David Gensemer, urban renewal director, told the Citizens Advisory Committee on Urban Renewal Wednesday more improvements by the city and other public agencies than expected will be counted as part of the urban renewal project.

The cost of the improvements to be included in the city's quarter share of the project, including the amount the city must provide.

The 66-acre project was budgeted at \$3,160,000 with the federal government paying about \$1,000,000 of this amount. The remainder would come from the city, \$435,000 in cash and the rest in credit for various improvements.

These credits may total \$175,000 to \$200,000 more than expected because under changes in federal regulations, the city will include a greater percentage of improvement costs of Ley Avenue and Douglas Avenue, among other things, Gensemer said.

Part of the urban renewal project's work on Project I will be completed on schedule by May 15, Gensemer said.

But the project has been extended another three or four months to allow federal auditors to determine actual project costs and the federal government's share.

The extension will not involve additional money, he said.

By a few items remain to be completed, including relocation of one family and preparation of land for sale, he said.

The land has been committed for sale except a small less-than-1-acre area on North 4th Street.

The Progress Association for Economic Development, which recently organized a Champaign-Urbana unit, already has submitted plans for a small minority-owned shopping center on the site for approval of its national office.

In response to questions from CAC members, Gensemer said Project I was both a financial and a social-economic success.

Because of increased land value, the city will receive 10 to 12 times as much tax money as previously, he estimated.

About 155 families have been able to find new, generally better homes.

Only one family insisted on relocating into a substandard house despite the department's efforts to dissuade them, he added.

In other matter, he reported that work could begin within 30 days on the 98-unit Bradley Avenue Apartments just east of the Illinois Central railroad tracks.

FHA approved

The project, to be constructed by Lippman Associates of Indianapolis, has received final approval from the Federal Housing Administration, he said.

Application for federal funds to plan a second renewal project just south of the first has been approved by the Chicago regional office of the Department of Housing and Urban Development and forwarded to Washington, he said.

Final approval from HUD secretary George Romney depends on "how much muscle Champaign can lay on the line in Washington," Henry Spies, CAC chairman said.

With appropriate political pressure, the application can be approved and planning begun by next fall, Gensemer said.

Otherwise, it might take years to get HUD's final approval, he said.

Low-Cost Homes On Display

Models of three and four-bedroom low-cost homes will be open to the public Sunday at 903 Alagna Drive and 1201 Mimosa Drive in Champaign.

Total construction costs for the 864 square-foot three-bedroom home was \$10,250, and of the 960 square-foot four-bedroom

home was \$10,650. The price does not include land, development costs, mortgage fees, legal fees, closing costs of sales commissions. The houses meet the major national building codes and are eligible for financing under Section 235 of the Federal Housing Authority.

The purpose of the project is to demonstrate that low-cost housing of good quality could be built using presently existing materials and techniques on a single lot basis.

The demonstration is sponsored by local businessmen and

members of the University of Illinois Small Homes Council-Building Research Council.

Group tackles low-cost housing problems

It may look like a little box, but...

By Darlene Napady
Of The Courier

In outward appearance the two newly built olive-green homes in the newest Champaign seem to offer only the standard box-like dwelling that has come to characterize numerous subdivisions.

But to officials of the University of Illinois' Small Homes Council-Building Research Council and a group of local businessmen they represent at least a dent in rising home costs.

The houses, to be open for public inspection Sunday, represent two of four basic designs recently worked out by the council for low-cost homes.

Rudard A. Jones and Henry R. Spies, director and editor respectively of the council, had joined forces in the project with Clarence Thompson of the Thompson Lumber Co., realtor John Barr of Barr and Squires; and architect Don Laz of Laz, Edwards and Dankert, with the First National Bank of Champaign providing the construction loan.

Cut costs

Basically the houses are designed to meet above-minimum standards while cutting costs by eliminating items such as landscaping and closet doors that can be added later.

But the rooms themselves are larger than required, walls and ceilings are fully insulated, and storm doors and windows are provided.

The heating system consists of underfloor ducts with warm

program, which guarantees long-term mortgages and subsidizes the interest for low-income families.

The designs are highly flexible in construction methods, permitting on-site construction, modular wall panels, or full-length panels.

Bathrooms and essential elements of the kitchen also can be installed as prefabricated cores.

The simplicity of the designs also make them adaptable for various self-help projects.

Four models

The two homes already built include a 24-by-36-foot three-bedroom model at 903 Alagna Drive and a 24-by-40-foot four-bedroom model at 1201 Mimosa Dr.

The council also has designed a 28-by-40-foot four-bedroom house and a two-story 28-by-28-

foot model with four or five bedrooms.

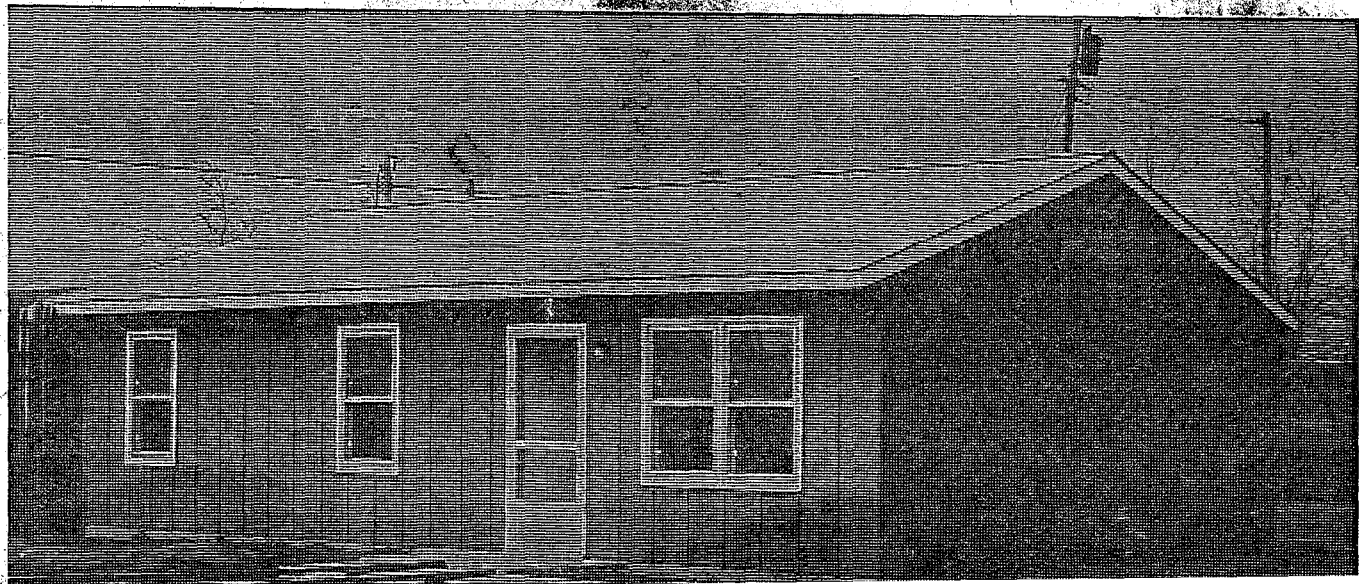
The three-bedroom model can be built for \$10,250 while the four-bedroom model includes about \$10,650 in construction costs.

Neither figure includes land, development cost, mortgage fees, closing costs, legal fees, or sales commissions, but they do include a full profit for the builder and materials supplier.

The slightly larger four-bedroom model also can be constructed for \$10,650 if built three at a time on adjoining lots, while the two-story model would require \$15,750 in construction costs.

Plans for all models can be obtained from the Small Homes Council-Building Research Council at 1 E. St. Mary's Rd. Champaign.

YOUR HOME TODAY



ceilings are fully insulated and storm doors and windows are provided.

The heating system consists of underfloor ducts with warm air supplies at the wall.

This is a more expensive system but provides more comfort, Spies said.

The houses also meet the major national building codes and requirements of the Federal Housing Administration's 235



Low-cost project house is located on Alagna Drive, Champaign

Wednesday, Apr. 22, 1970

CHAMPAIGN-URBANA COURIER

Environmental control

Named as department heads

Officers of Champaign Urban Renewal and the head of the inspection department were named to positions in the new Department of Environmental Development.

department, officially created Tuesday night when the city council passed an ordinance approving it.

Williams thus becomes the city's second black department director, joining Howard Mitchell, the head of the community relations department.

Williams' duties as department director will be to administer and coordinate the activities of the three division departments. His salary will be between \$12,000 and \$14,652.

Named superintendent of the construction code division of the department was Lawrence "Larry" Kirby, presently head of the building inspection department.

Kirby's division will be responsible for the enforcement of building, plumbing, electrical and heating ventilating and air conditioning codes.

Rehabilitation
Glenn William "Bill" Hall,

rehabilitation officer for Urban Renewal, was named superintendent of the new department.

His division's duties will include the administration of the certified area program, if it is approved by HUD; enforcement of the minimum housing code; providing a central relocation service, and serving as liaison with the County Housing Authority.

Richard Warren, real estate officer in the Urban Renewal Department, was named superintendent of the environmental division of the new department.

Warren's division will be responsible for enforcement of zoning, sign control, air and water pollution ordinances, and investigation of miscellaneous complaints about such environmental problems as garbage, weeds, junk and rats.

The three-dimensional superintendents will be paid between \$9,400 and \$11,400.

The appointments were announced by city manager Warren Browning at a mid-morning news conference today.

Functions

Browning said the new department will not have any new functions.

"Everything we will be doing is already within the realm of the city's responsibility at some point," he said.

However, he added, the decentralizing move will greatly enhance or ability to enforce existing codes.

Most of the new department's duties were formerly handled by the building inspection department. "Because of shortages of manpower and money, the department often found itself only reacting to problems after they cropped up," Browning said.

WEDNESDAY, APRIL 22, 1970

THE NEWS-GAZETTE

Williams Named Head Of Environmental Dept.

James L. Williams, currently serving as relocation officer for the Champaign Department of Urban Renewal, has been named director of the new Champaign Department of Environmental Development. City Manager Warren B. Browning announced Wednesday.

Serving with Williams in the new department will be three division supervisors. They are: Richard Warren, environmental division, presently urban renewal real estates officer; Glen W. Hall, housing division, currently urban renewal rehabilitation officer; and Laurence Kirby, construction code division, currently superintendent of the Building Inspection Department.

The new department will officially open June 1 with offices in the Champaign City Building. Browning said the location of the offices in the building has not been determined yet, but said one or two will probably be in the present Building Inspection Department offices.

Authority for the new department was officially given by the City Council Tuesday night. Browning said the department would be formed to replace and augment the present Building Inspections Department. A total of \$137,987 has been budgeted for the department for the coming fiscal year.

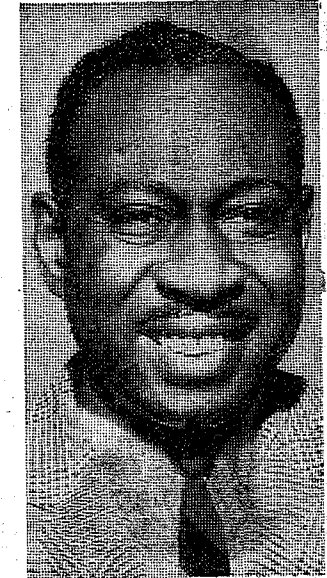
As director, Williams will be in charge of the overall operation of the department. The environmental division, under Warren, will enforce zoning codes and air and water pollution ordinances. Hall's housing division will deal with minimum housing standards, rehabilitation programs and operate the Certified Area Program if it is approved. The construction code division will handle much the same duties as the present Building inspection department.

Browning said the new department will not increase or enlarge existing city programs, but it will increase the capacity to handle the present workload. He said the new department will take a "positive" action while the present under-manned departments can only react to problems.

Budget proposals call for a 13-man staff in the department. The current eight-man Building Inspection Department will be included in the thirteen. Browning said a clerical worker and an assistant in the environmental division remain to be hired.

A possible area of innovation and expansion, Browning said, is in the environmental division. He said present city codes are minimal and scattered. The new division will centralize the codes and administer possible new controls.

Williams will earn between \$12,060 and \$14,652 as director while the superintendents will earn between \$9,456 and \$11,484.



JAMES WILLIAMS
... department head

Saturday, May 2, 1970

CHAMPAIGN-URBANA COURIER

Tuesday council agenda in doubt

Although the regular business on the agenda for the Tuesday meeting of the Champaign city council appears to be fairly routine, events surrounding and following the shooting death of Ogden Houltz may significantly alter the complexion of the meeting.

The shooting, the city's subsequent investigation and will be made by members of the audience.

In regular business, however, the council will consider only five items of business:

A resolution requesting the Champaign County Board of Supervisors to adopt a building code, and a resolution authorizing the sale of a structure to the Church of the Living God are on

Wednesday, May 6, 1970

CHAMPAIGN-URBANA COURIER

For Champaign streets

IP to get light contract

New lights for some of Champaign's busiest streets came a step closer to reality Tuesday night as the Illinois Power Company was virtually assured of getting the contract for the first phase of the arterial street lighting program.

Representatives of IP met with the council in a study session after the regular council meeting and assured the city that improvements can be made.

IP was the lowest of three bids submitted to the city for improvements.

City Manager Warren Browning said he will send the company a letter of intent, so vital materials can be ordered now. The council can not officially approve a contract with IP until the next regular meeting May 19.

Four phases

About 25 miles of city streets are slated for powerful new lights under the arterial street lighting program. They have been divided into four phases, with the first phase calling for lights on 6 1/2 miles of streets.

IP will build and maintain the lights, and the city will pay an annual rental fee of just over \$12,000. IP officials said they would submit bids on the other three phases of the project.

if given four to six weeks to complete engineering studies on each phase.

In regular business at the meeting, the council adopted an ordinance requesting the county board of supervisors to adopt a building code, an ordinance annexing the Devonshire subdivision and a resolution authorizing the sale of a building in the urban renewal area to the church of the Living God.

Bids accepted

Two bids, one from Champaign Signal and Lighting for \$19,725 and the other from Mady Electric of Libertyville for \$16,244 were accepted for the installation of traffic signals at John Street and Waters Avenue.

The council also authorized

the city to take bids for the annual street sealing program, and for 1,000 feet of 3-inch and 500 feet of 1 1/2-inch hose for the fire department.

Winakor and Myers was also hired to do the audit for the recently completed 1969-70 fiscal year. It will be the third year the company has done the audit.

SATURDAY, MAY 23, 1970

THE NEWS-GAZETTE

North Mt. Olive Manor Set To Open

Applicants can begin signing up today for the first major housing development of Champaign's Project I of Urban Renewal.

The North Mt. Olive Manors, located on Fifth and Beardsley in Champaign's North End, is nearing completion and the 72 two and three-bedroom apartments will soon be ready for occupancy.

Contractor for the six three-story buildings is Creative Buildings, Inc.

North Mount Olive Manors was initiated by the Mt. Olive Baptist church to help meet the need for better housing for community blacks.

The moderate income housing development was financed by a \$1,024,600 FHA insured mortgage loan arranged by Salk, Warc & Salk, Inc.

One of the sponsors of the program, James Williams said last week that even before ap-

plications were formally open, over 78 persons had expressed their interest in the mansard-roofed apartments.

Virgil Dearduff, Creative builders housing director, said though the houses are geared toward the black community, a student family of limited income may rent an apartment.

Dearduff said a maximum of six could be housed in a three-bedroom apartment.

Basic rents for the semi-carpeted, unfurnished apartments are \$123.50 for a two-bedroom unit and \$138.50 for a three-bedroom unit. Rent supplement payments for eligible tenants will reduce their actual payments according to their incomes.

Registration times are 8 a.m. to 4 p.m. Saturdays and 7 p.m. to 9 p.m. Monday through Friday. Registration will be in the project office at 1005 North Fifth Street, Apt. 25.



NORTH MT. OLIVE MANOR ... ready for occupancy

News-Gazette Photo by Howard Silvers

CHAMPAIGN-URBANA COURIER

Sunday, May 24, 1970

By federal official

Urban renewal called 'success'

Sunday, May 24, 1970

Urban renewal called 'success'

By Gene Neady
Chicago 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 the scheduled relocation housing improvements and last, but by no means least, money.

The project is scheduled to be closed in September, only two months after the originally scheduled closing date of May.

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 being fairly close to its timetable, the project involved what Dwinell called "relatively few adverse actions."

One such action was the accounting 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.

"The relocation program was conducted with a lot of skill and attention to personal welfare," Dwinell said.

James Williams, the department relocation officer, and Miss Erma Bridgewater, his assistant, have already found new homes for some of the displaced families.

Other displaced families not yet been relocated.

It also is encouraging that about 98 per cent of these families decided to relocate

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 estimated

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 \$500,000 to plan more renewal projects.

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 Champaign urban renewal staff headed by Director David Gensert.

"The city is doing an excellent administrative job," Dwinell said in reference to Gensert. "This does no doubt will have an adverse effect on renewal in the city."

Monday, May 24, 1970

CHAMPAIGN-URBANA COURIER

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 II 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 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 30 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.

WEDNESDAY, MAY 27, 1970

THE NEWS-GAZETTE

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 recertification, 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 pro-

Williams works at red tape to enforce city building codes

By Darlene Napady
 Of the Courier

Improving the environment
 again at home for Cham-
 pion's new environmental de-
 partment was it be-
 coming his fourth-floor
 in the city building.

intend to do something
 the floor and to paint the
 said James L. Williams,
 department's director,
 ing at the cement floor
 is worn-out gray paint and
 o-tone beige walls.

conglomerate depart-
 combining the urban re-
 and buildings inspection
 ments, has the responsi-
 for preventing deteriora-
 y enforcing city building
 ing codes.

also is charged with han-
 dling pollution problems.
 e going into business at
 beginning of this month the
 ment generally has been
 ned with putting its own
 in order, operationally as
 s possible.

been meeting with
 money working out
 different procedures for
 complaints," Williams
 said.

probably would involve
 detailed documentation,
 ing photographs of com-
 s handled by the depart-
 so that the city attorney
 have said cases to take
 it if need be, he said.

department also hopes to
 time its own complaint
 dures by reducing the time
 on the filing of a com-
 and action by the city.

er we get a complaint,
 ust give the property own-
 days to do something
 at himself," Williams ex-
 d.

he problem is not taken
 of the proper city depart-
 has to be notified and
 iled to handle it, charging
 rner for the work.

"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 in the urban renewal offices, 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 urban renewal area to rehabilitate their property before any urban renewal work is begun there.

Eventually, Hall is expected to share offices on the first floor of the city building with the environmental development department's new construction division, headed by Laurence

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. Erma 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.

"Overall, though, we were able to stick pretty closely to our original relocation plan, although we did not have as much public housing available as we had anticipated," he said.

"We had thought that there would be a large enough turn-

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.

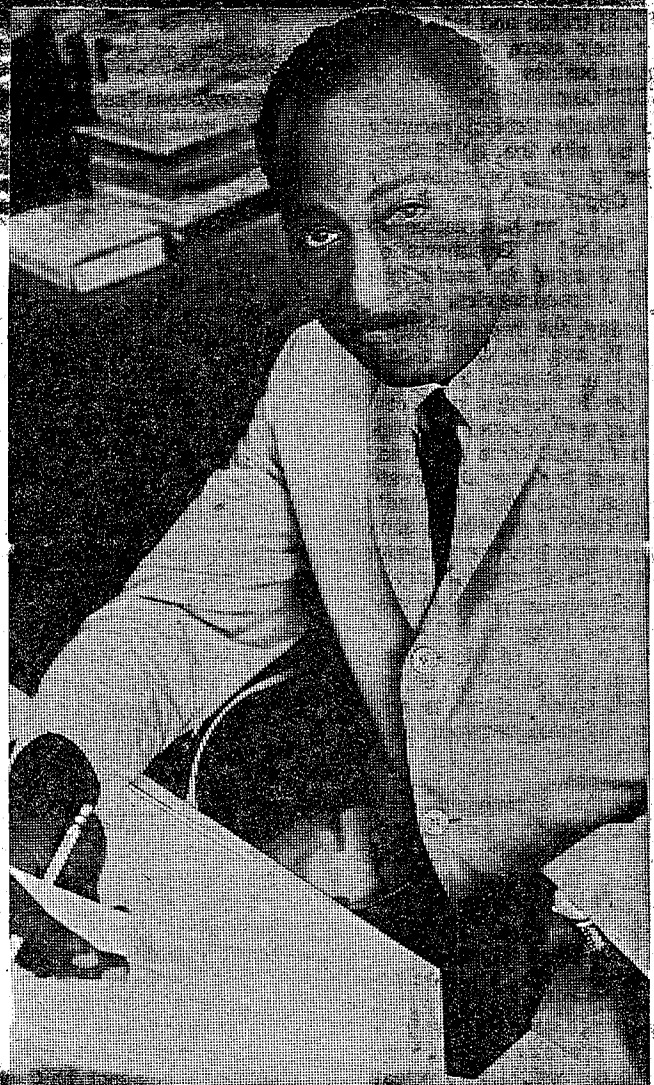
From the beginning of urban renewal until the appearance of the present tight money market, which has reduced home loans to a trickle, blacks generally were able to obtain mortgages and other home assistance, he said.

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.

Pressure on HUD

Browning pushes

1970 census may not increase Champaign's urban renewal costs

By Darlene Napady
Of The Courier

Champaign apparently may have some hope of keeping its share of the cost of a second urban renewal project to one-third instead of one-fourth of the projected \$17 million net cost.

Final preliminary census figures released Thursday put the city's population at 53,976, above the 50,000 mark where cities generally are required to pick up one-third instead of one-fourth of the tab.

City officials in the Chicago regional office of the Department of Housing and Urban Development say they have not yet decided when they are to take official recognition of this fact. "We have had no word from Washington on any cutoff date use of the 1960 figures, so if they do we will follow it," explained Dave Dwinell, city representative in the regional office.

Regional officials are processing Champaign's application for \$5 million 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 Winkoff 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 new final action and a final federal audit.

HUD to help local project

Federal mortgage insurance for the proposed Bradley Park low and moderate cost income housing project in Champaign has been approved by the U.S. Department of Housing and Urban Development (HUD).

In announcing the action today from Washington, D.C., Cong. William Springer said the Federal Housing Administration has made a firm commitment to insure a mortgage of \$348,600.

Sponsor of the 93-unit project to be located at 301 E. Bradley Ave. is the concerned Citizens Home Faith Nonprofit Housing Corp., headed by Richard Davis, Jr., of 1106 Maple Park Drive, Champaign.

The 24 one-bedroom, 24 two-bedroom, 34 three-bedroom and 16 four-bedroom units will rent from \$108.76 to \$169.18 per month.

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.

Five Ordinances Before Champaign City Council

The ordinances and resolutions will be facing members of the Champaign City Council approval or rejection as they meet in a regular session Tuesday at 7 p.m. in the council chambers of the Champaign City Building.

Most noteworthy will be the motion to allow members of Champaign Police and fire departments to live beyond the five-mile limitation from city buildings.

In an early June meeting, the matter was initially brought before the council and then placed under study. At that time, files of patrolmen and firemen came to the council requesting that the limitation be extended enough that they could live in school

areas in the outlying areas of Champaign, such as Mahomet, St. Joseph, Thomasboro and others.

In other items before the council, the ordinance relating to disorderly conduct and unlawful assemblages will be up for reading. In essence, this ordinance is an amendment to the existing one and stresses the fact that it will be a violation if someone, knowingly engages either the police or fire departments falsely.

A strong ordinance in relation to abandoned and inoperable motor vehicles will be brought before the council.

One of the strongest items in the ordinance provides that the automobile may be towed away from the authority of the

City of Champaign. In addition, a manual concerning revised travel regulations will be brought up.

Two resolutions dealing with authorization for execution of contracts of sales of land for redevelopment by Community Homes, Inc. and Creative Buildings, Inc. will be up for adoption or rejection.

The last matter on the agenda will be a resolution approving the appointments to the cities various boards and commissions. Each city and community has various boards and commissions.

One of the more controversial items will come up in the ordinance dealing with the acceptance of all deals with the city which are, still, in the process of being

Council Removes Fire, Police Residency Limits

by DAN DORAN
News-Gazette Staff Writer

The five-mile limitation on residence for Champaign policemen and firemen was lifted at the Champaign City Council meeting Tuesday night.

The Council also took some lights down and ordered some others up in a busy but relatively calm session.

A new ordinance was put into effect on residency requirements of members of the Champaign Police and Fire departments. The ordinance stated that they must live within five miles of the city building, to be available for emergencies and quick access to the city.

However in an earlier meeting this year, wives of the men asked the Council to modify the law to allow them to live in school districts other than Champaign.

There was little discussion on

following:

The residence can not be more than 20 minutes away from the city. They must have access to an all weather road which would not prove to have any problems in relationship to snow or flooding.

The time it takes for the men to get to the city will be based on 60 mph on an interstate and 50 mph on a two lane highway.

With these guidelines and approval by their respective chiefs, the men could possibly live in Rantoul, Mahomet, St. Joseph, Ogden, Tolono, Savoy, and with the expansion of the many interstate road projects, the limits may extend to Monticello and other outlying areas.

The rest of the ordinances passed with minimal discussion and all passed with a 6-0 vote except the one dealing with erection of lights on the

knew he was speaking for the CBMA, Johnston had a slide presentation which listed the vast majority of the businesses in the campus area and stated that he spoke on their behalf.

Johnston read a letter from an individual, closely connected to police work, stating that lights were a deterrent to crime and the CBMA had gone to great expense to put these lights up. He asked for another six month extension.

Champaign Mayor Virgil Wikoff, noting there was not a motion on the floor, said he could not speak to the subject unless there was. Johnston quickly made his request a motion.

Wikoff then pointed out that the lights were put up illegally and without council approval. He also pointed out that a six month extension was already granted and they were to come

taken over the presidency and he was pleading for the lights to stay up. "We did not do this with any malice intended and not to usurp someone's power. We thought we had all of the proper permits," he said.

Councilman Dwyer Murphy answered that the city manager had an oral discussion with Miss Peterson and she was informed before the lights went up all of the proper procedures which were to be followed.

Miss Peterson spoke and said the reason she waited so long was that she was a woman and she too pleaded that the lights stay up.

The question was called for and by a 5-2 vote, with Johnston and Councilman Kuhne dissenting, the lights were voted down again, this time probably for good.

In the routine council business, aldermen approved ordinances amending the

the matter, although Councilman James Ransom stated that the original reasons given about harassment of children and other items of physical disagreement had been proven false. He said that many of the problems that children of the men face were caused by the children themselves.

Councilman M. C. Snyder added that any harassment goes with the job. "I am faced with the harassment and I do not like it but I asked for it when I took the job," he said.

Although both men spoke relatively negatively about the ordinance it passed with a 6-0 vote with Councilman Robert M. Pope absent.

In essence the ordinance will allow the members to live in any residence as long as it is approved by the Chief of his department. The Chiefs have been given as guidelines the

northwest section of the campus which was the subject of a public hearing just prior to the council meeting.

The vote on this ordinance was 5-1 with Councilman Seely Johnston dissenting.

The meeting flowed smoothly along with routine council business until the old business section.

At that time, Councilman Johnston asked to make a presentation on behalf of the Campus Business Men Association (CBMA).

Johnston, noting that the July 1 deadline for taking down the lights on Green St. had passed, said he wanted the council to grant a reprieve for a dying subject. He noted the merciful acts by some government agencies in granting last minute extensions even to men who are sentenced to death.

To make certain everyone

down by July 1.

The Mayor said:

"In June, the city manager (Warren B. Browning) wrote a letter to Ann Peterson, then president of the association, reminding her of the July 1 deadline. Nothing was heard from the people at all and we have had council meetings since.

"On June 30 at 3:30 p.m. Miss Peterson came to the city manager's office and asked, 'What can we do about the lights?' I want to know why something has not been done until now," Wikoff said.

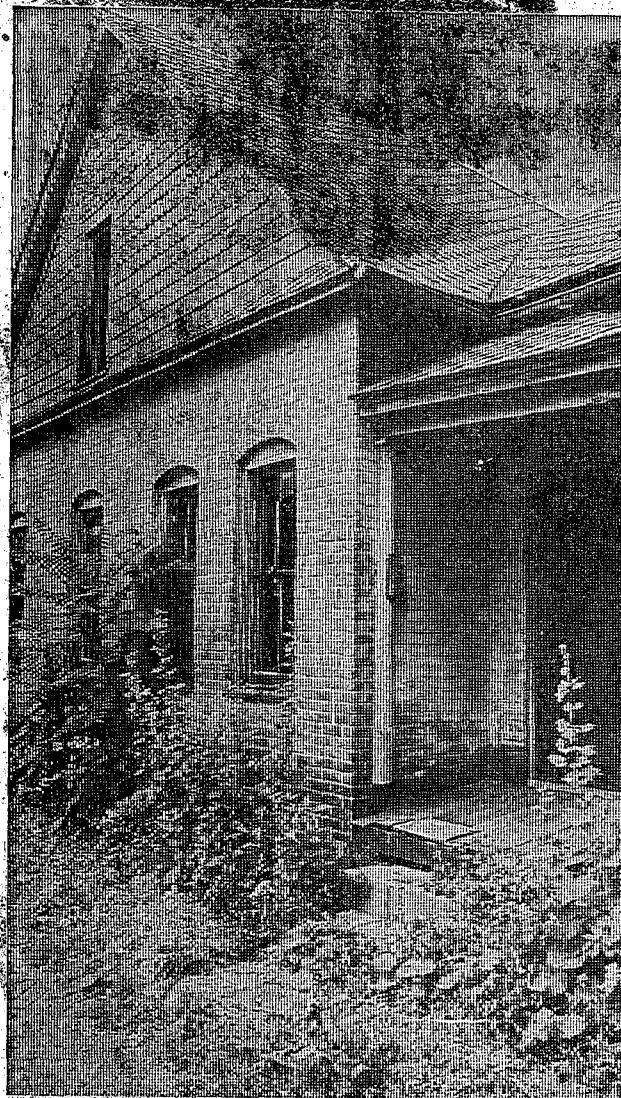
Councilman Snyder also pointed out that the reprieve had been granted and the lights should come down as they were in violation of a city ordinance and "We can't have everyone going around summing up lights without approval.

M. A. Klebolt, new president of the CBMA, said he has just

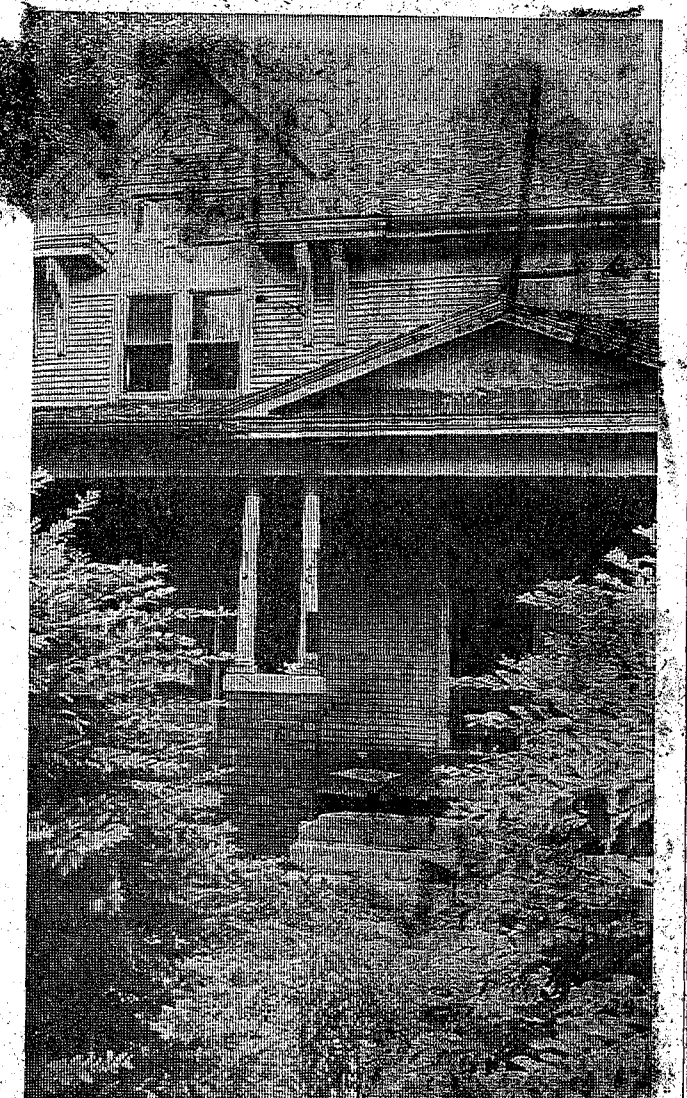
disorderly conduct and unlawful assemblages ordinance and one dealing with abandoned automobiles. They also adopted the personnel manual for employees of the city and the revised travel regulations. They authorized the adoption of the resolution concerning the sale of land for redevelopment by Community Homes and Creative Buildings in the Urbana renewal related areas.

General Paving was awarded the contract for improving Holiday Park Drive with the low bid of \$282,839.17.

The council also rezoned the business area to include B-3 which will accommodate a shelter care facility and intermediate care facility which is in the planning works. This type of facility is different from a nursing home or a hospital in that the residents are able to care for themselves.



205 North 3rd Street



403 East Church Street

Owners given notice to repair

Blighted houses get city's attention

The white-pink and rose-colored shingles add small splashes of color to the house at 205 North St. but do nothing to change the appearance of the crumbling structure behind them.

The dismal one-story cinder block building at 708 N. Poplar St. lacks even the saving grace of shingles or other trim.

Like several other houses around Champaign, both stand vacant with almost all their windows broken but not boarded up to keep out neighborhood children.

A number have been damaged by fire but never repaired.

requires the owner to reimburse the city from any income from future sale of the lot.

Unfortunately, this is all the city legally can do, Hall said.

Even if the structure is sound and can be repaired the city has no authority to order such repairs and bill the owner, he explained.

If the owner refuses to bring the building up to city standards the only recourse open to the city is court-ordered demolition.

But the city will not allow an owner to rent such a building or simply to board it up and stand vacant. Hall stressed.

of the owners."

Need citizens' help

Although the city is willing to do without cooperation from owners, if necessary, the success of such a project, Hall explained.

A number of the buildings his division currently is working on were brought to its attention by the East Park Avenue Block Club, a group of northeast Champaign residents who banded together to seek city action on such problems.

Besides Hall, the division has two inspectors who must hear complaints and reports to bring such problems to

13 families that received federal help for rehabilitation work has yet to complete

Two of the 16 families who were doing such work on their own still have not finished their jobs.

But rehabilitation, one of the last parts of Project I, is far enough along for urban renewal director David Geneser to request the final federal audit that will close out the project, probably next fall.

Meanwhile the housing division part of the new formed environmental development department is seeking out dilapidated or deteriorating structures to

Monday, July 27, 1970

Group gets

HOUSING

The Combined Citizens Inter-
national Non-Profit Housing Cor-
poration of Champaign has been
granted a \$21,000 reservation
for rental housing assistance by
the Department of Housing and
Urban Development.

HUM, and the local group, the
money will be set aside each
year to subsidize rent payments
in a proposed 98-unit develop-
ment at 301 E. Bradley Ave.
The planned development will
have 21 one-bedroom, 24 two-
bedroom, 34 three-bedroom and
16 four-bedroom units which
will rent from \$106.76 to \$149.00
per month.

The federal mortgage insur-
ance for the proposed project
was approved earlier this year
by HUD. The Federal Housing
Administration made the final
commitment to insure the \$418-
600 mortgage.

The actual appropriation for
construction of the project still
must come, a spokesman said,
but it is expected the initial
closing for the money will be
made Aug. 16 through the Fed-
eral Housing Authority.

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 to rehabilitate their properties.

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.

Despite protests of residents

Council rezones Windsor Park area land

By James Kroemer
Of The Courier

Despite a protest by 25 residents of Windsor Park, the Champaign City Council rezoned about 16 acres of 90-acre plot along Prospect Avenue Tuesday night from R-1

to R-2.

Both classifications allows for single-family homes only, but R-2 permits smaller over-all lots.

The 90-acre plot lies between Litchfield Court and Windsor Road, along Prospect Avenue. Originally its owners, the Prospect Avenue Development Corp., asked that all 90 acres be rezoned, but that proposal met with such severe opposition that the Plan Commission modified the area to be rezoned to the 16 acres.

The area rezoned lies in the northeast corner of the larger parcel of land, bordered by Hessel Manor on the north, undeveloped R-3 land on the east, Devonshire Drive extended on the south, and Peach Street extended on the west.

Howard Leonard, a resident of Windsor Park, spoke for

those opposing the rezoning. He said the people of the area felt the rezoning could be justified only if R-1 lots were hard to sell.

This is not the case, especially in the area in question, he said. He pointed to Devonshire and Windsor Park, both R-1 subdivisions, as proof that R-1 lots are currently in demand.

Two Criteria

Two things must be present, he said, to justify the rezoning; it must be for the good of the community, and for the better development of the land.

"Neither is present here," he said.

However, Clarence Thompson, one of the developers, said he thought the R-2 would improve the development because it would allow for greater variance in lot size. He also pointed out that R-2 would allow a minimum lot of 6,500 square feet, while the smallest lot plotted so far is 8,000 square feet, which is still R-2 but far above the minimum.

Thompson also said the development corporation hopes

to have lots on the market in the area by May or June.

Boneyard Cleanup

In other business Tuesday night, the council deferred action on two bids on a project to shore up the bank of the Boneyard Creek in the vicinity of 5th Street, after the CCDC Foundation said it was working on a plan that would beautify the Boneyard and be less expensive than the council's plan.

The council got bids of \$49,455.20 from Whetzel Construction Co., and \$53,525.50 from Cross Construction Co. for the job.

The project would consist of shoring up about 300 feet along one bank of the creek beside an alley near 5th Street.

Roger Findley, speaking for the CCDC, asked the council not to act on the bids until at least the Feb. 17 meeting. He said the CCDC is holding an all-day conference Feb. 14 in which CCDC members and landscape architects will discuss possible improvements and beautification projects for the Boneyard.

The council agreed to wait

on the bids, but told Findley the bids must be acted on within 45 days or they can be withdrawn by the bidder.

The council also passed six ordinances authorizing new codes in the areas of housing, building, electricity, and plumbing and heating. A new fire prevention code was deferred until more information can be gathered concerning a provision in the ordinance that would require all underground gas tanks to be tested annually.

City Manager Warren Browning said the information would be presented to the council at the next meeting.

Police residency

Also passed was an ordinance permitting police and firemen to live outside the city limits. The new law states police and firemen may live within a circle with a radius of five miles. The center of the circle is at Neil Street and University Avenue. The new law means police and firemen can now live in Urbana or even as far south as Savoy. Previously, they had to reside within the

city limits.

The council also passed an ordinance setting the mandatory retirement age for police and firemen other than the chiefs of both departments at 62. Formerly, the age was 65.

Mayor Virgil Wikoff said enabling legislation was passed in the last session of the general assembly permitting cities to pass the two ordinances, which he called "another argument in favor of home rule."

The council also set Feb. 17 as the date for a public hearing on a proposal to install new street lights on Gregory Drive from 4th to Oak streets. Preliminary engineering plans estimate the cost of the project at just over \$19,000.

The council also annexed radio station WDWS to the city, accepted the financial and audit reports, and approved the plot of the Regency West subdivision.

The meeting was adjourned to reconvene at 6:45 p.m. Feb. 3 because the University of Illinois has a home basketball game that night.

THURSDAY, JAN. 22, 1970

THE NEWS-GAZETTE

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.

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

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

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, he

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.

Thursday, Jan. 22, 1970

THE NEWS-GAZETTE

WEDNESDAY, JAN. 21, 1970

Townhouses Recommended With Limits

The Champaign Plan Commission Tuesday voted to recommend that townhouses be allowed along a stretch of Crescent Drive, but recommended a lower density classification than originally requested in the petition.

In the original petition

cent drive, but recommended a lower density classification than originally requested in the petition.

In the original petition Stonegate Inc. requested that the land making up a 190-foot wide strip from one lot north of William Street to just around the corner of John Street be reclassified R-6 multiple family from the previous single and two-family classifications. The Plan Commission recommended the strip be zoned R-4. This classification allows multiple family development but reduces the density of the development.

The Plan Commission followed the recommendation of the Regional Plan Commission staff in making their recommendation to the City Council. The staff said although the area seemed suitable for multiple family development, the R-6 classification allowed some uses that would be undesirable. The R-6 zoning, the most dense multiple family classification, also allows clinics, offices and lodges.

The staff report said the investigations indicated the plans for the area announced by the petitioner would be consistent with R-4 zoning. According to the plans, 48 units would be built on the land. The staff report said this number of units is allowed in the R-4 zoning requirements for the amount of land included in the petition.

A protest petition signed by approximately 60 residents of the area was included in the record, but it had no legal status because it was submitted to the RPC instead of the City Council. The Plan Commission also voted to recommend approval of a request to rezone a lot on W. Anthony Drive from neighborhood business to intermediate commercial zoning.

In a previous petition, all other lots on the block were granted the zoning change by the City Council after the Plan Commission had recommended denial. The most recent action concerns the home located on the Dovey Lane Co. We would have the block a single zoning unit.

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 meet the requirements.

Gensemer estimated that 20 homes in the area recommended for the program would be eligible for the money. He said four homes could probably be rehabilitated through grants and 16 could use the loans.

Gensemer also said participating 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, Gensemer 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
Gensemer 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. Gensemer 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.

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

program applications. He said this cost could be included in the general urban renewal expenses of the city retained urban renewal department.

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Gensemer 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 CCC 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."

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 a 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-

erated funds if Project II is initiated. 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.

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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."

Urge Speedy Action For Home Repairs

By TOM SLOCUM
News-Gazette Staff Writer

The Champaign Citizen's 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 of 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 re-

CCC To Offer NE Fire House Drawings

An artist's rendering of a proposed fire substation in northeast Champaign will be presented soon to the Champaign City Council by the Concerned Citizens Committee.

The drawing was done by two University of Illinois graduate students. CCC has requested that the council consider building a new fire station to serve the "sub-standard, fire-prone houses" in the northeast.

At a meeting Monday evening, CCC chairman Richard Davis announced that a letter of feasibility has been received from the state giving virtual approval for the committee's housing project in the urban renewal area.

Louis Springer, Davis expressed appreciation for Rep. William Springer's efforts in gaining approval of the housing project, and also for his aid in securing a grant supplement program in Champaign County.

John Lee Johnson, CCC chairman, said he is concerned that the Champaign City Council is "dragging its feet" on urban

Renewal Project II. The council's Citizen's Advisory Committee recently recommended that the council authorize participation in a federally-funded program which would make grants and low interest loans available immediately to owners of single family residences in the Project II area. Johnson said the program "is not the kind of program that would do our community any good," and asserted the grants and loans for housing rehabilitation might be used in place of Project II.

David Gensemer, Champaign director of urban renewal, said Tuesday the program to provide grants and loans for home improvement would not be a substitute for Project II, and that he personally intends to continue working for approval of the second phase of Urban renewal.

Would Help Now
"The program recommended by CAC would simply help homeowners rehabilitate their houses now rather than three years from now," he said. "The money is ready to go and it would be available to us 90-120 days after filing the application."

The grants and loans would be available only to about 20 homeowners in an area bounded roughly by Grove and Washington Streets and by Wright and Fifth Streets. The houses eligible are those which are repairable. They would not be razed if Project II urban

Council Supports Area Rehab Plan

By TOM SLOCUM
News-Gazette Staff Writer
A Certified Area Program for rehabilitation grants and loans to repair homes in a five-block area of the proposed Project II of urban renewal received strong support from some members of the Champaign City Council Tuesday and will be on the agenda at the next regular meeting.

The federally funded program could provide either grants or low-interest loans to single-family homeowners in an area bounded roughly by Washington and Park Streets and First and Fifth Streets. To be eligible for the one-year program, the dwelling must be in an area that is being proposed for an urban renewal project, be occupied by the owner and suitable for rehabilitation. The owners must also prove they need the loans.

The program allows grants up to \$3,500 for families that meet age, handicap and financial requirements and loans up to \$15,000 at three per cent interest for certain other homeowners.

In Illini Project
David Gensemer, Champaign urban renewal director, said approximately 24 homes would be eligible for the program in the area. He said the area was picked because it is the Illini Project, the neighborhood is composed mostly of single-family units and will probably stay that way and the need for the loans exists.

Gensemer said the program is entirely federally funded and the only cost to the city is for administration. He said that

the city can not buy the houses once the loan has been given. He said once federal money is to fix a home, federal money cannot be used to buy the home.

Also, he said, the program does not provide for public improvements such as streets, street lights and sewers. He said the program does not commit the city to another urban renewal program.

City Manager Warren Browning said he asked Gensemer to study the program for possible use in Champaign. He said "I think it is something we have been looking for a long time." He said the application forms for the program are short and there is no long planning period required.

Available Now
Gensemer said the money is available now and the loans could be through in 90 to 120 days after the applications are sent to HUD. He said one man could handle the paperwork for the city.

Mayor Virgil Wikoff, supporting the program, said, "If we had done this 20 years ago we would not have to worry about urban renewal." Councilman Bob Snyder said, "This sounds like the best program of its type we have had."

Councilman Seely Johnston said he did not want the program to be the first in a series of similar projects in other areas. Gensemer told him that the city council had to decide which areas the program would affect and it was his decision to either end the program now or possibly expand it in the future.

Council studies application

Rehabilitation funds seen

A resolution authorizing Champaign to apply for federal funds for a Certified Area Program will come up for a vote Tuesday at the city council meeting.

Under the plan, some property owners in a potential urban renewal area would be eligible for federal grants or low interest loans to rehabilitate their properties.

The plan was discussed last Tuesday at a council study session, and was praised by city manager Warren Browning, Mayor Virgil Wikoff and several members of the council.

The area proposed for the program is a five-block section bounded by 5th, Grove and Wright Streets, and the alley between Columbia and Washington Streets. Urban Renewal director David Gensemer told the council 24 properties in the five blocks are rehabilitable and would be eligible for assistance under the program.

The owners of six of the properties would be eligible for grants of \$3,500, he said, and the owners of the other 18 rehabilitable properties would be eligible for loans to be repaid at three per cent interest.

The maximum loan allowable under the program is \$15,000, he said, but the average loan to the properties in Champaign would probably be around \$11,500. He also pointed out the program is voluntary.

Tuesday night's meeting is scheduled to begin at 6:45 p.m. rather than the regular time of 7:30 because the University of Illinois basketball team has a home game against Wisconsin that night.

Annexation, rezoning

Also on the agenda are two annexation ordinances, and an ordinance rezoning approximately 16 acres near Prospect Avenue from R-1 to R-2.

The council will also consider an ordinance on flammable liquids that would require all underground gas storage tanks in the city to be tested for leaks annually.

The ordinance was to have been passed at the last meeting but a group of other ordinances, adopting new construction and fire codes, but action was delayed, reportedly at the request of the American Petroleum Institute (API).

A representative of the API was unable to attend the last meeting, presumably to protest the testing requirement, but as supposed to be in Champaign Tuesday.

Two plan commission cases will also be up for council approval, one that might re-

ceive some opposition and another that should go uncontested.

The first is a request by land developer Mervin G. that property he owns at the corner of Crescent Avenue and John Street, across from Centennial High School, be rezoned from R-2 to R-5 so he can build apartments.

Residents of the area have protested the move, arguing the apartments would add to traffic congestion in the area. The plan commission, however, has recommended council approval.

The other case would rezone one lot on Anthony Drive to B-3 from B-1. Last month six other lots on Anthony Drive were rezoned.

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 single family or duplex and be rehabilitable. 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.

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 cash the only dissenting vote Tuesday night as the council approved a certified area

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.

grants, he said, and the rest would be eligible for loans of up to \$15,000 to be repaid at 3 per cent interest. Gensemer and City Manager Warren Browning have emphasized the program is voluntary and applies only to

Pope said he could carry through with his plans to have apartment buildings reclassified. However, several residents of the area asked the council

quires all underground gas storage tanks be tested for leaks annually. The ordinance was to have been passed two weeks ago with an entire group of new

HUD Asks More Info

The Department of Housing and Urban Development has asked the City of Champaign for more information about city building codes and inspections before submitting a request for

Browning said he has seen copies of the new building codes adopted by the city in the past month of HUD and has prepared the other information requested.

The workable program must be approved by HUD before the city becomes eligible for some renewal and redevelopment funds. Programs initiated during previous certification periods are not affected by the new program, but any future plans in some areas will require federal approval.

Under the program, homeowners in a certain 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 it. I've voted 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."

The area under consideration is bounded by Washington and Madison streets and is now zoned R-4. The city Urban Renewal Director David Gensemer 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

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 R-4.

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 heavily 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-

quired the ordinance to have been passed two weeks ago with an entire group of new construction code ordinances, but action was delayed at the request of the American Petroleum Institute, who reportedly objected to the annual testing requirements.

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.

Thursday, Feb. 5, 1970

CHAMPAIGN-URBANA COURIER

Workable program
Champaign
sends HUD
clarification

In response to a letter from the U.S. Department of Housing and Urban Development (HUD) in Chicago, Champaign is sending additional information to the federal agency on its workable program for community improvement.

The workable program was sent to HUD early in December for re-certification. Certification of the workable program by HUD is necessary if a city is to get federal funds for such projects as urban renewal or the certified area program, approved by the council Tuesday night.

City Manager Warren Browning said he received a three-page letter from HUD asking if the city had approved updated building codes, and requesting clarification of statistics and data on the number of inspections conducted in the city.

The city council passed several ordinances adopting new housing, building, electrical, plumbing, and fire codes Jan. 20, and HUD has been advised of the action, Browning said.

The additional information on inspections and another city map, requested by HUD, are being prepared and will be sent to the Chicago office shortly.

SUNDAY, FEBRUARY 1, 1970

THE NEWS-GAZETTE

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 R-4.

The petitioners Stonegate Inc., said 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.

FRIDAY, FEBRUARY 6, 1970 THE NEWS-GAZETTE



INSPECT INTERIORS FOR APARTMENT COMPLEX. Model interiors for the North Olive Manor were inspected Thursday night by the complex's board of directors at the Creative Builders, Inc. factory prior to their installation.

News-Gazette Photo by Robert O. Dantzer

Marshall J. Brit, sponsor; and Joseph Coble, supervising architect, standing left to right, Virgil Dearduff, CBI director of housing, Joseph Johnson, project director, Rev. James O'Leary, sponsor, James Williams

MONDAY, NOV. 17, 1969

THE NEWS-GAZETTE

NOTICE OF INVITATION

The HOUSING AUTHORITY OF CHAMPAIGN COUNTY invites private builders and developers to participate in the Turn-key method of construction of 120 dwelling units of single family detached, duplex and/or townhouse construction type. These units are to be located in Champaign on two sites owned by the Housing Authority of Champaign County. Proposals will be received at P.O. Box 183, Urbana, Illinois 61801 until 4:00 P.M. on 12-8-1969. Interested builders and developers are requested to immediately communicate with Mr. Edwin Finney, Executive Director of the Housing Authority of Champaign County at P.O. Box 183, Urbana, Illinois 61801, Telephone 217-367-1184. Prior to the receipt of proposals, the Champaign County Housing Authority will convene a conference on 11-24-1969, 1:30 P.M. at 302 South Second Street, Champaign, Illinois where officials of the Housing Authority will clarify to prospective developers the criteria upon which the approval of development proposals will be based. A deposit of \$50.00 is required for the Developer's Information Package. This deposit will be returned with the submission of a proposal.

3145 — Nov. 10, 11, 12, Nov. 17, 18, 19 1969

n't get short-term loans

Financing plagues CBI in

Financing problems plaguing Creative Buildings (CBI) of Urbana in launching its low-cost single family program in Champaign-Urbana.

Clark E. Daugherty, vice president of the firm, said CBI had no luck in obtaining construction money from local lending institutions for five single family homes to be built in Champaign's Project 1 urban renewal area or two others planned for scattered sites in Urbana.

"We have full commitments to the Federal Housing Administration for all seven sites," Daugherty said.

Daugherty said CBI's Real Estate is helping CBI sell the houses. But others already have been found for three of the seven, and their locations currently are being processed by FHA. Daugherty said.

"All we need is someone to advance the construction money for four to six weeks so that we can begin building when other permits," Daugherty said.

"I'm sure there must be some organization as compassionate enough to make such money available," Daugherty said.

"All the loans are insured, he pointed out. The money would be needed only for a few weeks because CBI's modular method of construction generally will allow a home ready for a family in 60 days of FHA's approval of its application, he said.

"We have no problems at all

in getting banking institutions to accept the long-term mortgages, but they have not been willing to provide money on a short-term basis to build the houses," he stressed.

The homes would be built under Section 235 of the Federal Housing Act, especially designed to provide homes for sale to families with income under \$7,000.

Under the program, the family would pay \$200 down and make monthly payments generally ranging from \$80 to \$100 on a 30-year mortgage, depending on family income and the number of dependents.

The mortgage is fully insured by FHA, which also subsidizes the interest.

"We recognize the banks are having money problems, but we need the financing only for a short time," Daugherty stressed.

The houses would sell for \$15,500 to \$17,000, depending on the price of the lot.

The company would need an average construction loan of \$12,500, Daugherty estimated.

This will be the first venture into this type of housing for CBI.

Currently it is building North Mt. Oliver Manor, a 72-unit federally aided apartment project in the urban renewal area.

Wednesday the firm was selected as the developer for about 20 units of public housing about half of which will be in the urban renewal area.

The firm uses a modular type of construction in which walls, ceilings and floors are assembled into large cubes, complete with interior finishings, in its Urbana plant.

These then are trucked to the construction site where they are stacked in place with a crane and finishing touches added.

May help Champaign More federal renewal funds available

By Darlene Napady Of The Courier

Recent restrictions on federal urban renewal funds should improve Champaign's chances of winning approval of a second project, Urban Renewal Director David Gensemer said Monday.

The restrictions apply only to so-called "amendatories," the additional sums a city can request once a project is under way and cannot be completed within its previously agreed upon budget.

It was revealed last week that the U.S. Department of Housing and Urban Development had notified 50 or 60 cities that it would make only one more such grant to projects already under way.

Champaign already has received three such amendatories, all prior to beginning execution of renewal work, Gensemer said.

Two concerned the size of

the first project area, while only one involved additional money, he said.

"We have not seen the need for any increase since, and do not see such a need now," he said.

In the past, Gensemer has said, he expects the first project to be finished by its May 15 completion date and to meet its budget of \$3.2 million, of which \$2.4 million is to come from federal funds.

Last December, the Champaign city council approved an application for \$640,000 in federal funds to plan a second project 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.

The total cost of such a project has been put at close to \$20 million, of which \$14.2 million would come

from federal funds.

Although applying for planning funds does not commit a city to carry out any urban renewal work, the city must ask that such funds be reserved so that they will be available if it does decide to execute the project.

"One reason we made the estimates so high is to make sure we will have enough federal money available, if several years from now the council decides to authorize more renewal work," Gensemer explained.

Under the new policy, HUD is unlikely to approve any amount above that stated in the original budget, he said.

But at the same time, restricting the number of additional grants for each city will mean that more money will be available to small and medium-sized cities for their projects, Gensemer continued.

In the past large cities could ask for \$25 million, for example, to complete renewal work under way.

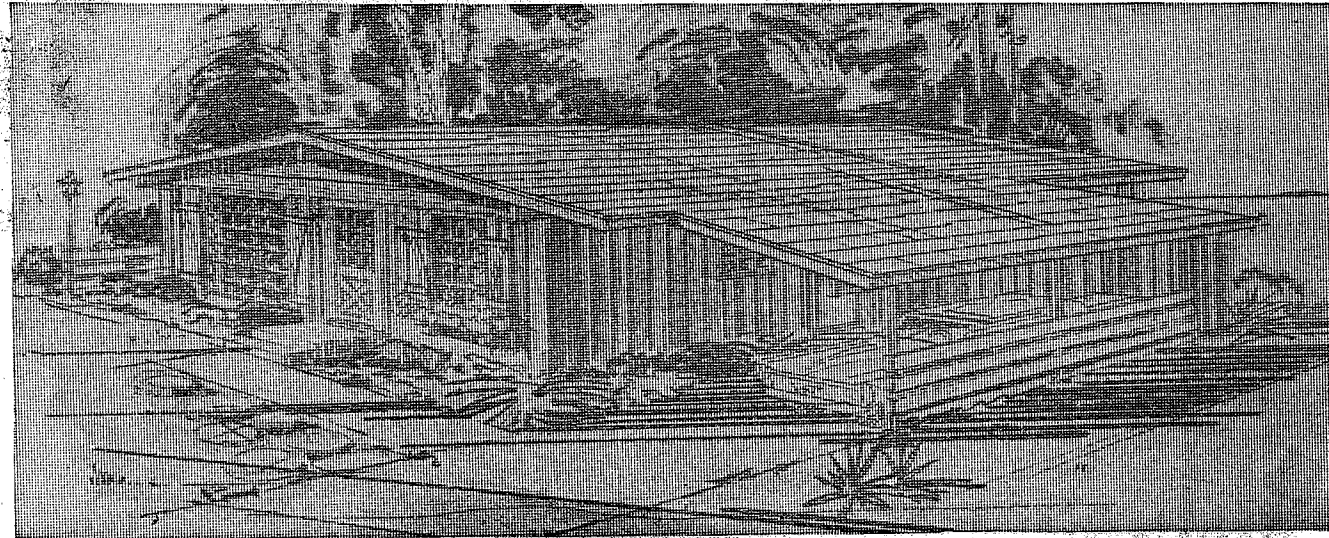
This meant that this \$25 million would not be available for new projects in smaller cities.

"Personally, I'm very happy to see this change," Gensemer said.



SKIP THOMPSON'S APARTMENT DOWN. An old apartment house at 715 Hawney, Champaign, owned by Thompson, 715 Hawney, Champaign, will use the land zoned R-5, E. Church, C, the center of the long R-2Cs for a new apartment building. Thompson zoning controversy in both the Plan Commission had received a court order to vacate the mission and the City Council, its demolition building. Building. Building. Building.





Single-family homes slated for urban renewal area

By Darlene Napady
Of The Courier

In recent months new large multi-family housing developments have attracted most of the attention in Champaign's Project 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

working with the largest number of lots, 16 in all.

The Federal Housing Administration already has issued commitments 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.

Such families, therefore, could buy their own homes with a small down payment and small monthly payments, generally \$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

firm.

"At present we have about 150 homes under the program in the Holiday Park and Ridgewood subdivisions in Champaign and the Dr. Ellis and Scottswood 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.

Creative Buildings Inc. of Urbana will be using a related type of construction in the five 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 cupboards," 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.

"We also have employed W. Shrewsbury Pusey, who has served as consultant to the National 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

two houses will look the same," he said.

Thompson Lumber

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.

SKIP'S HOUSE FALLS

Almost two years after it was damaged by a fire — and since then the subject of a long controversy over rezon-

ing — the home of Merton "Skip" Thompson is being razed. A bulldozer chews in-

to the house at 312 E. Church St., Champaign, to make way for a new apartment building.

Also to be torn down are houses to the west and north of this one.

Renewal work could involve white areas

By Darlene Napady
Of The Courier

A cursory tour of Champaign will reveal a number of areas, some predominantly white, with a large percentage of homes in as bad, if not worse, shape as those in the city's North End.

But over the years the problem always has been more visible in these 200 plus acres of northeast Champaign because of their proximity to the heart of the city and because the predominantly black population has tended to create the image of a festering ghetto.

Several years ago the city began urban renewal work in the northern 66 acres.

Now the city council is faced with the decision whether to expand such activities into the remaining 160 acres.

According to figures assembled by the urban renewal department as part of the proposed application for more federal planning funds, almost 90 per cent of the 572 residential structures in this area contain various kinds of deficiencies.

Almost 75 per cent of the 88 non-residential structures show similar inadequacies.

No bulldozer

But these figures do not mean that urban renewal would lumber in with its now proverbial bulldozer and wipe every building from the face of the earth, urban renewal officials have stressed.

Preliminary surveys show that about 65 acres probably would require total clearance because more than 75 per cent of the 378 buildings in these areas are structurally unsound.

Second in a series

The other 95 acres, mostly in the eastern and southern part of the area, probably would be slated for rehabilitation.

Of the 282 structures in this area, 224 have deficiencies, the survey showed.

But most of these can be remedied, although individual structures in this area may have to be torn down, urban renewal officials say.

But other facilities besides buildings require attention in the area. Some are problems created by the first renewal project, such as the new 42-inch storm sewer under North 5th Street which now drains into an old 12-inch sewer.

Some supporters of a second urban renewal project also have pointed out that the remainder of the area must be redeveloped if, in the future, Project I with its new apartment buildings, homes, and rehabilitated structures is not to deteriorate once more as a result of creeping blight from beyond its boundaries.

Zoning confusion in the area has made the spread of blight difficult to control.

Zoning fight

The most recent controversy in this respect has involved the area bounded roughly by Washington Street, 2nd Street, 5th Street, and Park Avenue, where the Champaign plan commission has recommended that new multifamily construction be permitted with special consent.

Many area residents have protested the change, fearing

that it also would allow subdivision of existing structures, which already has taken place legally and, probably, illegally.

Until 1957 this part had been zoned for single family homes. It then was zoned for multi-family residences. But in 1965, under the revised zoning ordinance, it was changed back to single-family.

Between 1957 and 1965 a large number of old, single-family homes were legally subdivided into apartments.

Even after the zoning was changed back, these structures were to remain as non-conforming uses.

In recent years the plan commission has been faced with numerous requests for rezoning parts of this area for multifamily use once more.

But the Concerned Citizens Committee, a black community group, has urged that all such changes be delayed, pending a decision on a second urban renewal project.

Help plan

Such a project would require organization of a Project Area Committee (PAC) of area residents to help plan renewal work, the CCC said.

The PAC also could serve as a means to determine true resident feelings on zoning and other community matters, the CCC has argued.

The CCC also has been an outspoken advocate of tackling the entire 160 acres at one time, rather than breaking it down into separate projects, as outlined by the original renewal plan approved by federal officials in November, 1964.

Separate projects would defeat the purpose of renewal by allowing deterioration to advance in areas slated as latter stage while renewal is going on in the first.

While waiting for urban renewal, people living in latter stage areas would tend to avoid making extensive repairs at their own expense because, in a few years, they too would be eligible for low-interest federal loans and grants to help cover the cost.

They also would tend to be resentful of their neigh-



Champaign urban renewal work changes even street routes

the project area, and, consequently, have access to such funds.

Ideally, the CCC has argued, the city should give similar attention to blighted areas outside the northeast neighborhood, particularly the tract west of the IC tracks and north of downtown Champaign.

White areas too

White neighborhoods, as well as black homes, have been considered for urban renewal because, in the past, whites also are allowed to profit from such programs. It only would add to antagonism between the races, the CCC warned.

groups, including the CCC have banded together to form the Housing Development Coalition, which, among other things, has demanded that Champaign form its own housing authority to handle any relocation more efficiently.

The 120 new units of public housing that were supposed to have been built by the county housing authority in conjunction with Project I, have yet to get started, so they have been of no help in relocating families from the first area.

Preliminary figures for the second area show that about 405 of the 684 black families

ilies now living there probably will have to be relocated.

Without its own housing authority, the city probably would not be able to provide any additional public housing fast enough to meet growing needs, the coalition has said.

Prospects of the private market meeting such demands seem especially bleak since figures in the proposed application show a financing plan for only a fraction of the percentage point bonus for unit cost and moderate cost sales, choosing under \$20,000 in the Champaign Urban area.

(Next page) A preliminary consid-

3 Proposals To Champaign City Council

By TOM SLOCUM
News-Gazette Staff Writer

The affirmative action ordinance, a request for 1,000 units of public housing, and a change of meeting nights will come up before the Champaign City Council again Tuesday at the regular meeting at 7:30 p.m.

These items of business were among several that were deferred at the last regular meeting because only five members of the seven-man council were present. Mayor Virgil Wilkoff will be absent from Tuesday's meeting, but City Manager Warren Browning said Friday he did not know of any requests for further deferral.

The affirmative action proposal would require firms doing business with the city to have a program for hiring minority workers. The firm would have to meet basic requirements set in the ordinance before they would receive a contract from the city. The ordinance to be presented Tuesday was drafted jointly by Councilmen James Ransom and William Kuhne.

The request for public housing would task the Champaign County Housing Authority to construct 1,000 units in Champaign over the next five years. Several black organizations in Champaign have opposed having the ECHA handle the con-

Some members of the Council have requested that the meeting night be changed from Tuesday to Monday night. The change would eliminate a conflict with University of Illinois athletic events held on Tuesdays.

One item deferred at the last meeting, however, is not scheduled to be on the agenda. Browning said he has not heard from the Champaign Plan Commission or city officials requesting the zoning change of an area in the north end. The change, from single family zoning to conditional zoning, would allow the construction of some apartment buildings in the area under strictly outlined specifications.

Black organizations have opposed the change fearing an increase in white absentee landlordship and the construction of apartments too small for families.

The workable program for Champaign will come before the Council for approval. The Council must approve the program, necessary if Champaign is to receive federal funds for development projects, before it is sent to the Department of Housing and Urban Development for federal appraisal. The program was approved Thursday by the Citizen's Advisory Committee on Urban Renewal.

Other items scheduled to come before the Council include payment to the Economic Opportunity Council, two plan commission cases dealing with zoning changes and three resolutions dealing with improving railroad crossings in the city. The payment to EOC was deferred at the last meeting pending receipt of an audit of the

FRIDAY, NOV. 14, 1969

THE NEWS-GAZETTE

Seek \$1.9 Million UR Loan Insurance

By TOM STOCHEM,
News-Gazette Staff Writer

Champaign should hear within 30-40 days the results of a feasibility study for \$1.9 million in guaranteed loan insurance for the 116-unit Lippman Project in the Project I urban renewal area, according to Champaign Director of Urban Renewal David Gensemer.

Gensemer, speaking before a Citizens Advisory Committee on Urban Renewal meeting Thursday, said the application was sent to the FHA a week ago. He said it usually takes the FHA six weeks to determine the need of the project and report back to the city. Gensemer said the loan insurance should be granted

because of the apparent need for housing in the area.

The granting of the loan insurance would open the way for negotiations with the FHA on the price and the timetables involved in the construction of housing on the 14-acre site. Although the actual money in the financing would come from private agencies, FHA backs these loans with the reserved money and helps in interest payments. The FHA will usually pay interest over one percent and up to seven percent.

Gensemer also told the CAC the application for \$1,900,000 in federal funds for the planning of Champaign's next urban renewal project, the Hill Project, should go before the city council at its meeting at the first meeting in December. This money would allow the detailed planning of the approximately 160 acres in the area proposed for the \$20-million renewal.

Gensemer said, however, this application does not include provisions for extending the urban renewal area to 12 blocks below University Avenue. The University of Illinois had requested that this area be included in the project.

He said he has received no indication from city officials that they want the area included. At the presentation of the project area two weeks ago, Gensemer estimated this addition area would add about \$2 million to the cost of the project. About \$500,000 of this would have to come from city funds.

Henry Spies, chairman of the CAC, said the Champaign County Housing Authority has put out the request for bids on the 120 units of public housing scheduled to be built next spring. The bids were taken previously but were much higher than anticipated. The number of units and bedrooms in the new bids will be the same as the previous plans.

The CAC also unanimously approved the workable program

Champaign Property Owners Would Bear Cost:

Council Ponders Street Light Plan

By L. H. Alexander

After more than a year of debate and false starts, the Champaign City Council seems to have found an acceptable manner in which to improve street lighting in the city.

Councilman M. G. (Bob) Snyder Tuesday night proposed the city undertake a massive local improvement project over a 5 to 10-year period which will install modern street lighting on every city street.

Local improvement projects are commissioned by the Board of Local Improvements, composed of the mayor and four senior councilmen, and are paid for by the property owners in the area where the improvement takes place.

Snyder opened his remarks by saying he hates "to see another year pass without adequate revenue for street lighting."

He said he could see no other

way short of a bond referendum, and even this source could not provide enough funds for a community-wide improvement.

Snyder requested the city manager and city engineer look into this possibility and report back to the council. A motion to this effect passed the council unanimously.

Snyder said the project should be undertaken in prearranged geographic divisions of the city,

with one section being done each year. He mentioned eight years as the possible total time for such a project.

Councilman Paul Somers, who earlier had complained about the skimpy budget, asked the city manager if the city will have enough revenue left to pay the cost of the electricity needed to light a large section of the city.

City Manager Warren Browning replied that the first such project would not be completed until the end of the next fiscal year and therefore will have no bearing on the budget.

If the council votes to adopt the Snyder plan, public hearings will be scheduled before the Board of Local Improvements to give residents an opportunity to speak for or against the project.

Flatville (Special)
The Mini Grade School Conference will sponsor a music festival at 7:30 p.m. Friday in Flatville Consolidated Grade School.
Participating consolidated grade schools are those of the Gifford, Penfield, Ludlow, Thomasboro, Flatville, Royal, Stanton Center, Ogden and St. Joseph districts.

Plan Festival At Flatville

FUNERAL THURSDAY
Funeral services for David N. Wagner, 21, of near Onarga, who was killed Monday in a truck accident near Gosport, Ind., will be conducted at 2 p.m. Thursday in St. Paul's Lutheran Church Woodworth. Burial will be in the church cemetery. Middleton Chapel, Onarga, has charge.



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Budget Passes

In other action Tuesday, the council passed 6-1, with Somers dissenting, the budget for the 1968-69 fiscal year which begins May 1.

The public hearing on the budget was quieter than expected as only one person spoke. Norris Lateer, a representative of the Champaign Chamber of Commerce, told the council the chamber had examined the budget and found it to be sound.

Lateer congratulated the city manager and council on the budget, praising particularly the fact that there is no increase in the property tax.

Somers said the budget left the city with "many miles of brick and unpaved streets with curbing in deplorable condition," and it failed to provide the "housekeeping function" which he said has been lacking in the city for several years.

Somers pointed out that the city is not levying nearly the maximum amount allowed by law and said this would be necessary if the city intends to improve services.

Prospect Bid Let

The council accepted the bid of Whetzel Construction Co., for widening and resurfacing Prospect Avenue from John Street to Kirby Avenue. The Whetzel bid was \$299,957.

There were two other bids on the project, one from University Asphalt for \$303,614, and one from General Paving Co. for \$316,269.

The council passed 5-2 an ordinance authorizing the first eminent domain proceedings against an urban renewal area property because of price dispute. The city has instituted these proceedings in the past, but only to clear title to a property.

Councilmen Seely Johnston and Robert Pope voted against the measure.

The council approved the initiation of a project to put sidewalks on William Street from Holiday Park Drive to Duncan Road and on Stratford Drive from Sheridan Drive to Daniel Street. No one appeared in opposition to the project.

The council appropriated \$166,117 in motor fuel tax funds to pay the first of the bonds from the 1966 street improvement referendum.

Approve \$2.14 Million For Champaign Public Housing

By TONY BURBA
News-Gazette Staff Writer

The federal government Monday announced approval of a \$2.14 million loan for government construction of public housing units in Champaign.

The public housing approval is the way for government approval of the city's Phase I urban renewal program.

Construction of the public housing units on three sites inside and outside the urban renewal area, will be administered by the County Public Housing Authority, which applied for the loan Dec. 19.

David Genesemer, Champaign urban renewal director, said, "I think we can expect action on our urban renewal application now."

Approval of the public housing loan by the Department of Housing and Urban Development was required before the federal government could approve the urban renewal plan.

Public housing is expected to provide some of the relocation sites for displaced residents of the urban renewal area.

Not Indefinite

During county housing director Harold Sloan said he had indication when the housing authority will execute the loan contract with the federal government. We said, however, architectural work and site action negotiations would be as soon as the contract is executed.

The federal Department of Housing and Urban Development must approve the design for the units at three sites, before construction bids are sought.

Some preliminary planning already has been done, according to Sloan. The architects for the project are Berger, Kelly, Unteed and Associates.

Sloan also said he could not predict how long it will take to complete construction after the loan contracts are executed.

"We can process our plans much faster than the federal government can at the other end," he said.

In addition, the portion of the project within the urban renewal area depends on federal approval of urban renewal to purchase and clear the site.

If Not Approved

Sloan said he "could not say" what would happen to the public housing plans if the federal government decides not to approve urban renewal.

The city's renewal plan currently is being studied in Washington, where it has been for several months.

Sixty of the units are to be constructed inside the urban renewal area, and sixty outside.

According to Sloan, the three sites tentatively are on Beardslay Avenue between North Walnut and North Champaign streets, 18 units; on North Harris St. south of the proposed Spalding Park, 42 units; and in the southwest corner of the project I urban renewal area (near Tremont St. and the Illinois Central tracks), 60 units.

Tentatively, the units are planned as garden apartments, none more than two stories high, with a relatively low density of 8 families per acre, lower than in a normal duplex zone.

Garden Plots

The units will be set in landscaped areas, including family garden plots. Within the urban renewal area the units will be adjacent to a park and a commercial area.

A day care center and an administration building also will be included.

Work on the public housing and on urban renewal could begin soon if the housing loan contracts are executed soon and if approval of the urban renewal program is forthcoming.

An effort last August by city officials moved the beginning of both programs at least three months closer.

According to original regulations, a public hearing on urban renewal and submission of a final plan could not be made until after a public housing loan was approved.

Obtain Waiver

However, City Manager Warren Browning, Genesemer and Councilman Kenneth O. Stratton visited Washington in August to ask the government to waive this requirement and permit a public hearing before a housing loan was approved. The waiver was granted.

Had it not been, the city would only now be planning for a public hearing. Instead, the hearing was in November and the final plan submitted.

Approval of the public housing loan is not expected to please many urban renewal opponents, who have charged that the public housing sites will become "instant extensions of the ghetto" because of their location in "marginal" neighborhoods.

Also expected to become an issue before the city council is the possibility of the city's creating its own public housing authority.

Under state law, the city can do so by ordinance, to administer county public housing inside the city limits. Civil rights leaders have said a city authority would do more to end existing segregation in public housing than the county authority has done.

Council; Some Is Left Out

By TONY BURBA
News-Gazette Staff Writer

"I say we leave the damn thing out," a city councilman commented as the council struggled to understand a particularly obscure passage of federal bureaucratise.

The passage and many others were left out of the final draft of urban renewal property disposal regulations.

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UR Land Disposal Set, HUD Willing

The Champaign City Council 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 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

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

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begin construction and abandon it halfway.

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.

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.

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.

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 2½-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 then"

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RECEIVES CERTIFICATE

Mrs. Alberta Crenshaw, 1101 St., is presented with a certificate of achievement by Manager Warren Brown 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.

LUKEWARM ON UR, Wikoff Tells Club

By DIANNE GRAEBNER
News-Gazette Staff Writer

Attitude toward the urban renewal program is one of the issues in the Champaign mayoral race between incumbent Emerson Dexter and councilman Virgil Wikoff, Wikoff told the members of the Champaign-Urbana Optimist Club Thursday evening.

"I'm lukewarm towards it (the present urban renewal plan)," said Wikoff, "and I think my methods of implementing it would be quite different (from Dexter's)."

The meeting had all the makings for a lively debate with both Dexter and Wikoff on the program, but Mayor Dexter had a conflict with another meeting and left the politicking to Wikoff for the evening.

Wikoff admitted, "I don't really know if there is a major issue," but he cited the urban renewal program and council action in general as two areas of difference.

Ahead Of Issues

"The city administration has not made a decision until it was kicked by a situation," said Wikoff. "I'd like to see us get ahead of the issues."

Wikoff defined his attitude toward government. He noted people must respond to their society; they should not sit back and "let George do it." But he also said, "A government strong enough to give you everything you want is strong enough to take it away with you."

Two of the specific programs Wikoff said he would work for are strict and impartial enforcement of laws and ordinances and policing of underage drinking. He said "if we do not police ourselves in this matter we will be policed by the state or someone else."

Building codes, a John Street underpass, street lighting, no increase in utility tax and a sign control ordinance were other measures Wikoff said he favored.

Air Pollution

He also brought up air pollution as a future concern and the encouragement of industry as a necessity to a growing Champaign.

The candidate for mayor made an election promise to "initiate a plan for discussing important issues through new media before the Council takes action, rather than afterwards."

Optimist members were especially concerned about downtown Champaign. Wikoff gave them a sneak preview of his new plan for parking improvements to be released to all news media within the next week.

Renewal Housing Problems

Families Must Know Available Alternatives.

Editor:
The following letter has been sent to Mr. James Wilcox, relocation officer for the Renewal Project.

Mr. Williams:
In my community, the city's Renewal program, and particularly those living in Project Area I are fortunate that a man with a warm personality and a knowledge of the area is doing the job. You report that you are beginning to define the needs and the wishes of the people living there. Some will be disappointed by the city to move, but hope that the city will be able, but not yet with any confidence that their own conditions will be bettered. As you know, people with relatively low incomes want to know where an move if forced out by Renewal. As you know, there are several possibilities:

They can double up with someone in the ghetto, just as many have been doing for a long time. Almost no one wants to move out if it is the most likely if nothing more is done. They may remain in the ghetto, but in newer and better accommodations than they have now. No one has yet developed plans that provide such accommodations although many in the ghetto assume it will be possible to pass.

They may enter public housing apartments. For those who will prefer and need this alternative, it will become available if:

More public housing is developed. Such housing includes apartments for large families.

Admission is available to those who need it most. The present public housing is desegregated.

They may find satisfactory housing elsewhere in the community. Your report suggests that they will choose this alternative if such housing is available in a limited amount of such housing already available. Some of the housing already available represents white owners who will sell without discrimination.

We believe even more housing owners will come forward if a need is made apparent. The Council for Community Involvement has assisted a number of Negro families who have moved into the larger community in the past year in low-cost houses. Other homes are available on an open occupancy basis, as required by the federal directive in 1962.

One category are new homes in developments where the plans are approved by FHA. Another category represents repossession by the FHA and VA. While the number of such repossessions is not large in Champaign - Urbana, when available, they frequently represent good buys at a fairly low purchase price.

Lists of all of the above are maintained by the Council for Community Integration Housing Committee. Such information and such assistance as may be wanted by Negro home-seekers may be secured from Mrs. Thelma Chalmers (367-8245) and Mrs. Lila Lieberthal (356-5756.)

In addition, a few real estate brokers are willing to provide honestly equal services to Negroes as well as whites. Again, the CCI is able to help Negroes identify such brokers. We would hope that knowledge of these possibilities will be made available to all residents of Project Area I and would be happy to assist in such an undertaking.

The Civil Rights groups have been insisting to the County Housing Authority, to the City Council, and to the community that our sins of segregation will be saddled on the next generation also unless the new public housing which is needed is located outside of the ghetto.

The discussion between Mr. Gensemer and yourself with these groups has also developed two additional points:

1. Until the families of Project Area I know what alternatives are available to them, they cannot give reliable answers to your question of, "Where do you want to move?"

2. An adequate answer to the uncertainty of those responding to your questions must include public housing, desegregated public housing, and further white home - owner responses to those who seek and will be seeking satisfactory accommodations in the community at large.

ROBERT ZACKERY,
Exec. Co-Chairman
HENRIETTA A. DeBOER,
Co-Chairman,
Housing Committee

Champaign Apartment Zone Denied

By GEORGE COMINOS
News-Gazette Staff Writer

With one member dissenting and another absent, the Champaign City Council Tuesday night denied a petition that would have permitted construction of apartment houses on a tract at the northwest corner of S. Prospect and Windsor Rd.

Councilman Ralph Smalley, who was elected to serve as mayor pro-tem in the absence of Mayor Emmerson V. Dexter, voted to allow the amending of the zoning map to allow construction of the apartment houses. All of the other councilmen voted against it.

The Plan Commission had recommended against allowing the change. The decision came as councilmen voted to take the ordinance off the table where it had been put last March because of strong opposition to the proposed change.

Councilman Kenneth Stratton, among those who voted against the change, said the case was pending for a long time because of the study required. He said the tract represents how the future growth of Champaign will develop in that area.

'Lot To Do'

"It had a lot to do with how Champaign will evolve," Stratton said.

The councilmen were thanked by residents of the area, Dr. Warren Greenwold and Robert White, for the action they took in denying the rezoning petition.

Dr. Greenwold, 2502 Melrose, referring to the City's quarterly report given at the meeting, said:

"I'm pleased to hear the city is in good financial condition as we assume that someday in the future we are going to join you. We thank you for your consideration of Case 394 (the rezoning case that was turned down).

"We have not particularly enjoyed the 18 months of opposing this."

Best For Future

He added the action taken was best for the future of Champaign. He added that "if the city continues to take the advice of the City Plan Commission and the City Planning Department and action is taken on beautification of the city and for planning of safety measure, we can achieve the goal of establishing a community in east central Illinois that we can be quite proud of."

Approved was the Enter plat for the property at the southwest corner of Duncan Rd. and new Interstate 57.

Confirmed by the councilmen was City Manager Warren Browning's appointment of David Gensemer as director of urban renewal.

Would start student board if re-elected

Wikoff tells communications plan

Campaign Mayor Virgil C. Wikoff says that if he is re-elected to a second term, he will set up a student board to handle communications between the University of Illinois students and the city.

The main purpose of the board would be to bring student complaints and suggestions to the attention of the city council, he said.

Wikoff would not actually be an advisory board," Wikoff said, "but it would open some lines of communication. I think it is necessary to give the students a chance to work with the system."

The student board was to have been the main news at a press conference last weekend, but it was postponed in confusion when one

of the students at the conference publicly refused to support the mayor.

Jay Wertheimer, who was supposedly at the conference to announce his support of the mayor's candidacy, changed his mind and urged voters to support the United Slate.

Wikoff criticized Wertheimer's comments, but said he regretted even more that the intent of the press conference was lost in the furor over Wertheimer's defection.

While the student board is aimed at getting student support, Wikoff's main pitch to other voters will be his working knowledge of the new constitution.

He has headed various Illinois Municipal League committees on the constitution since 1963, when the first attempts at constitutional reform were made.

Consequently, he says, he is one of the most knowledgeable public officials in the state on the constitution, especially the home rule article.

But he also is running on his record. In 1967, during Wikoff's initial campaign for mayor, he was billed as the "man with the plan."

Acted on promises

The plan included 12 positions, and Wikoff says some form of action has been taken on all 12 in the last four years.

The 12 areas in which he promised action were: Law enforcement, under-age drinking; zoning and building codes; traffic problems; urban renewal; attraction of new industry; city beautification; the utility tax; downtown redevelopment; air pollution; city government, and keeping residents informed.

He said that the three taverns with most offenses for selling to minors have either gone out of business or are under new

management since he became mayor.

New building and construction codes have been adopted, and the building inspection department has been reorganized to include divisions to deal with environmental problems.

More than 15 miles of streets have been improved in the last four years, and the arterial street lighting program was begun last year, he said.

Urban renewal

The first urban renewal project, of which Wikoff was a reluctant supporter, was completed on time and within its budget during his first term, he says.

On city beautification, he pointed to the passage of the sign control ordinance for the central business districts, and

work to improve the Boneyard Creek.

While still in existence, the utility tax has not been increased in his first term, he says. The tax has a limit of 5 percent, but stands at 2.75 per cent.

"I would be in favor of eliminating it," he said, "but unless we had a fair system to replace that income."

Wikoff also said he has been working for three years to stop the pollution from the stacks of the Abbott Power plant at the U. of I. campus.

It also was on his initiative, he says, that release of city council agendas was changed from Monday to Friday before meetings, to give the public more time to find out what business would be discussed.

Johnston in Opposition To Utility Tax

Seely Johnston, a candidate for the Champaign City Council, says he is opposed to the utility tax. He issued a statement Saturday, setting forth his views on phases of Champaign city government.

Johnston, whose slogan is "A Businessman for a Business Job," gave his views in six areas of city government:

Utility Tax — "Any new tax is painful. Recent developments with regard to the utility tax points up the need for a careful study as to proper sources of additional revenue, if needed. I am opposed to the utility tax."

City - Manager Government — "Our city - manager form of government has apparently fulfilled the expectations of its proponents. This type of government calls for close cooperation and team work between the manager and council members, and the councilmen must keep thoroughly informed on the day-to-day operations of the city government."

Urban Renewal — "Many man hours and much study has been devoted to an urban renewal program in our community. It is still in the basic stages. Further study and close scrutiny of any future proposals must be exercised."

Business, Industry — "The entire city and surrounding area must be considered by the council, representing the community at large. Close cooperation with the downtown business, as well as outlying areas, should be carried forward by the council to the end that Champaign shall grow and keep abreast of the times."

Community Relations — "The city council should work closely with the University of Illinois and Chanute Air Force Base personnel in continuing the fine spirit of cooperation and progress which has been so evident in the past."

Zoning — "The zoning structure in Champaign has long been a target of considerable criticism, both constructive and destructive. I firmly believe it is time we take a long hard look at this problem, bearing in mind the rapid expansion of our community and the needs of the various areas throughout the community. I would certainly devote considerable time in this direction."

Tuesday, April 18, 1967-
CHAMPAIGN-URBANA COURIER

UR Paper Here:

Contract May Go to Council

City Manager Warren Browning Monday said the urban renewal contract with the Housing and Urban Development agency will probably be presented to the City Council when it meets Tuesday.

Browning said Urban Renewal Director David Gensemer Monday received the contract and other necessary documents in the mail.

Browning said he planned to go over the papers with Gensemer sometime Monday.

"I would assume that provided the forms are in proper order, it will be placed on the agenda Tuesday night," Browning said.

This would mean that the resolution affirming the contract will probably be placed on passage with final approval coming at the Council's May 2 meeting.

City officials received word two weeks ago that the \$2.5 million urban renewal project for Area No. 1 in northeast Champaign had received federal approval.

Pope takes charges to Urbana

By John Smetana
Of The Courier

Waves made Tuesday afternoon by Champaign Councilman Robert Pope reached the Urbana City Council the same day.

Pope charged "deceit in government" in a letter to the Urbana council objecting to a proposed contract by which Urbana would obtain the services of Champaign relocation officers.

Noting that the Champaign council approved the contract

over his objections, Pope said that if he were elected mayor he would attempt to fire relocation personnel who contracted to work for Urbana.

The contract was approved by the Urbana council 10 to 1, with Ald. Robert Shurts, R-5th Ward, dissenting. Shurts objected to the city's movement towards an urban renewal commitment.

The charge of deceit was leveled at Champaign City Manager Warren Browning. Pope

has long been a foe of urban renewal and objects to any Champaign involvement with an Urbana project.

The contract eliminates a federal requirement that Urbana hire a full-time, permanent relocation officer. A relocation officer or such services are required to obtain approval of a city's workable program by the U. S. Department of Housing and Urban Development (HUD). Urbana aldermen have voted

to apply for a planning and survey grant for urban renewal which would be funded entirely by HUD. A workable program must be approved to obtain such a grant.

The contract for relocation services may be terminated by either city by giving 90 days notice. Federal regulations say that a relocation officer must remain on the city payroll once hired.

The contract calls for Urbana to pay the Champaign personnel at their normal wage plus a 25 per cent service charge.

Two Republican motions to defer action on the contract or send it to a committee were defeated. With the absence of aldermen Joseph Phebus, R-5th Ward, Dr. Russell Beaumont, R-2nd Ward, and Jack Hensler, R-1st Ward, the Urbana GOP was in the unfamiliar position of being the minority party Tuesday.

Democrats beat down the motions by 6 to 5 votes.

The Council was confused for a brief period during discussion of the contract, as some aldermen thought the contract would be permanent and others felt the contract would not meet HUD requirements.

Mayor Charles Zipprott told the council that Robert Pinkerton, executive director of the Regional Planning Commission, advised that the contract would satisfy HUD. Zipprott said he would not implement the contract without the advice and consent of the council.

cil could not accept responsibility for maintenance of the centers, a point brought up at a previous meeting.

Browning had said in response to the request that if recreation funds were inadequate for maintenance, the board should request an increase in the budget.

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HAL ALEXANDER
Gazette Staff Writer
Champaign Recreation Board, responding to requests from youth groups, committee for two programs at a regular meeting. The board announced the implementation of an adult program at Bradley housing development. Activities scheduled for three months and three nights.

le Hays, assistant superintendent of recreation, said an and teen council had been organized there. She said one in at the development had teamed to help with supervision in afternoon sessions. A group of teen-agers from the McKinley had appeared before the recreation board some months ago to request the indoor recreation program there be continued in fall and winter.

Volunteers
The board also reported the volunteer recruitment program at community centers was progressing. After a meeting with the University of Illinois students, volunteers to help with recreation programs at Douglass Center, five at Beardsley Center and one at the "C" Center.

Champaign - Urbana Chapter of the NAACP has been meeting with the board in recent weeks in an attempt to improve facilities and programs at Douglass Center. The youth chapter's request had been establishment of a volunteer program at the

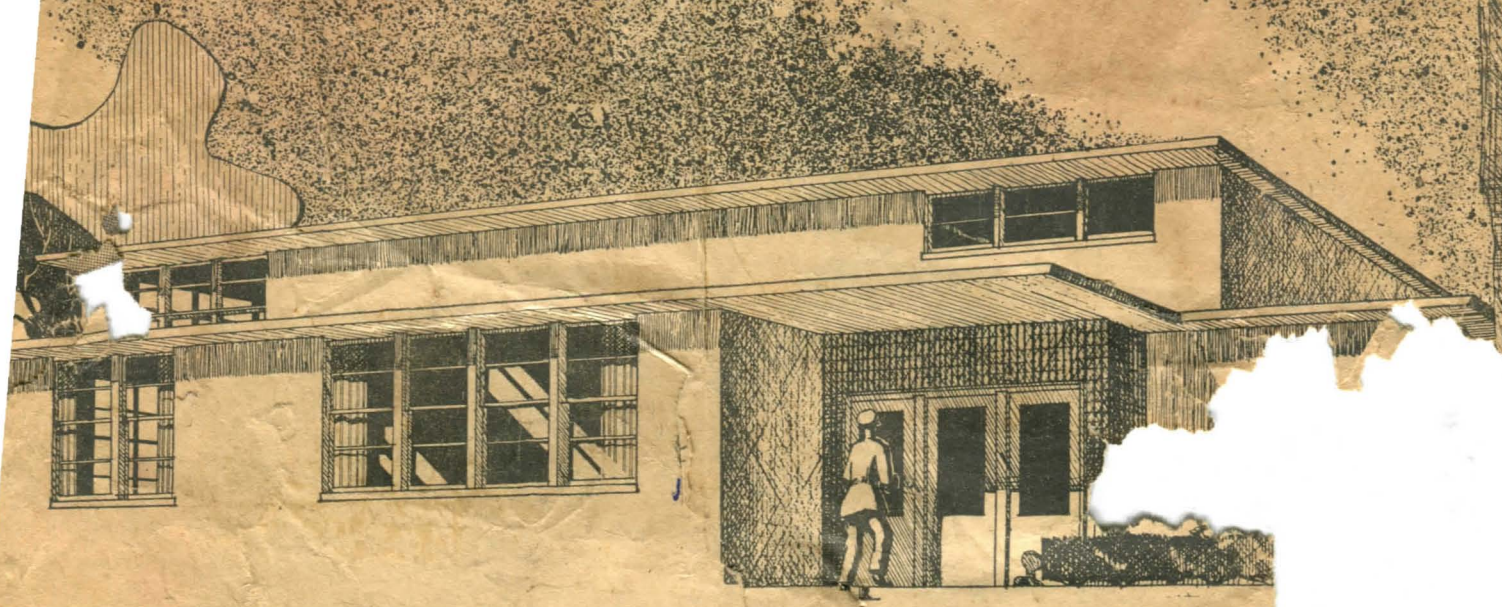
E. H. Mellon, president of the board, said, in response to the NAACP request, the board would ask the city council to raise the recreation tax from one cent per \$100 assessed value to the maximum allowed by law.

The board had previously told the group needed improvement in facilities at the centers was possible because of shortage of funds. A law, signed by the governor Oct. 21, make the raise in levy possible.

Water Heater
The board also accepted a bid to repair the water heater and the drinking fountain at Douglass Center, another request of the youth chapter.

The board announced the city council denied a request to include Douglass Center in the urban renewal project 1 area.

Manager Warren Browning said Friday morning the request was denied for two reasons: 1, there would be no money to include the center in the area; and 2, inclusion of the center at this time would check the timetable for urban



PROPOSED COMMUNITY CENTER FOR COLORED CITIZENS. This proposed community center for colored residents can be built early next year if subscribers of the Champaign County Home and War Chest approve expenditure of

\$17,000 of the Chest's surplus for that purpose, it was announced Thursday. Balance of the \$30,000 needed for the building is available or can be raised, Secretary Lyle Gallivan said. Lots for it already have been purchased at Sixth and

Grove street, architect Lyle Gallivan said for a large room, snack bar, lounge, etc.

Home, War Chest May Allot Funds For Colored Center

Champaign County Home and War Chest executive committee discussed Thursday it is considering that half of its \$24,000 surplus be allocated to construction of a colored community center in Champaign.

\$17,000 is made available, make possible construction of a \$30,000 building that has been proposed by leaders of both races for several years, Lyle H. Gallivan, executive secretary of the chest, de-

proposal, which apparently probably received by the committee will be submitted to all the subscribers in the near future, Gallivan explained. He explained a letter will be sent to each subscriber giving him an opportunity to vote for or against the expenditure. A decision will be made when the results of the poll are received.

available lots on which to locate the building in Douglas park already available at the northwest corner of Sixth and Grove streets, he said. They were purchased about two years ago with the hope that federal aid would be secured for construction of

for the building and if the chest surplus is available, construction could start early next year, Gallivan said. He said authorities of the security administration advised that priorities would be available

the Champaign recreation department. It would be utilized as a "true community center" and not a recreation building alone, he emphasized.

Plans Drawn

Architects' plans as drawn by Berger and Kelley provide for a concrete-blocks building that would include a large, 40-by-68-foot community room that also could be used as a gym, a smaller meeting room, a snack bar, lounge, director's office, and toilet and heating facilities.

Gallivan explained the Chest surplus was built up by an excess of collections over budgets. The proposal that part of it be used to finance the colored center was made in petitions presented to the executive committee by 300 subscribers.

A committee of Gallivan, as chairman, Professor A. H. Lybber, Dr. H. D. Ellis, Ray Scott, Mrs. L. Gregory, R. A. Stipes, jr., and Edward Edwards was appointed to prepare the project in its final form.

Councilman charges 'deceit' in relocation agreement

Browning, Pope in angry clash

By James Kroemer
Of The Courier

Related Urbana council story on Page 8. Other Champaign Council stories on Page 5.

Champaign City Councilman Robert Pope Tuesday night charged City Manager Warren Browning with deceiving the public as the two men clashed over urban renewal.

Pope, a constant and vocal critic of urban renewal, said Browning was "sick and tired of government by deceit."

Browning called the charge "serious," and demanded the recording of the council meeting of two weeks ago to prove he had not deceived anyone.

At the center of the controversy was an agreement between Champaign and Urbana for Champaign's relocation services available to Urbana. The agreement was approved by Champaign two weeks ago, and Urbana Tuesday night charged two weeks ago the agreement would help the way for Urbana to urban renewal, and voted against the resolution.

Browning, however, said the relocation service had to be made available to Urbana if the city had a workable program for community improvement approved by the U. S. Department of Housing and Urban Development (HUD).

The certified workable program would allow a city to get federal funds for a number of projects, including urban renewal.

Some men stuck to their guns Tuesday night, even after the last meeting was over.

Everyone knows what relocation is for," Pope said, "It's for urban renewal. What else is relocation for?"

He also cited a recent newspaper story which said the Urbana Council would consider the agreement at its meeting Tuesday night, adding the services would be needed for urban renewal.

"I have been on the council for four years," said Pope, "and often I have gone home sick over the failure to disclose all the information, the deceit, and the last - minute additions to the agenda.

"At the last meeting I asked him (Browning) twice if this agreement was for urban renewal, and he denied it twice," Pope said. "Many measures have not been fully disclosed, but this time it was so flagrant I've had to say it publicly."

Browning said he "considered this a most serious charge," and asked that the tape recording of the last meeting be played.

Though the tape contained Browning's denial that the relocation agreement would be for urban renewal, it also contained his explanation that the service was necessary for Urbana to get its workable program certified, and appeared to be inconclusive.

Pope, however, continued to charge that Browning had deceived the people by saying no, when, he said, "everyone knows relocation is for urban renewal."

Browning countered by saying his comments "would have been more misleading if I had said the relocation service is

only for urban renewal and left it at that. That is not true."

The tape was played after the regular council meeting adjourned, and when it became clear that the tape had not provided clear-cut proof, and the argument would go on, Browning walked angrily from the council chambers.

Surprising to many was the

enthusiastic support Pope got from the crowd. The chambers were packed for the meeting, mainly with residents of Green and John streets opposed to a city plan to widen the streets.

The crowd was obviously and vocally behind Pope in his charges.

Pope is a candidate for mayor in next Tuesday's primary, and

one of his opponents, incumbent Mayor Virgil Wikoff speculated aloud that Pope's attack may have been politically motivated.

Though Pope denied that, he did say that if elected he would try to fire any relocation personnel in Champaign if the positions with the city could not be justified.

Releases transcript of tape from meeting

Wikoff defends Browning

Mayor Virgil C. Wikoff charged today that Councilman Robert Pope's charges of government by deceit were "obvious political grandstanding by a frantic candidate."

Wikoff and Pope, along with the United Slate's Melvin Mitchell, are opponents in next Tuesday's primary in the race for mayor.

Pope charged at a council meeting Tuesday that City Manager Warren Browning intentionally deceived the public at a meeting two weeks ago.

Wikoff's reply came at a press conference today at which he released a partial transcript of the tape recording of the meeting of two weeks ago.

"Accusations were made that are not substantiated by the tape," Wikoff said.

He asked people to read the transcript and "decide for themselves if there was any deceit." A transcript of a portion of the tape of the Jan. 19 meeting reads as follows:

Councilman Pope — This has to do, I understand, with Ur-

bana, involvement in urban renewal, is that right?"

Mayor Wikoff—"Yes."

City Manager Browning—"No, this has to do with their ability to get a workable program approved."

Pope—"Well, this has to do with urban renewal."

Browning—"No sir, not necessarily. . . ."

Pope interrupted with "workable program as one thing" with Councilman Murphy interrupting with "Now Bob you know" and Pope saying, "You know this has to do with urban renewal because that is what they have been hassling over there."

Browning—"There are a number of federal programs and the workable program is an essential item before we can participate in those programs."

Pope interrupted Browning with "All right then."

Browning—"Urban Renewal may be one of those."

Pope—"I think that is what it is for—but I will accept that it is for some other federal program. If we have this kind of personnel unemployed. . . not

busy on our payroll, then would suggest that they hire them from us on a contractual basis not just for this period. Let them take them over and let us get them off of our payroll. If we don't need these people, let's get them off of our payroll."

Browning—"Well, first of all we don't contemplate any major work load of any sort. They have to, in order to get the workable program approved, be able to state they do have relocation resources and we would be that resource. Now, there is no intention on our part to become engaged in any major activity in any way, by the way of relocation for the city of Urbana."

Wikoff said he hoped the dispute ended with the release of the transcript, and that he did not intend to campaign on the issue raised by Pope.

"If he makes it an issue the mayor said, "that is his business."

"I hope," Wikoff added, "that he can substantiate any charge he makes in the future."

300 Families Would Be Relocated In Proposed Urban Renewal Plan

By Vern Richey

In the course of the next 10 years, the entire face of Champaign's Northeast neighborhood will change.

During the next decade, about 300 families will be moved from homes they own or from the 4-floor cellar dwellings which they rent.

The statistics are impressive: 494 structures, 494 of which will probably be leveled, or 52.5 per cent. A total of 447 structures are right, although some will need minor repairs, and some major repairs.

New streets will be built where there are none, new sewers will be laid where ditches now empty into the Boneyard and new houses will occupy land now covered by structures ranging from the best to some of the best.

Maps in this paper show the areas proposed for leveling, and the areas proposed to stay. The report is not a final edict. It is at the recommendation of a professional planning firm. A great deal of planning and paper work remains before the first old houses come down.

The immense job of working with the people involved, helping them move, finding homes within their financial means and the vast complex of problems connected with this job lie ahead.

It is a 10-year program. The project includes only the northern fourth of the 227-acre area.

For nine months, workers from Harland Bartholomew & Associates have been working on the details that has now been made available. The scope of the plan can be seen best by looking at the information for each of the project areas.

Project 1

Project 1 is the area now set for first action. It is bounded by the Illinois Central Railroad tracks to the west, Bradley Avenue to the north, the Champaign - Urbana boundary line on the east and by an especially drawn line to the south, which runs West of a line along the northern boundary of the Washington School - Douglass Center tract.

There are 47 acres here, with 100 families set for relocation and 100 to stay. The re-use plan calls for 350 families in the area. A new street would be built, a circle west of 4th St., and the street would be widened considerably.

The area was given first priority in order to offer lots which would be attractive to a wide range of economic purchasers and to be used for relocation of families in subsequent stages of the program," the report notes.

Included in the project area would be: Construction of 1,100 lineal feet of a new residential street, construction of 1,850 lineal feet of Bradley Avenue and 950 lineal feet of 4th Street, resurfacing of existing streets where necessary, plus sewer, electrical, natural gas, water and telephone service.

Total public improvements are estimated at \$269,000, plus an additional \$300,000 for the Bradley Avenue railroad grade separations.

Project 2

In project 2, a 22-acre area bounded by the IC tracks, Washington Street, 2nd Street and University Avenue. 69 families would have to be relocated. The completed area could house 120 families.

A total of 1,200 lineal feet of pavement is set for 1st Street, with work also set for Washington Street. About 1,000 lineal feet of the Boneyard would receive work, plus the closing of 1,500 feet of existing streets, including 2nd and Water streets north of University Avenue. Total cost of public improvements is estimated at \$230,000 plus an additional \$500,000 for the Washington Street railroad crossing.

Project 2 would follow closely on the heels of project 1.

Project 3

Project 3 includes 48 acres bounded by the IC tracks, the extension of the north line of the Washington School - Douglass Center area, 5th Street and the Big 4 and Wabash Railroad tracks. It is estimated that nearly all of the 214 existing families would have to be relocated.

Re-use proposals call for about 28 acres of single-family housing or 160 houses, more than four acres of multiple-family use and about six acres for commercial use.

About 3,600 lineal feet of new streets would be constructed in this area, plus quite a lot of sanitary sewer construction. Total cost of public improvements is estimated at \$325,000 for Project 3.

Project 4

Project 4 is about 40 acres in area. About 100 families will need to be relocated. About 16 acres

of land will be used for 100 single family dwellings, while 5 acres will be used for multiple-family dwellings to accommodate about 40 families.

Washington Street will require work on about 1,000 lineal feet, with no other major work contemplated. Cost of public improvements is estimated at \$160,000.

Project 5

In Project 5, about 140 families would need to be relocated in the 40-acre tract. Re-use calls for 13 acres of single family dwellings to house about 80 families and 6 acres of multiple-family dwellings for about 90 families.

Public improvements in the area call for \$337,000 worth of work, including widening and resurfacing 4th and Washington streets, improvement of the Boneyard, playground construction and resurfacing of existing streets.

Project 6

In Project 6, the last of the projects, 34 acres are involved. About 100 families would need to be relocated, but more than 200 could be housed in the area when all the work is done. Only work on existing streets is contemplated, with a cost of about \$100,000 in public improvements.

In all cases, money spent on public improvements count toward the city's one-fourth share in the project area.

Urban Renewal Is \$9 Million Project

The bill for Champaign's Urban Renewal project is estimated to be about \$9.7 million, with the federal government picking up 75 per cent of the tab.

According to preliminary figures compiled by Harland Bartholomew & Associates, the gross project cost for the 10-year plan is \$8,665,700. To be subtracted from that figure is \$2,715,725, the expected sum to be realized from the re-use (sale by city to private interests) of the land concerned.

Figures for the Project 1 area show \$1,610,400 as the total gross project cost, with about \$395,000 estimated for sale of the land after it has been cleared. The net project cost is thus \$1,215,000.

Gross project costs for the other areas, the estimated re-use value and the net project cost are:

Project 2 — \$1,377,100, minus \$692,500, or \$684,600; project 3 — \$1,448,200, minus \$482,200, or \$966,000; project 4 — \$887,300, minus

\$226,000, or \$661,300; project 5 — \$1,825,500, minus \$551,625, or \$1,273,875, and project 6 — \$1,527,200, minus \$485,000, or \$1,059,200.

Also to be considered is the federal aid of \$1,000 per acre for relocation, which totals \$237,320.

What Will Remain In Renewal Area

Several areas within the Urban Renewal neighborhood will not be acquired. They include:

—The existing site of Washington School, Douglass Park and Douglass Recreation Center, a total of 5.7 acres.

—The recently constructed 16 units of public housing for the elderly at 5th Street and Columbia Avenue, 0.6 acres.

—St. Mary's Church, occupying the complete block bounded by Church, 6th, Park and Wright streets, 2.5 acres.

—The National Guard Armory, 0.6 acres.

—Two tracts of land at Main and Water streets which are municipal off-street parking lots, 0.8 acres.

The only tract that is proposed to be excluded at this time, the report notes, is the half-block frontage on University Avenue between 3rd and 4th streets, a total of 1.2 acres.

"The site is presently occupied by two automobile dealerships and would probably be excessively costly to remove, particularly since the area is proposed to be re-used for similar type commercial uses," the report states.

77 Acres Proposed For Single Families

Under proposals of Harland Bartholomew & Associates, 77.95 of the 227.35 acres of land in Champaign's Northeast neighborhood would eventually be single family housing.

The report calls for 5.15 acres of two-family area, 50.50 acres of multi-family area, 16.09 acres for schools and parks, 5.15 acres for private institutions, 17.73 acres for commercial use, 6.67 acres for railroads and 58.11 acres for streets. No land is set aside for industrial use.

In the 47-acre tract in the first project area, the proposed land use is:

Single family, 11.44 acres; two-family, 5.15 acres; multi-family, 14.83 acres; schools and parks, 3.55 acres, and streets, 11.84 acres.

Worked in relocating families

Mrs. Bridgewater leaves renewal

By Darlene Napady
Of The Courier

Champaign's urban renewal staff was reduced to two Wednesday with the departure of Mrs. Erma Bridgewater who had handled relocation duties for more than three years.

David Gensemer, the former director, has left for a position with a Texas housing firm and other staff members have found jobs in the city's new Department of Environmental Development.

Acting director Robert Harkens and a secretary will continue at the renewal office through December to allow time for a final audit by federal auditors.

Mrs. Bridgewater was a casualty of the phase-out of Champaign's successful first renewal project.

Like other renewal workers, Mrs. Bridgewater said she was sorry to see the effort close down if only temporarily.

"I hope the rest of the area can get something like this," she remarked shortly after the installation of new street lights as part of the public improvements provided through urban renewal.



Mrs. Erma Bridgewater

At present, expansion of urban renewal seems distant. The city's application for planning funds for a second project has been delayed in the Chicago regional office of the U.S. Department of Housing and Urban Development (HUD) since last December.

Even if approved, it appears doubtful that enough federal funds would be available for it.

So Mrs. Bridgewater is leaving, for the time being.

Despite her love of sewing, she is uncertain how long she will be content with domestic duties.

Shortly after receiving her degree in sociology from the University of Illinois in 1931, she began a 13-year career as a staff member at Douglass Center.

In 1944 she became assistant director and then director of the Lawhead Servicemen's Center, which provided recreation for black members of the armed forces in two rooms in the basement of the old Lawhead school.

Returned to Douglass

After the war she took time to raise three children but eventually returned to the Douglass Center.

She worked as proofreader for the Courier before she joined the urban renewal staff in April, 1967, as assistant relocation officer.

During his term as urban re-

newal director, Gensemer had acknowledged the debt to his staff for completing the project on time and apparently well within its \$3.1-million budget.

Mrs. Bridgewater and relocation officer James L. Williams, now head of the city's department of environmental development, were given full credit by Gensemer for the success of the relocation program.

Both are life-long residents of Champaign-Urbana with substantial stature in the black community, which seemed to inspire confidence among those to be relocated.

By helping some 150 families and individuals find homes throughout Champaign-Urbana, the relocation program also has been credited with helping to break up segregated housing in the area.

Opposing views

Although even the Chicago regional office of the Department of Housing and urban development has hailed the Champaign project as a success, there have been some contrary views locally.

Some members of the Champaign City Council, before casting favorable votes on a number of urban renewal matters that came before that group in late 1969, would first say that any future renewal project must not repeat the mistakes of the first—without specifying what the mistakes were.

Some held that urban renewal and particularly the relocation program responsible for the increase in violence, particularly the gang fighting in the past year.

Mrs. Bridgewater does not agree. "Too many other things have happened in that area," she explained.

"I have enjoyed working with urban renewal because I've been able to see people go from something bad to something good.

Helping people

"In fact, that is how I would define urban renewal: Helping people live better."

Although most of those relocated apparently are pleased, a number have experienced some dissatisfaction.

One woman, for example, likes her new home but wishes

it were on the site of the one.

A black couple has discovered that they had moved next to very noisy white neighbors.

But then there is the case of 11 that had been living in a three-room apartment in a termite-infested building, moving to a comfortable bedroom home with the supplement by the Champaign County Housing Authority the leased housing program.

In any future program I would like to find more leased housing like this for large families," Mrs. Bridgewater said.

She hopes future projects also will be able to include more conservation and rehabilitation with some spot clearance of unrepairable buildings rather than complete clearance of large tracts as was done in the first project, she added.

Complete clearance

But it remains to be seen if Champaign's second project can begin before complete clearance is the only solution.

Nevertheless, the city of Champaign apparently has decided to end relocation services, despite a pledge to HUD to continue such activities to aid families displaced by code enforcement and other public projects.

The promise was made in the workable program certified by HUD last July. HUD will consider recertification of Champaign's workable program again in two years.

The city must have a certified workable program to qualify for federal funds for a variety of programs.

Under City Manager Warren Browning's budget for the current fiscal year the housing di-

HOLIDAY

Thousands



HOURS: 10
Tues., V
Sat.

TH

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staff

division of the department of environmental development is charged with handling relocation duties.

But the budget provided only for a supervisor with two inspectors and no relocation officer.

The housing division already has encountered difficulties in

efforts to demolish nonrepairable buildings because it has not been able to find new homes for two large families.

Still involved

Although Mrs. Bridgewater is ending her relocation work, she still will be involved in many community activities.

These include serving as secretary of the board for the Opportunities Industrialization Center, a community based agency that seeks to provide vocational and prevocational training for the disadvantaged.

She also is a member of the Head Start Policy Advisory Council, which has been working with a board organized by Wesley United Methodist Church, new sponsors of the program, in its efforts to get classes under way.

She also serves as a trustee of Bethel AME church.

For all her activities Mrs. Bridgewater frequently has found herself upstaged by members of her own family. Husband Cecil works for the furniture repair shop at the Univer-

sity of Illinois.

Her eldest son, Cecil, long a favorite with local jazz fans, has taken his trumpet to the New York area where he is appearing with the Horace Silver combo.

Her daughter Cassandra will return for her senior year next semester at Howard University where she is majoring in sociology.

Her youngest son Ronald, a U. of I. music student, is making a name for himself as a tenor saxophonist.

Holland Bulbs

Thousand



Flowers

and unique

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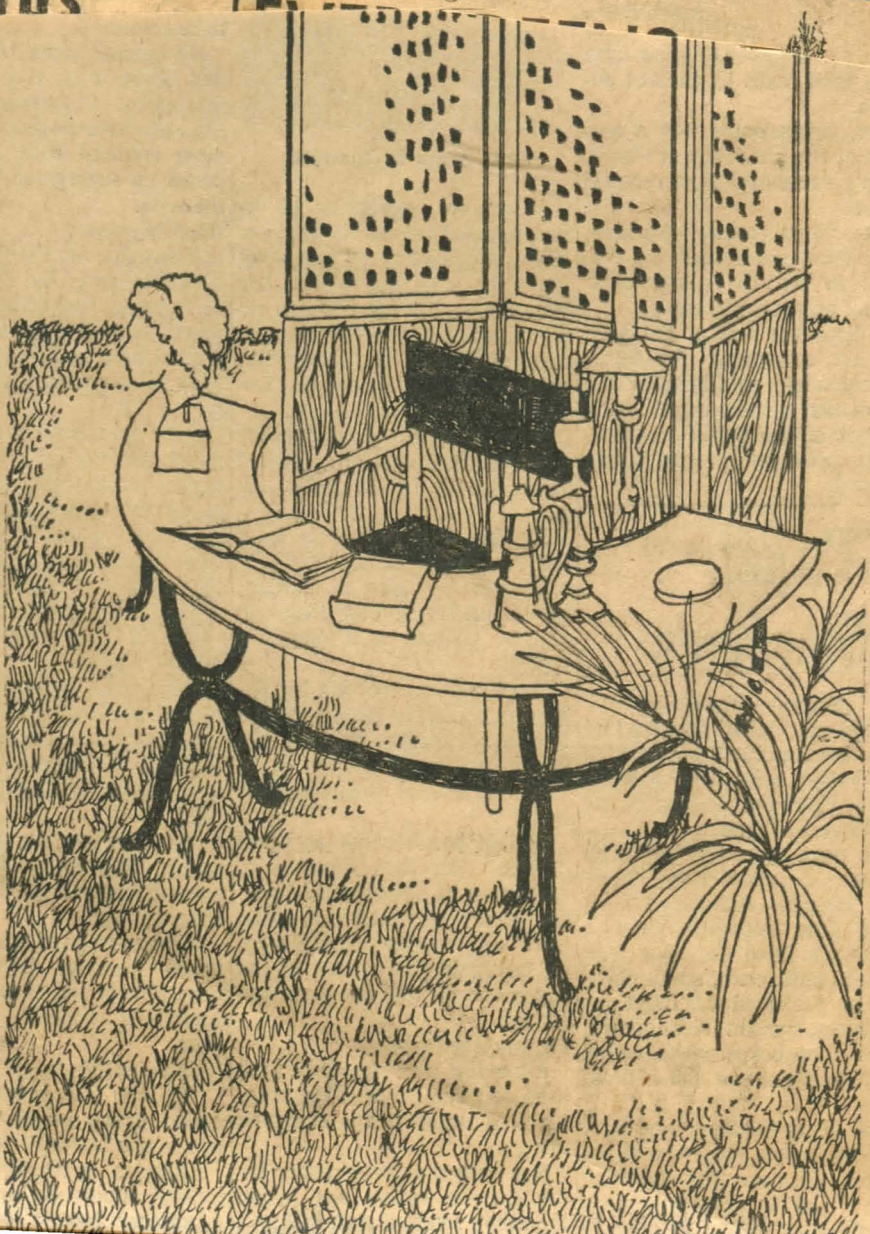
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and dried

genetic. Blue

Sat.

Freshly Dug



\$8.99

\$10.99

Renewal's Public Housing Poses Greatest Difficulty

Editor's note: The Champaign City Council will hold a public meeting Wednesday at which local citizens will be asked to present their opinions on whether the city should proceed with its urban renewal program. This is the sixth in a series of articles explaining urban renewal and the city's plans for the first project. Today's article is the first of two explaining the relocation program for families which would be displaced by urban renewal.

By HAL ALEXANDER
News-Gazette Staff Writer

The relocation portion of the urban renewal plan is perhaps the most significant phase in the fact that instead of land use, street plans or public facilities, it involves people—people who own property, homes, businesses or rent from those who do.

The relocation programs of any urban renewal project, including this one, are the most carefully scrutinized by the federal government. Champaign

has had more difficulty with its relocation program than any other part of the program, particularly with the public housing phase which at one point led to a rejection of the plan by the federal government.

At present, the plan calls for construction of 120 living units of public housing. There are 77 families and 15 single individuals eligible, according to income, for residency in these units in the first project area.

Half the planned units will be located in the southwest corner of the project area. Eighteen will be built by Beardsley Park and the other 42 near Franklin Junior High School.

According to the plan, any person or family who is eligible and wants public housing will get it. Others will be offered housing in other areas.

There will be a staff of three persons to handle relocation. A relocation director, responsible for overseeing the program; an assistant, responsible for surveys and actual implementation of relocation; and a secretary will be employed by the city. The relocation director has already been employed.

Persons to be relocated must be relocated in standard housing. Stringent requirements for such housing are spelled out in the relocation program. For example:

— Sanitary, Heating, cooking and lighting facilities shall be for the exclusive use of a family.

— Bathing and Sanitary facilities shall be provided within each dwelling unit, including a water closet, a tub or shower, lavatory and water heater, all properly connected.

— A heating system shall be provided for each dwelling unit which is properly installed, maintained in safe and good working condition and is capable of safely heating all habitable rooms therein to a temperature of 68 degrees when the outside temperature is zero.

— Provision shall be made for the removal of trash and garbage and its sanitary storage until removal.

— Finished floors shall be of an acceptable material and shall be smooth, even and properly installed.

— No basement shall be used as a habitable room or dwelling unit unless floors and walls are impervious to leakage of underground and surface runoff water, and are insulated against dampness and adequate ventilation and illumination are

provided.

These are just a few of the scores of requirements set down by the plan for houses in which those displaced may live.

The rental rate or sale price of a unit being recommended as a relocation dwelling shall be within the financial means of the family being displaced. This, according to the plan, will mean four times the weekly income for rent or 2½ times the annual income for sale.

All relocation housing will be, according to the plan, within reasonable access to the place of employment of those displaced. It may not be located in any area less desirable because of utilities, commercial and community facilities.

According to the plan, the department of urban renewal shall use as relocation resources only those accommodations which are available on a non-discriminatory basis.

Also, the city plans to demolish buildings in accordance with the ability of those displaced to find other housing. In other words, should a particular family still living in their house have difficulty locating property suitable for their needs, the city would put off demolition of their house until such property might be found.

Some cases, however, may require "temporary relocation" which means non-permanent location in another facility until a permanent residency satisfactory to all may be found.

In such a case, the plan provides, this temporary housing shall not be less desirable in requirements of safe, decent and sanitary housing that the residence vacated by the person.

Persons living in temporary relocation housing are still the obligation of the urban renewal department.

The next article will discuss steps already taken by the department of urban renewal to secure such housing for relocation and explain rights of the people displaced.

... cost of
... made until
... adopted by the

... officials have had to
... very rough estimates of the
... of the plan in order to satisfy
... requirements of the federal
... government. But with the excep-
... of a couple of early grants
... for the survey itself, there are
... estimates that would give the true
... picture.

Aside from the financial end,
... which does not tell the whole
... story, there are considerations of
... the people in the area and the ac-
... tual machinery of urban renewal.

If an overall plan is approved
... as expected, the operation would
... proceed with caution, and by ar-
... eas. The bulldozers wouldn't sud-
... denly appear one morning on all
... four sides of the area and plow
... toward the center.

By action of the City Council,
... the GNRP would take one particu-
... lar project area at a time.

Of vital concern is the adoption
... of a plan for the overall area.
... Otherwise, a patchwork quilt of
... good and bad action could re-
... sult.

The go-slow plan is also desir-
... able because of the neces-
... sary relocating of some persons
... within the area.

Many Shacks Will Be Torn Down in Area

It must be emphasized that all
... of the 227 acres involved will not
... tumble before the swing ball of
... wreckers. There are many struc-
... tures that will stay, some with the

Maps Indicate Whose Homes Will Be Razed

To persons living within the
... area, these maps, and even more
... the final map, to be presented in
... January mean more than different
... patterns on a newspaper page.
... They give an indication whether
... persons will ultimately continue
... to remain living where they live
... now.

To both the citizens within the
... area and persons living in other
... parts of Champaign, the paths
... which the city will take (which are
... bound to be guided by these maps)
... will determine the very future of
... this city of 50,000 persons, ac-
... cording to city planners.

A booklet on urban renewal
... published by Pittsburgh quotes
... former President Eisenhower:
... "Cut out the slum pockets that
... cannot be saved, block the inroads
... of blight into healthy areas, re-

JAMES BOND MOVIE!
THE NEW FUN-PACKED
TONIGHT—7:00 & 9:15
IS
\$2.00
All Other Shows
Frl. & Sat. Eve. \$2.50
Sun. 2:00
Matinees Wed., Sat.
Frl. - Sat. Eve. 8:00

Urban Renewal OK'd In Stormy Session By 4 To 3

By **TONY BURBA**
News-Gazette Staff Writer

A resolution giving final city commitment to an urban renewal project was passed by a 4-3 vote of the City Council Tuesday evening, following 45 minutes of stormy council discussion.

Mayor Virgil Wikoff, presiding for the first time, made liberal use of his gavel and strict parliamentary procedure in keeping both the council and the audience in order.

Tempers occasionally seemed on the verge of snapping as renewal opponents on the council directed pointed questions and veiled accusations at some city

Noonan said he felt Fourth and Fifth streets would be sufficient to handle traffic in the area with the closing of Poplar.

With Safety?

"Safely?" Somers asked.

"I would think so," Noonan replied.

"Have you studied this plan?" Somers asked.

"Oh, not too well," Noonan replied.

Pope interjected, "I would like to ask whether anyone on this council has read this contract."

Snyder quickly replied, "I have," followed by a chorus of affirmative answers from the other members.

Pope said that having the project plan on file with the contract was of "utmost importance" in understanding the contract.

Tuxhorn said that only the contract itself was required to be on file for inspection.

Wikoff asked Tuxhorn, "Is this paper attached to the contract a legal description of the area?" Tuxhorn replied it was, and Wikoff said, "Is there any further discussion on this motion?"

"Yes, there is," Somers said quickly.

He questioned urban renewal director David Gensemer about a conversation two years ago in which he claimed Gensemer said he would not want to stay in the city if the program were approved by only a 4-3 majority.

tract a legal description of the area?" Tuxhorn replied it was, and Wikoff said, "Is there any further discussion on this motion?"

"Yes, there is," Somers said quickly.

He questioned urban renewal director David Gensemer about a conversation two years ago in which he claimed Gensemer said he would not want to stay in the city if the program were approved by only a 4-3 majority.

For Execution?

"Will you be here for the execution of this plan?" Somers asked.

Gensemer smiled and replied, "I believe I've mellowed somewhat over the years and have reconsidered that statement. It is my intention to remain here."

Pope then brought up the issue of the minimum housing inspection ordinance, asking whether it was required for an urban renewal program.

City Manager Warren Browning replied that housing inspection was one of the requirements for a federally certified Workable Program for Community Improvement.

Wikoff asked, "Is it not true that the addition to Burnham Hospital would not have been possible without this workable plan as well as the proposed ordinance on the library bond issue and open space grants for park development?"

Browning replied it applied to the hospital loan and the park grants, but was not sure about the library.

Pope and Wikoff got into a brief verbal scuffle over whether Wikoff had been comparing the urban renewal plan to the hospital plan.

Wikoff gaveled Pope into silence and said he had not been.

Pope then asked whether city inspectors had ever been refused admittance to a home.

Browning replied this had happened about 10 times.

"What action has been taken at this point?" Pope asked.

"None," the manager replied.

"Well, what action is going to be taken?" Pope returned.

Wikoff interrupted, "Action will be taken by the city manager at the direction of the council."

Other Aspects

Kuhne then questioned Gensemer about other aspects of the project.

"How many housing units are there in the area," Kuhne asked.

"About 250," Gensemer replied.

"How many of these meet minimum standards?"

"Ninety-six."

Assessors Told Importance Of Urban Renewal Program

Special to The Sun-Times

HOUSTON—Without urban renewal, downtown areas of American cities are doomed, a Chicago executive told an international meeting of assessors here Tuesday.

With renewal, the areas can survive, said Miles Berger, president of Mid-America Appraisal & Research Corp., 30 W. Washington. He appraised renewal and the central city strictly from the standpoint of urban economics in a talk before the International Assn. of Assessing Officers.

Decline Cuts Revenues

Assessors must recognize, Berger said, that the central core areas of cities have been struck a nearly fatal blow by the exodus of population, parking problems, deterioration and antiquated merchandising techniques.

The decline, he continued,

has cut city revenues and confronted local government with a "struggle to maintain day-to-day solvency."

Berger argued, however, that the decline does not have to be fatal. Urban renewal, he said, can boost revenues sufficiently to preserve the downtown area at its present, if not its historic position.

Renewal works in two ways to save the city, Berger said. One is to revitalize communities so effectively that assessments will increase there at a more rapid rate than they decrease downtown. The other

comes for the greater value of the new buildings erected in renewal areas.

Cites Chicago Projects

Berger cited five Chicago renewal projects as examples of the two trends—West Side Industrial, Prairie Shores, Lake Meadows, Hyde Park-Kenwood and Carl Sandburg Village. A \$100,000 investment of public funds brought a \$361,000 investment of private

Before renewal the five areas yielded \$1,184,000 in tax revenues. After renewal they produced \$3,988,000 in tax revenues. The city's return more than tripled.

The N. Clark-LaSalle project (Sandburg Village) also increased the square foot value of adjacent land from \$2 to \$10 in a little more than three years, he said. He urged assessors to be on the alert to tax such increased values around renewal areas.

Clearance Lowers Taxes

At the same time, Berger pointed out, renewal clearance lowers tax revenues while the old buildings are being torn out and the land stands vacant before rebuilding. He also said that land assessments may be lower if the cleared land is rebuilt at a lower density.

"However," he said, "if patience and good economics are applied, the redevelopment will eventually result in higher total assessments, although the initial land assessment may be lower.

"With urban renewal there is room for cautious optimism. (about the survival of the central area). Without urban renewal, there is virtually no hope, for the vital core area will have become a terminal case—ill beyond recovery."

Relocation Housing Rent To Start at \$99 a Month

By David Witke

A Champaign family displaced from its home by urban renewal can expect to pay an average of \$99 per month for one-bedroom relocation housing.

And in order to get to its new home, the family can expect to pay a professional mover about \$12 an hour (or about \$13.50 per room) in moving charges.

If the family's income is low enough to qualify, the family may be eligible for public housing or for a partial rent subsidy from the federal government.

And, if the family applies, the \$12 per hour moving charges will be reimbursed by the federal government.

The figures are included in two "rate schedules" established Tuesday night by the Champaign County Council for use in helping to relocate displaced families.

Both schedules are based on careful studies of costs in the local community.

The first schedule lists the

average annual rental price for standard housing locally. The second schedule lists the lowest normally available moving charges.

The rental schedule indicates that to obtain "decent, safe and sanitary dwellings of modest standards" a family can expect to pay average prices of:

— \$1,188 annually, or \$99 per month, for an efficiency unit or for one-bedroom housing.

— \$1,488 annually, or \$124 per month, for two-bedroom housing.

— \$1,644 annually, or \$137 per month, for three-bedroom housing.

— \$1,680 annually, or \$140 per month, for four or more bedrooms.

These figures are identical with those used by the Champaign County Housing Authority and will be used to judge the fairness of prices asked for relocation housing.

Close Scrutiny

As Urbana Renewal Director David Gensemer told the city

council Tuesday, "Anything higher than this rate schedule will be very closely scrutinized" before it is recommended to a displaced family by relocation officers.

Quotations from local movers were used in establishing the \$12-per-hour estimate of moving costs.

On a per-room basis, the estimated costs of moving run like this:

One room of furniture, \$13.50; two rooms, \$27; three rooms, \$37.50; four rooms, \$48; five rooms, \$60; six rooms, \$75, and seven rooms, \$87.

The moving cost is not automatically reimbursed to the family, but can be obtained by application through the Urban Renewal Department.

About 70 of the 201 families presently living in the Project 1 urban renewal area are expected to be displaced during the next two years, according to figures supplied by the federal government in a report last

Doubt Move Out of City Would Benefit NE Group

Champaign's urban renewal director commented Tuesday on the plan of the Northeast Neighborhood Association to relocate homes from the renewal area onto an association plot in the countryside.

"I don't believe the homeowner would be improving himself by making such a move," David Gensemer said.

"He would be removing himself from all the advantages and services of the city. The cost of fire insurance alone could prove prohibitive.

"And I wonder if such a move might not create a new ghetto where there is no hope for anything but segregation," he said.

The Rev. A. W. Bishop, association president, announced Monday that 10 to 15 acres are being sought within a 5 to 10-mile radius of Champaign.

Association members whose present homes might be lost in urban renewal could purchase homesites on this plot at cost

and move their present homes to the sites.

The Rev. Mr. Bishop said the plan was devised to enable families to continue to own their own homes. He said some might be unable to afford new homes after their present ones are lost.

Gensemer granted that the association could probably beat the urban renewal program's price for land and houses, but elaborated:

"Anyone can supply inexpensive housing on raw acreage where there are no streets, sewers, parks, building codes or city services.

"On the other hand, all housing within the urban renewal project — whether high cost housing or low cost housing — will be standard and modern housing."

No High-Rise Units

Commenting on the Rev. Mr. Bishop's fear that many present homeowners may "have to be crowded into public housing, al-

though they'd rather not," Gensemer said:

"It's true that some will not be able to buy new homes. And it's true that some will.

"And the public housing that is recommended consists of four-unit apartments of two stories, perhaps some of them in clusters. There will be no high-rise projects and the square foot floor area may well exceed the houses the people are now living in."

Concerning the legality of the proposed exodus, Gensemer explained that until urban renewal enters the execution phase the urban renewal department has no jurisdiction regarding house moves. They must be approved through normal channels by the building inspector's office and city council.

Tells Moving Problem

He said there is no reason to deny any standard house a moving permit, regardless of destination. But a substandard house might have difficulty winning city council approval to be moved.

Once urban renewal enters the execution phase, he said, the codes will clearly state that substandard houses cannot be moved out of the project area, regardless of destination.

On the other hand, those wishing to move standard houses at that time might possibly be able to obtain reimbursement for moving the house.

"Once the execution phase starts, the urban renewal department will assist persons to find housing. We want to cooperate with the Northeast Homeowners. But at the present time we are legally limited to planning," Gensemer said.

Gensemer said that he doubts if there will be enough association members displaced in the Project 1 area to make the association's plan feasible.

UR Project 1 Area Contract On Passage

By HAL ALEXANDER
News-Gazette Staff Writer

The Champaign City Council Tuesday placed on passage a resolution authorizing execution of a contract with DeLew, Cather and Co. of Chicago for engineering studies in the urban renewal project 1 area.

Norman Potter, 607 E. Washington, C, a spokesman for a group opposing present city urban renewal policies, asked the council in what stage passage of the resolution would put the urban renewal program.

Mayor Emmerson V. Dexter, after asking Potter for the routine identification of name and address, pointedly asked him to repeat the address.

Some Are New

There is feeling among some

TUESDAY, AUGUST 10, 1965.

LBJ Signs Housing Bill

WASHINGTON (UPI) — President Johnson signed the \$7 billion housing bill into law Tuesday, thus launching a controversial new subsidy plan to help some of the nation's needy with their rent.

The Chief Executive signed the measure at ceremonies in the White House Rose Garden.

In addition to the rent subsidy plan, the new law also expanded all current housing programs and, in one instance,

provided for a new departure in federally aided public housing.

Under a provision of the measure, funds would be provided to rent or lease some public housing units. It has been the practice to build new public housing units.

The effect of the new law would be to scatter public housing units throughout a community, rather than to concentrate them in one spot as is now the rule.

Urban Post Bill Signed By Johnson

9-10-65

Washington (AP) President Johnson signed into law Thursday legislation creating a new Department of Housing and Urban Affairs and called it "a wise, just and progressive measure for all America."

Johnson delayed announcement of his selection to head the new department which will be the 11th Cabinet post.

Speculation has centered on Robert C. Weaver, director of the Housing and Home Finance Agency which is the core of the new department.

If Weaver is appointed and confirmed by the Senate he would be the first Negro ever to serve in a President's Cabinet.

The President hasn't even hinted at his choice, however, and others have been mentioned in rumors, among them Robert C. Wagner, who is not seeking re-election as mayor of New York, and Albert Rains, an Alabama Democrat who specialized in housing legislation while a member of the House.

The new department supplants the Housing and Home Finance Agency and puts under one roof urban-oriented programs now scattered

Green Light In UR Study Is Expected

The green light for engineering studies in the urban renewal project 1 area is expected to be given by the Champaign City Council Tuesday night.

The Council will consider a resolution authorizing the execution of contract with DeLeuw, Caher and Company, engineering consultants, for the preparation of project improvements report for the area.

Urban Renewal Director David Gensemer said Tuesday morning the report would include all improvements to be done in the area except construction of buildings.

Gensemer said he expected the report to take 30 to 45 days to complete, after which the council, after a public meeting, could give final approval to the plan and work could begin.

Gensemer said the study would list existing utilities, streets, sidewalks, lighting and needed improvements in these and other areas as well as cost estimates.

If the resolution passes, it would mean the city council has approved the tentative plan for the area. The tentative plan is expected to be released to the press late this week or early next week by City Manager Warren Browning.

Bowles To Quit Urban League Post

Robert O. Bowles, executive director of the Champaign County Urban League, has submitted his resignation, effective Nov. 26.



BOWLES

Bowles terminates his association with the local league offices to become executive director of the Urban League offices in New Haven, Conn.

Eugene Suggs, president of the

Champaign County Urban League Board of Directors, stated, "It is with deep regret that we accept the resignation of Bob Bowles. He has not only been an asset to our Urban League organization, but equally as important, an asset to the community as a whole."

The personnel committee of the league is now contacting the National Urban League and other sources for candidates to fill the staff vacancy left by his resignation.

Other staff members of the local league include Edward G. Alexander, associate director, and Mrs. Lorraine Sankey, office secretary.

Homeowners Group Delays Meeting

The Northeast Homeowners Association canceled their Thursday night meeting and rescheduled it for 7:30 p.m. Oct. 28 at St. Luke's CME Church, 809 N. Fifth, C.

A report on efforts to obtain a plot of land outside the city on which to relocate homes from the Project 1 area urban renewal area will be given at that time.

30 Housing Units to Be Outside Renewal Area

Modified plans for Champaign's Project 1 urban renewal area call for construction of 60 units of public housing within the area, rather than the 90 units originally planned.

The remaining 30 units are slated for construction outside the urban renewal area. A specific location has not been chosen.

The change is seen as a concession to those who opposed location of all 90 units within the Project 1 area on grounds that such a move would perpetuate residential segregation.

The city council modified the original plan of the Citizen's Advisory Commission on Urban Renewal relocations that part of the 90 units be located outside the Project 1 area.

Various local civil rights groups had previously protested the proposed location of the 90 units within the Project 1 area, saying there were already many public housing units concentrated in that vicinity.

Receives Letter

Harold Sloan, director of the Champaign County Public Housing Authority, said Monday that the city has informed him by letter of the proposed change.

He in turn has notified the Public Housing Regional Office in Chicago. The Chicago office has indicated that the revision will receive full consideration.

The Housing Authority's application for the 90 units will be returned from Washington and Sloan will prepare a new application based on the 60 units, he said.

The other 30 units will probably be covered by a separate application.

For Relocation

Champaign's urban renewal director, David Gensemer, said Monday that he hopes all 90 units can be constructed concurrently, as he feels they will be needed while relocating displaced families.

Sloan and Gensemer said the exact location of the 60 units proposed within the Project 1 area has not yet been determined.

This will be a decision of the city council, Gensemer indicated.

Sloan said possible sites for the remaining 30 units are being sought and that he hopes to submit the request for these units soon.

Ask Federal Money For Plans Here

A resolution requesting funds from the federal government to finance preparation of studies and plans for an updating of the Comprehensive Plan for Champaign was passed by the City Plan Commission Tuesday.

The resolution will be submitted to the City Council for approval.

According to the resolution, the present Comprehensive Plan has become obsolete and the present staff in the Planning Department is insufficient to prepare a new one in a "reasonable period of time."

If the City Council approves the resolution, it would request the Illinois Board of Economic Development to make application to the U. S. Housing and Home Finance Agency for planning assistance funds under Section 701 of the Federal Housing Act.

The Plan Commission would prepare the necessary work program materials and a cost analysis of the present planning budget which would indicate the actual expenditures and grant funds possible if the program is undertaken.

Deny Rezoning For American Legion

The Champaign Plan Commission voted Tuesday not to rezone the 500 block of East Bradley so that American Legion Post 559 could construct a new post home there.

In defeating the rezoning issue, however, the commission voted to render all possible assistance of city departments in helping the post find a new location.

It is expected land might be made available in the urban renewal area.

In other action, the commission scheduled a public hearing Nov. 2 to discuss rezoning of 112 W. Columbia from residential to commercial and the west side of Neil from Columbia to the Illinois Central tracks from residential to commercial.

The commission gave final plat approval to Brookshire subdivision and preliminary plat approval to Stonegate III subdivision.

The Oct. 19 meeting of the Plan Commission was canceled because the planning staff will be attending a convention at that time.

- GAZETTE

Plan Meet On Housing For Low-Incomes

The Champaign Human Relations Commission will hold a public meeting Oct. 21 to discuss housing for low-income families displaced by urban renewal.

The commission will explore methods of sponsoring and providing lower cost rental and sale housing in the city.

Several state and local officials will attend the meeting. Included will be:

Harley E. Miller, head of urban renewal and multi-family housing division of FHA in Springfield; Rudard A. Jones, director of the University of Illinois Small Homes Council; George L. Pope, chairman of the Northeast Neighborhood Committee; John H. Barr and Robert Zackery, Citizens Advisory Committee on Urban Renewal; and David D. Gensemer, director of urban renewal in Champaign.

At the last meeting of the commission, Gensemer requested the group act as sponsor for low-cost housing under a section in the federal housing act allowing low-interest loans for this purpose.

Gensemer has said that since the last meeting, a local construction company expressed interest in acquiring all land in the project area set aside for construction of low-cost housing.

★ ★ ★ ★

Offer 'Basis For Action' On Parks

By HAL ALEXANDER
News-Gazette Staff Writer

A printed booklet entitled "Basis For Action" which outlines operations and capital improvements for Champaign Parks was presented to the Board of Park Commissioners Thursday by Arnold D. Gesterfield, general manager of the district.

The booklet divides plans into three sections — annual operation, progress and time schedules for capital improvements approved by the board and recommendations for needed operational facilities and capital improvements.

Two important projects already approved by the board are mentioned in the booklet.

The Capron Memorial Play Sculpture, to be located in West Side Park, is expected to be in place by next spring.

The report points out the park district will only approve the site, planning and finally the completed project. William Fothergill, the sculptor, is responsible for all other arrangements.

Additional Landscaping

However, the park district plans additional landscaping to blend the play sculpture with other areas of the park. This is expected to be completed by next summer.

The backstop, water lines, infield grading and layout of the baseball field in Centennial Park have been completed.

The field has been developed for both public and school use for day and twilight use. It will not be lighted.

Outfield grading, seeding, top dressing and feeding have also been completed.

The major recommendation for capital improvements not yet approved by the board is for an office-shop complex in Centennial Park.

The board authorized Gesterfield to investigate architectural and engineering studies procedures immediately.

Need Working Space

The report points out "if the Champaign Park District is to grow significantly and produce the optimum result, an adequate work area must be available to serve both the needs of the administrative and the operational staff."

Recommendations for improvements in other parks included in the booklet were:

Bottenfield Park: Move the

baseball backstop further back, removal of the concrete block storage building, installation of a drinking fountain in the area of the new shelter.

Glenn Park: A general development plan for improvements to be presented for board approval by Feb. 1.

Thompson Lots: A general development plan to be presented for board approval Dec. 15.

Harris Park: Change name to Elm Boulevard and install an identification sign, additional landscaping.

Hessel Park: Metered lights installed for night use of tennis courts, floodlights in southern and western portion, paving of gravel area north of the pavillion, redesigning of central and southern areas.

West Side Park: Flower bed at northeast entrance redeveloped, improvement of playlot enclosure, additional identification sign at northwest entrance.

Switzer Park: More playground equipment for older children.

Beardsley Park: Additional night lighting installed in pavillion and restroom area, metered lights installed on tennis courts, additional flower beds and tree plantings.

Douglass Park: Additional tree planting, playground equipment for older children, additional hard surface areas for game courts, lights on tennis courts, additional lighting for better night supervision of the park.

Scott Park: Metered lights for tennis court.

Washington Park: Identification signs, additional landscaping.

Clark Park: Identification sign, appropriate planting.

Mayfair Park: Identification sign, additional landscaping and flower beds, benches installed.

Davidson Park: Additional play equipment and picnic tables, additional landscaping.

Eisner Park: Asphalt paved sidewalk from the baseball diamond to shelter, additional lighting and metered lights for tennis courts.

Willis Park: Change name to Willis Boulevard, additional landscaping.

Garden Hills Park: Additional lighting, metered lights for tennis courts, paved surfaces for all play equipment.

as On UR Program Displaced

Families displaced by the Urban Renewal program in Champaign won't be permitted to rent Public Housing units in Urbana or Rantoul, as preference must be given to local eligible residents, it was agreed at a meeting Wednesday of the Champaign County Public Housing Authority.

The law requires that first preference for public housing be given to families displaced by an Urban Renewal project or other governmental action, such as highway construction, Harold Sloan, executive director of the housing authority, said at Wednesday afternoon's meeting of the housing authority.

Sloan said this could conceivably mean the authority could take no tenants except families displaced by Urban Renewal program.

He said first preference must be given to eligible applicants who are residents of a city. Champaign people cannot be relocated in the Urbana housing project as eligible Urbana applicants must be given preference, he said.

Oscar Steer, chairman of the authority, said it would not be fair to Rantoul, for instance, to send displaced families to the project there.

Sloan said moving of Champaign persons to an Urbana project would bring objections from the City of Urbana . . . "and I think rightly so."

Steer said this policy was "the only way to be fair to municipalities with whom we have agreements."

And Sloan added that the responsibility for relocating displaced families was not that of the Housing Authority but of Urban Renewal program authorities.

Steer added: "I think we should protect the municipalities we have agreements with. If we fail the projects with people from other areas we are not fair to the city."

Later, the board housing authority agreed that displaced families that fall under the classification of "undesirable," accord-

Site Revealed For 60 Housing Units

By GEORGE COMINOS
News-Gazette Staff Writer

The site selected for 60 public housing units to be constructed within the Project 1 Urban Renewal Area in Champaign will be in the same general location where a 90-unit development had been contemplated.

This was disclosed at a meeting of the Champaign County Housing Authority Wednesday afternoon when it was agreed, at the request of Champaign city officials, to reduce the number of housing units asked for this development from 90 to 60.

The new site selected by Champaign city officials and concurred in by the board of the housing authority lies between the Illinois Central Railroad tracks on the west and Fourth St. on the east.

It is south of Eureka St. extended and approximately north of Tremont St. extended.

Streets within the development are, among them Tremont, Poplar and Ash, are to be vacated.

The housing development, which will be similar to the Lakeside Terrace in Urbana, will be away from the railroad tracks.

Site for the 90 units was further to the north. Harold Sloan

executive director of the housing authority, said Thursday morning that the Public Housing Administration in Washington had tentatively agreed to the site of the 90 units and it is presumed it will agree to the new site selected.

During the meeting, Sloan said that a park is to be developed to the north of the new housing site. Reason for reducing the number of housing units from 90 to 60, Sloan said, was in compliance with a letter from Champaign City Manager Warren Browning.

Browning wrote, Sloan said, that Champaign city officials felt the number of units should be reduced to 60 because relocation studies of the Project 1 Urban Renewal area showed that 57 families will have to be relocated in other housing since their dwellings are to be torn down.

Browning asked that the 30 remaining units be located outside of the Urban Renewal area. No decision has been made on a site for the 30 units.

Sloan said the 60-unit development contemplated would consist of duplexes, four-unit buildings and a few six-unit buildings. They would have up to five bedrooms.

The development program for the housing project in the Urban Renewal area "is pretty well along," Sloan said and it is now under consideration by the Public Housing Administration in Washington.

Families displaced by the Urban Renewal program will have first priority for renting units in the new public housing development, Sloan said, in accordance with a regulation that provides that families and persons displaced by a governmental action have first priority.

Sloan said bids for construction of the public housing project for the elderly at Second, Third and Stoughton Streets in Champaign will be opened at 2 p.m. Oct. 28. This will be an eight-floor building with 84 units.

The Public Housing Administration has also approved a 20 unit housing project for the elderly in Rantoul, which is now in the planning stage.

Land Buying Policies Are Announced

Policies governing the acquisition of property within the Project 1 urban renewal area were adopted Tuesday night by the Champaign City Council.

Councilman Virgil Wikoff said the policies are designed to assure that no one is "gypped out of their property."

The resolution adopted requires that "the interests of all persons concerned will be protected impartially by insuring that fair prices are paid for all property to be acquired."

The policies are also designed to discourage real estate speculation and to minimize hardships caused to owners and tenants.

Chief provisions to accomplish these ends are:

—Provision that pre-acquisition appraisals will be used as guides for establishing fair prices for property.

—A requirement that all owners and tenants of property contemplated for acquisition will be fully informed and given adequate notice.

—Owners will be permitted, as far as practicable, to determine when the city will take possession of the property.

Guarantee

—A guarantee that no occupant will be required to vacate without 90 days written notice.

—A provision that the city shall pay the purchase price before requiring possession of the property, or pay 75 per cent of the appraised value where the price is in dispute.

The properties to be acquired are those which fall into the following categories:

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The properties to be acquired are those which fall into the following categories:

1. Properties incompatible with the land use designated in the final urban renewal plan (still to be adopted).
2. Structures which do not meet the minimum property standards.
3. All property designated in the final plan for public use, such as parks or streets.

J. Lloyd Brown To Do Appraisals

J. Lloyd Brown, local real estate appraiser, has been hired to conduct property appraisals for Champaign's urban renewal area.

An \$11,400 contract was approved Tuesday night by the Champaign City Council.

Brown's appraisals will be the second of two appraisals required in the area by the federal urban renewal regulations.

The first appraisal is being made by an out of town firm, The Roy Wenzlick Co. of St. Louis.

The two independent appraisals will be used to balance one another in arriving at fair prices for the city to pay owners of property that must be acquired by the city in the urban renewal process.

The appraisal is to be completed within 90 days.



Robert C. Weaver, nation's housing boss, addresses Mortgage Bankers Assn. here. (Sun-Times Photo)

Weaver Sees Better Cities In New Housing Programs

By Abra Prentice

New programs are being launched that will attack urban problems and make better cities for all Americans.

So said Robert C. Weaver, administrator of the Housing and Home Finance Agency, Wednesday when he addressed the third session of the '52d annual convention of the Mortgage Bankers Assn. in the Conrad Hilton Hotel.

Weaver discussed both old and new developments in housing programs.

"All of these developments," he said, "are pointed in a single direction—better cities for all Americans."

Most Critical

The two most critical parts of this program are the Housing and Urban Development Act of 1965 and the creation of a Department of Housing and Urban Development, he said.

Weaver has been considered President Johnson's choice to head the newly formed department. If so, he would be the first Negro to serve in the Cabinet.

Later at a press conference, Weaver said he had not spoken to the President about the appointment since the bill was passed creating the department.

"I expect he'll speak to me about it," he answered when asked if he had plans to speak with the President soon. Weaver added that there was "a great deal of speculation on other candidates" for the post.

In his speech he said the department will be reorganized and carry out the functions of

CHICAGO SUN-TIMES

BUSINESS NEWS

Thursday, September 30, 1965

Page 119

the old HHFA before the end of this year. "The FHA will continue with a measure of rehabilitation and reuse of

Low-Income Housing

Weaver stressed new approaches to the problem of supplying decent housing to low-income families.

"An estimated 60,000 units will be added each year for the next four years, including the greatly expanded purchase, existing housing for low-income families," he said.

Programs for housing the elderly have also been expanded. "The concept of old-age ghettos has been demolished," Weaver continued.

The rent supplement program has provided a new approach for developing decent housing for low-income families. This sort of program can build very rapidly, he pointed out.

Role For Bankers

"There is a tremendous opportunity here for mortgage bankers to play a leading role, in several respects," he noted.

Weaver said the bankers could generate new construc-

tion through the origination of mortgage loans and their eventual placement with institutional investors. They could also develop sponsor interest among nonprofit groups in their churches and communities.

Weaver then turned to urban renewal, noting that a stronger emphasis would be placed upon low and moderate income housing on renewal sites.

New programs are directed toward developing sounder patterns of growth in suburban and outlying metropolitan areas. "Over one million acres of land becomes put to urban uses each year," he said, "and that number will be expanding.

Weaver remarked that post-war suburban development has been both ugly and wasteful resulting in what we call urban sprawl. He cited the program of FHA insurance and land development as "our most significant new tool for developing sounder communities."

ing to guidelines set by the authority, won't be given public housing.

Earlier, Sloan had explained that the classification is based on an investigation to determine the past history of a family, its financial ability, its past history with a landlord, its social conduct and standards of morality.

It was stated it would be unfair to other tenants to rent to "undesirable tenants." Sloan said there had been instances where there had been trouble with tenants and they had to be evicted.

During the discussion Sloan went over a number of changes relating to the housing authority's methods of selecting tenants and these will be sent to the Public Housing Administration's Chicago office for approval.

FRIDAY, FEBRUARY 18, 1966.

THE NEWS-GAZETTE

All Details On UR Not Yet Known

Champaign Urban Renewal Director David D. Gensemer said Friday all information requested from his department on urban renewal plans for the project 1 area by the Champaign County NAACP was not yet available.

Gensemer issued his statement in reply to a request by the NAACP that his office fill out questionnaires (prepared by the NAACP) with pertinent information for each property owner and renter in the area prior to the public meeting before the Champaign City Council.

Gensemer said requests for prices to be paid by the city for houses or other property to be demolished would be set up by the City Council and not his office; therefore, the information was not yet available.

Gensemer said, however, each person in the area would know whether or not his house or apartment building was scheduled for demolition before the public meeting, scheduled for late March.

According to policy, full informational statements containing all requested information on the NAACP questionnaire, Gensemer said, would be provided personally to each individual in the area within 120 days after execution of the Loan and Grant contract with the federal government.

A relocation office with a full-time officer will be opened in the project 1 area within 10 days, Gensemer said. The office will be located at 808 N. Fifth.

CHAMPAIGN-URBANA COURIER

Gensemer Memorial Planned

A memorial fund in memory of Sp. 5 David Daniel Gensemer, Champaign soldier killed in Viet Nam, has been established, Mrs. R. C. White of 1007 Devonshire Dr., announced Wednesday.

The fund will be handled by The Commercial Bank in Champaign, and "small or large tokens of regard" may also be taken or mailed to the bank, addressed in care of Ralph Hopkins.

Mrs. White said the fund has been established because "Many citizens of the community wish to express sympathy to the family." Contributions should be accompanied by the name of the sender.

"Suggestions for a suitable memorial will be welcome," Mrs. White said.

Sp. 5 Gensemer, 23, son of Champaign Urban Renewal Director and Mrs. David Gensemer, 1906 W. William St., was killed by small arms fire Jan. 30 during fierce fighting in the Bong Son region of Viet Nam.

His parents, wife Brigette and daughter Patricia Diane, are in Texas for funeral services scheduled at 3:30 p.m. Thursday in the Cage-Mills Funeral Home chapel, Corpus Christi.

Graveside military honors at Seaside Memorial Park Cemetery will be conducted by a detachment from Corpus Christi Naval Air Station.

Gensemer Memorial

A memorial fund for David Daniel Gensemer, son of Champaign Urban Renewal Director and Mrs. David Gensemer, who was killed in action in Viet Nam recently, has been established by a group of local citizens at the Commercial Bank in Champaign.

A spokesman for the group said small or large tokens of regard should be addressed to the bank in care of Ralph Hopkins or left at the bank to his attention.

Urban Renewal and Integration: Is One Without Other Possible?

By David Witke

Urban renewal will not eliminate residential segregation in Champaign — but it will alleviate the situation, according to Henry Spies, vice chairman of the Citizens Advisory Committee on Urban Renewal (CAC).

He forcefully advanced that view this past week during a meeting of Project 1 area residents, in reply to a recurring charge that some aspects of the city's tentative renewal plan will perpetuate ghetto patterns.

Spies feels that one of the key tools for breaking the residential barriers will be the 221-d3 housing planned in the northwest section of the Project 1 area.

These medium-priced, planned-development apartments will attract white married university students, young faculty members and others, he feels, due to the shortage of medium-priced housing now available in the community.

Moving Out?

Some of the neighborhood residents, however, were more interested in the possibility of Negroes moving out of the ghetto than in the possibility of Caucasians moving in.

One woman asked outright whether the Urban Renewal Department intends to relocate any displaced Negro families outside the North End.

City Urban Renewal Director David Gensemer pledged in reply that, "We will relocate a family wherever in the city we can find a house for them that they can afford."

The racial turn taken by almost every discussion of urban renewal was officially recognized this past week by CAC chairman John Barr in a letter to Robert C. Weaver, secretary of housing and urban development.

Inseparable Problems

In his letter, Barr noted: "Early in the planning period, we were advised that urban renewal and race relations were two separate problems and that

we should not try to mix the two.

"We have learned, however, that at least here in Champaign the two problems cannot be separated, and we have kept this uppermost in our minds while planning the project."

Despite this awareness by the city, some of the conflicts have not proved fully reconcilable.

The most intense and concerted "segregation" charge has involved the proposal to locate

60 units of public housing within the project area.

This proposal has been consistently opposed by civil rights groups and others concerned over the possible perpetuation of the ghetto pattern.

On the Record

Even the Neighborhood Committee of the CAC has gone on record against public housing within the area, according to Eldridge Long, chairman of that group.

"The original proposal was for 90 units of public housing within the area. This committee went on record as opposing any public housing in the area," Long says.

"But because urban renewal requires compromises as all things require compromises, we have made a compromise of 60 units inside the area and 30 elsewhere. But this committee still is on record as opposed to any."

At the Tuesday night meeting, an NAACP spokesman attacked the proposed location and then asked the audience if they wanted the units within the neighborhood.

She was answered with a chorus of no's.

Long then asked the audience "Why?" There was silence except for one man who replied, "I don't want them nowhere."

Later the NAACP spokesman rose to give her answer: "They will retain the ghetto we now have existing."

Problem of Economics

Despite an apparent underlying sympathy for this position among city officials, there exists one overriding reason why public housing will be located within the project area.

That reason is that the city will obtain some \$106,420 of "credit" toward the city's share of urban renewal costs as a result of including the public housing in the urban renewal plan.

At present, the city share of final costs is estimated at \$753,956. (The federal government pays the other 75 per cent.) Only

about \$400,000 of this is expected to be available in cash. The remainder will be paid by obtaining "credits" for public improvements within the project area.

Thus, the compromise — reducing the number of public housing units from 90 to 60 — has already cost the city a considerable amount in "credit."

It would seem unlikely that the city could afford to sacrifice the entire amount.

FRIDAY, MARCH 25, 1966.

THE NEWS-GAZETTE

Terms City UR Planning Inadequate

Rev. Blaine Ramsey, president of the county NAACP, issued a statement Friday blaming the city council for what he termed an inadequate financing plan for the urban renewal project 1.

Ramsey said if an adequate financing plan for the city's 25 per cent share of the project had been formulated the present impasse with federal officials would not have been reached.

Ramsey said the fact that locating 60 units in the project area in order to obtain \$106,000 credit for the city's share was a necessity in the city's financing plan showed lack of good planning.

The federal government has objected to the location of the 60 units in the project area on the grounds it would perpetuate segregation.

Ramsey said: "Because of their own failure in this regard, the Negro community has been told that it must accept an urban renewal program which has all the earmarks of patronage and racial containment."

CHAMPAIGN-URBANA COURIER

Sunday, Mar. 6, 1966

Eureka St. Residents Want to Save Homes

To the Editor,

Sir: We live on the north end of E. Eureka street at No. 613. No one in this block wants to give up his home. It is against our ideals. Why would this city of Champaign have someone come here and run our city?

Don't we have capable people to run Champaign?

We people have worked hard to make a home for ourselves. Why then, are we being pushed around? We bought and paid for our homes and street so we would not be pushed around. We are just on the verge of being pushed out to someplace we don't want to go.

HARRY THOMAS

Champaign

Cit. Cautious, But Optimistic

By David Witke
Champaign Urban Renewal
or David Gensemer said
day he believes the city
vince federal officials of
ed for building public hous-
within the Project 1 area.

feels the federal officials
necessarily disagree with
ty's decision to build pub-
ousing within the renewal
out that they do want addi-
documentation on the rea-
behind the city's decision.
Gensemer said he is "cau-
y optimistic" that the city's
on can be documented to
federal officials' satisfac-

Champaign's tentative renewal
and application for funds
returned during the past
by the regional urban re-
office as "not acceptable"
y now stand.

Agency Cited

"basic deficiency" cited
federal letter was "lack
documentation on the search
public housing sites outside
project area and on the de-
to locate 60 units of public
g within the area."

letter added that "If pub-
ising is to be built within
project area, the documen-
must establish that all
ilities for locating it else-
have been exhausted."

Gensemer interprets "exhaust-
this connection to mean

"determined unsatisfactory for
one reason or another — such
as cost, size or other factors."

In Champaign, a decision to
locate all 120 units of proposed
public housing outside the area
would be economically unfea-
sible, Gensemer said.

Guidelines Set

He pointed out that the Fed-
eral Housing Administration,
which finances public housing,
has laid down definite guide-
lines by which communities can
determine if land costs are too
high for public housing.

Normally the limit for site
property is \$1,000 per unit of
public housing, he said. In some
instances this can go as high
as \$2,500.

But the four sites outside the
project area considered by the
Champaign county Housing Au-
thority ran about \$4,600 per unit,
Gensemer said.

Only through a compromise
of 60 units inside the project
area and 60 units outside could
the per-unit cost be reduced to
levels acceptable by the Public
Housing Administration, he said.

Gensemer also pointed out
that there is no flat ban on
public housing within urban
renewal areas. Other cities have
been allowed to place public
housing within renewal projects.

These cities include Little

(Please Turn to Page 24)

Public Housing Sites:

U.S. Explains Its Position

Swartzel, U.S. regional
of urban renewal, in-
l in a telephone conver-
Saturday that careful
eration will be given to
ditional documentation of
Champaign's decision to place
housing within the urban
al area.

he same time, he empha-
that "we do not want ur-
renewal to be a vehicle for
ation of particular pat-
— economical, racial or
ver."

basic reason that Cham-
s urban renewal applica-
as returned as "not ac-
le," he said, was lack of
entation in that nothing
it or decisive" was sup-
relation to several mat-

e matters include consid-
of availability of public

housing sites outside the project
area, what specifically has been
done to provide for relocation of
low - income families and the
degree of racial segregation now
existing in the area.

Swartzel said, "The city had
the conditions made known to
them, and now we are saying
'You haven't documented your
case with respect to the goals
and policies in mind'."

City Urban Renewal Director
David Gensemer and City Man-
ager Warren Browning indicat-
ed Saturday that they feel
the additional documentation
can be compiled within two
weeks.

The application may not be re-
submitted that quickly, howev-
er, as the city council may wish
to arrange a joint conference
with Swartzel and present the
documentation at that time.

See Agreement On UR Housing Sites

BY JIM KLOSOWSKI
News-Gazette Staff Writer
The Champaign County Hous-
ing Authority revealed Wednes-
day that an agreement with the
city of Champaign over location
of urban renewal units is "closer
than ever before."

Under present plans for Cham-
paign's urban renewal project,
units will be located inside
an urban renewal area in the
north section of the city and 60
units outside this area. Disagree-
ment over selection of sites out-
side the area has delayed appli-



cation for federal funds to fi-
nance the project.

At a regular board meeting
Wednesday Harold Sloan, coun-
ty housing authority director,
said the authority presented its
own site proposals to the city
last week.

Withholds Sites

Sloan declined to reveal the
exact location of the sites until
a final agreement is reached.

Sloan said earlier site sugges-
tions by Champaign officials
were thought to be "undesirable
for public housing by the author-
ity board." He also said Public
Housing Administration officials
from Chicago regional offices
inspected and gave unofficial
approval to the local authority's
site proposals. "They said it was
the very best we could do,"
Sloan said.

'Satisfy All'

Sloan said delay of the urban
renewal project was caused by
various objections of civil rights
groups. But he added the au-
thority's sites "should satisfy
all groups."

Sloan said the board is now
waiting for approval from
Champaign officials. "If they let
us know whether to go ahead,
we will file for formal site
approval by federal authorities"
Sloan said.

Sources in Champaign said
Thursday that city officials,
who are anxious to get the proj-
ect started, are expected to
look favorably upon the two sites
proposed by the authority.

Oscar Steer, authority board
chairman, said "we are closer
to hitting the nail on the head
... than we ever have before."

Sunday, April 10, 1966

CHAMPAIGN-URBANA COURIER

NE Clean-up Successful

At least 19 truck - loads of
trash were hauled away Satur-
day in northeast Champaign's
clean - up campaign, according
to an organizer of the project.

Louis Nash, 411 E. Beardsley
Ave., said about 80 per cent of
the neighborhood co - operated
in the 7:30 a.m. to 4 p.m. drive
but that the drive was not com-
pleted.

"People contributed trash but
we needed their help in loading
it. If we have another clean -
up drive, we'll have to
have more cooperation about
loading," Nash said.

He said four trucks picked up
stoves, refrigerators, mattress-
es, bicycle tires and "some of
everything".

The project was originally pro-
posed by Osborne Cole, 406½ E.
Eureka St., at a meeting
of neighborhood residents favor-
ing urban renewal.

Saturday, April 1, 1967

CHAMPAIGN-URBANA COURIER

LOW-COST HOUSING GROUP CHARTERED

A not - for - profit charter
has been issued to the Cham-
paign - Urbana Interfaith Apart-
ments Corp., according to an
announcement of the Illinois sec-
retary of state's office.

The new corporation, head-
ed by Hugh O. Nourse, Eugene F.
Scoles and Merlin Taber, start-
ed as the Interfaith Steering
Committee on Low Cost Housing.
It has obtained pledges
totaling around \$20,000 from
local churches interested in co-
sponsoring a 221 (d) 3 housing
project.

The group will meet next week
for further discussion of its
plans.

Project 1 Area:

Residents Back Renewal Plans

By David Witke

A group of residents of Champaign's Project 1 urban renewal area Thursday night voiced strong support for the city's urban renewal plan.

They scored the controversy over the location of public housing as irrelevant to the main issue, which they defined as "better housing for everybody." Representatives of about 15 families, all residents of the project area, attended a hastily called meeting organized by Louis Nash to express a desire that urban renewal plans will continue to advance.

Many of the group expressed relief that most public opposition to the renewal plan has been organized and led by nonresidents of the project area or those who "already live in fine homes."

"Those opposing urban renewal are penalizing the people that need better housing," Nash said.

Should Have to Move

Mrs. Alice Stewart agreed. "If we don't get urban renewal, I'll have to go somewhere else," she said, "because I can't stand here any longer. I'm very much for urban renewal and homes needed badly."

Dawson Banks Jr. said, "Urban renewal is the best thing that ever happened to Champaign. It will profit all the people of the area."

"If these people (opposing public housing within the project area) are really fighting for integration, why weren't they fighting it before out at Bradley-Kinley (a housing development). That was the place to fight that fight. That's not a fight with urban renewal—that's a fight against the public housing administration."

"As for me, I have a lot of things I'd like to do to improve my house, but I can't."

Not Representative

Nash added, "We have areas here that badly need something done and that urban renewal will benefit. But often the personal loans available downtown to these residents are not sufficient to do the job."

"I feel that originally almost all the people of the area favored urban renewal. Then along came groups supposedly speaking for us, led by people who live in nice housing or else not in the area. Their opposition is hurting the plain people."

William Butler asked, "What would it prove to place all the public housing outside the project area? Nothing. I know people in the neighborhood who aren't willing to leave for public housing elsewhere. Urban renewal is designed to help all the people and you shouldn't fight that."

Nash pointed out that the plan does include provision for public housing outside the project area as well as inside, so residents would have their choice of which they prefer.

For Better Housing

Another man added, "Urban renewal isn't supposed to be a cure-all for integration and all that other stuff. The purpose of the program is better housing. I'm for integration, but if you have to live in a ghetto, make it a nice ghetto, a place to be proud of."

At this point, Banks interjected: "If you kill urban renewal, you're dead."

Nash added that the improvements scheduled for the area, combined with required urban renewal policies, should help integrate the area regardless of the location of public housing.

A. L. Pirtle said "I definitely feel we should have urban renewal, and I don't see anything wrong with the existing plan. I'm certainly for it — and as fast as possible."

The group agreed to circulate petitions expressing their endorsement of the urban renewal plan. Other meetings may be called later.

**Clean-up Drive Set
Backing Renewal Plan**

Tentative plans for a "clean-up campaign" to show support of Champaign's urban renewal plan were launched Thursday night by Osborne Cole and Louis Nash.

The suggestion of a neighborhood cooperative cleanup was made by Cole during a meeting called to endorse urban renewal. Nash agreed to help Cole organize the project.

Cole said his first step will be to gain neighborhood support through personal contacts and by working through the churches and other organizations.

He said idea of the campaign will be to pick up papers and trash that litter streets, vacant lots and alleys. He hopes to obtain use of trucks to haul the rubbish away.

30 Public Units:

Plan Scattered Housing Sites

Scattered sites have been authorized for 30 units of public housing to be constructed in Champaign.

The units will be built on no more than three separate sites, however. Possible sites are now being studied.

This authorization by Harold Sloan, director of the Champaign County Public Housing Authority, was announced by the Citizens Advisory Committee for Urban Renewal.

The decision does not affect the 60 units of public housing which are to be constructed within the Project 1 urban renewal area. Those 60 units are to be contained in 18 well separated buildings on a single 7.5 acre site in the southwest corner of the Project 1 area.

All 90 units originally were slated to be within the project area, but recommendations by civil rights groups and the CAC resulted in a compromise whereby 30 of the units will be located elsewhere in the city.

It is these 30 units which are to be located on the scattered sites. Local civil rights groups

have long favored scattered sites for public housing.

A representative of the Chicago regional office of the Public Housing Administration is to visit Champaign soon to review the six or seven sites now under study. He will advise local officials which of the sites he finds most suitable.

These possible sites were selected by the county Public Housing Authority with the cooperation of the city of Champaign. The possible sites will not be announced until final selection is made, in order to avoid land acquisition problems.

Thursday, June 8, 1967.

AMPAIGN-URBANA COURIER

For Bernard Smith:

Court Ends 'Campaign'

Mayor Virgil C. Wikoff managed to beat Bernard Smith to the punch Tuesday.

As Smith, a vigorous critic of Champaign's minimum housing code inspection program, approached the microphone during the audience participation phase of Tuesday's City Council meeting, Wikoff quickly asked City Manager Warren Browning to outline the city's position in the wake of a Supreme Court decision which could restrict Champaign's enforcement program.

Browning read a memorandum sent during the day to Lawrence Kirby, head of the Building Inspection Department, and Fire Chief Willard Ashby ordering a suspension of the inspection program until City Attorney Albert Tuxhorn has

had an opportunity to study the full text of the decision.

Once this was done, Wikoff said, "Would you please introduce yourself, Mr. Smith?"

Smith, of 611 W. Beardsley Ave., noted with pleasure that the Supreme Court "at the proper moment... ended my campaign."

In reply to a question from Roy Williams of the Peoples Poverty Board about the effect of the decision on Champaign's urban renewal program, Browning said it was impossible to say until they have had an opportunity to study the court decision.

One of the requirements of the Housing and Urban Development Agency for approval of an urban renewal program is the presence and enforcement of a minimum housing code.

SATURDAY, MAY 28, 1966.

THE NEWS-GAZETTE

Cartoon Contest To Choose Symbol For Urban Renewal

A contest to come up with a cartoon-like figure to represent the Champaign urban renewal program has been initiated by the Citizens Advisory Committee on Urban Renewal.

According to the committee, the figure would be used on construction projects to indicate the project was an urban renewal or redevelopment project.

The winner of the contest will receive an \$18.75 government bond. The CAC will act as judges in the contest which closes July 10.

Entries should be mailed to Roscoe Tinsley, 312 E. Church, C.

WEDNESDAY, MAY 11, 1966.

THE NEWS-GAZETTE

Fair Housing Bureau Meet Is Thursday

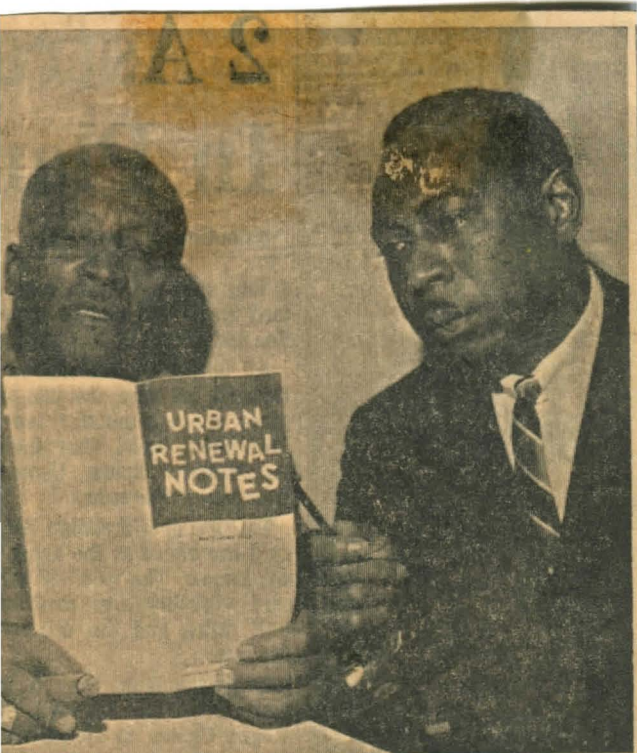
A meeting to discuss what other state and local organizations have accomplished in the civil rights field and to review and discuss the present and future role of the Champaign Fair Housing Bureau will be held at 8 p.m. Thursday at the Mt. Olive Baptist Church, 808 E. Bradley, C.

All bureau volunteers and interested persons are invited to attend.

Robert Gillespie, new bureau chairman, said the meeting would not consist exclusively of reports but rather for discussion. Reporting on the activities of other groups will be Philip Walker, Illinois Commission on Human Relations; Robert Zachery, Council for Community Integration; and Gardner Stillwell, Inter-Faith Council.

A review of the Fair Housing Bureau activities will be given by John White, community concerns committee; Judy Fiedler, employment centers committee; Charles Morris, public relations committee; and Libby Hofsas, office procedures.

Discussing development of areas for bureau involvement will be Donald Moyer, the role of the bureau in relation to other groups; Robert A. Johnson, cooperation with the Board of Realtors; and James Williams, urban renewal in Champaign.



URBAN RENEWAL OFFICE OPEN

The Urban Renewal Project office at 808 N. 5th St. opened Monday morning to disseminate information and assistance persons living within the project 1 urban renewal area. Frank Hendrick, left, of E. Bradley Ave., talks over

property information with Relocation Officer James Williams. The office, located within the project area for easy access by residents, will be open from 10 a.m. to noon and 1 p.m. to 5 p.m. Monday through Friday.

Urban Renewal:

City to Step Up Information Campaign

The Champaign Urban Renewal Department has announced a concerted program to disseminate specific information on urban renewal to all residents of the Project 1 area.

The announcement was made in response to a recent request from the Champaign County NAACP that the residents be supplied full information on their individual situations in order to reduce "fears, worries and rumors."

City Urban Renewal Director David D. Gensemer replied Friday that a brochure containing "as much of the information re-

quested as is available at this time" is now being prepared and will be distributed to all persons in the project area "within the next few weeks."

Office to Open

Other facets of the department's informational campaign will include:

— The Project Site Field Office at 808 N. 5th St. will be opened within 10 days.

Relocation Officer James Williams will be available daily in this office to assist those who want information concerning the program. Personal and individual information will be available

from him.

— Formal "Informational Statements" concerning individual cases will be supplied to each resident of the project area within 120 days after the execution of the loan and grant contract with the federal government.

These will be delivered personally to each site occupant by

the relocation officer.

The NAACP had asked the urban renewal department to fill out for project residents individual questionnaires which the NAACP supplied. These questionnaires included requests for indication of prices to be paid for the individual properties.

In his reply letter, Gensemer pointed out:

"Prices will be established by the city council, and because the second acquisition appraisal has not yet been completed, the city council feels it is in no position to disseminate information con-

cerning prices at this time."

He added, however, that "Because it is of vital concern to the persons involved, this department intends to disseminate this information as soon as it becomes available."

Not all the information requested in the questionnaires is yet available to the department, Gensemer said, "because such activities are not included within the scope of the city's planning contract."

TUESDAY, JULY 11, 1967.

THE NEWS-GAZETTE

First Acquisition In UR Area Within 30 Days

By BOB MILLER

News-Gazette Staff Writer

The expected acquisition of the first property in the Champaign Urban Renewal program is probably going to take place within 30 days, David Gensemer, project head said Tuesday.

The acquisition will kick off the often deayed, controversial three year, 3.25 million dollar 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.

He said the turnover rate in the public housing indicates that 24 units during the next year will be available as potential housing for the displaced persons.

Cite Cooperation

The Champaign County Housing Authority, closely linked in the project though not in an official manner, has cooperated and coordinated activities with 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-

ington and approved by the City Council.

He said the agency does not concern itself with policy decisions that have to be ironed out by the Council, but implements those decisions arrived at by a majority in the Council meetings.

MONDAY, JULY 3, 1967.

THE NEWS-GAZETTE

UR Funds Vote Expected To Be Wednesday

Champaign City Council is expected to take action at its meeting at 7:30 p. m. Wednesday on resolutions providing \$1.1 million for urban renewal projects.

Action on urban renewal funding was deferred at the council's last meeting because of the absence of councilman William. Kuhne. The resolutions are expected to pass on a 4-3 vote.

Mayor Virgil Wikoff will also present the names of four appointees to the Human Relations Commission for approval by the city council. The prospective members are Cleveland Hammonds, 2002 Winchester, C, a teacher at Centennial High School; Ralph Hopkins, 2120 Galen, C, assistant vice president of the Commercial Bank; Mrs. Willie C. Pyles, 602 E. Clark, C; and Mrs. Iva F. Matthews, 612 Grove, C.

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The announcement was made in response to a recent request from the Champaign County NAACP that the residents be supplied full information on their individual situations in order to reduce "fears, worries and rumors."

City Urban Renewal Director David D. Gensemer replied Friday that a brochure containing "as much of the information re-

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— The Project Site Field Office at 808 N. 5th St. will be opened within 10 days.

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In his reply letter, Gensemer pointed out:

"Prices will be established by the city council, and because the second acquisition appraisal has not yet been completed, the city council feels it is in no position to disseminate information con-

cerning prices at this time."

He added, however, that "Because it is of vital concern to the persons involved, this department intends to disseminate this information as soon as it becomes available."

Not all the information requested in the questionnaires yet available to the department, Gensemer said, "because such activities are not included within the scope of the city's planning contract."

CCI Tenders Open Housing Ordinance

The Champaign-Urbana Council for Community Integration has proposed an open occupancy ordinance for Champaign, and has asked that the City Council consider it Tuesday.

According to James Ransom, co-chairman of the council, the copies of the ordinance were mailed to council members March 16 for their study.

The ordinance is aimed at real estate brokers and does not deal with sales by individual homeowners. The city human relations commission would be responsible for investigating reported violations.

Under the terms of the ordinance, the city would license all real estate brokers operating in Champaign, and the punishment for unfair housing practices would be suspension or revocation of the brokers' license.

"The 'unfair practices' defined in the proposed ordinance would be any of the following acts by a broker, motivated by considerations of 'race, color, religion, national origin or ancestry.'

—Refusing to sell, lease or rent any real estate for residential purposes.

Any Notices

—To issue any advertisement or notice indicating any form of discrimination in sale, rental or leasing.

—To discriminate in connection with borrowing or lending money, guaranteeing loans or accepting mortgages or otherwise obtaining funds for purchase, construction, rehabilitation, repair and maintenance of housing.

—To distribute written material or otherwise urge residents to sell their homes in a neighborhood because of the prospective entry of minority group representatives.

—To "deliberately and knowingly" refuse any person examination of any listed real estate.

—To "cheat, exploit or overcharge" any person for housing accommodations.

Under the enforcement provisions provided, the Human Relations Commission would receive complaints or initiate them on its own.

It would then have the

to hold preliminary and full hearings, take sworn testimony and subpoena witnesses and documents.

Legal Action

The commission would seek to resolve the complaint by "conciliation and persuasion." Should that fail the city attorney would be asked to take legal action.

The penalties provided are a one-year suspension of the broker's license for a first offense and permanent revocation for any subsequent violation.

The council said that although about 70 minority group families had been located in the general community over the past 10 years, "efforts of private organizations will not be adequate to meet the city's expanding housing requirements."

They further suggested that such an ordinance would help the city's urban renewal relocation program by assuring housing opportunities on a non-discriminatory basis.

Mayor Emmerson V. Dexter said Monday he had not seen the ordinance. He added it probably arrived too late to be placed on the agenda for council's Tuesday meeting.

He said the council would study the ordinance and determine any future action.

The council currently is studying the Human Relations Commission's own recommendations on the problem of discrimination, of which no action has been made.

1967-

Housing Plan Okay Waited

The Champaign County Housing Authority has not been able to begin acquiring land for public housing because it has not received approval of its new plan from the Chicago office of the Federal Housing Authority.

The Champaign authority had originally planned to divide 120 units of housing between three sites, 60 units going to the urban renewal area, 18 to a site near Beardsley Park and the remainder to a site on North Harris Street near the central business district.

However, the Beardsley Park location had to be abandoned be-

cause acquisition costs were too high. Consequently an entirely new plan had to be drawn up and sent to Chicago. The new plan divides the housing evenly between a site in the southwest corner of the urban renewal area and at site outside of it. North Harris is being considered as the outside site.

According to Harold Sloan, assistant executive director of the Champaign Housing Authority, "we can't do anything because we haven't heard from Chicago yet. We'll have to contact Chicago in a day or two. We should have heard by now."

As soon as Chicago grants approval, the Champaign Authority can begin negotiations for property.

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For treatment and hospital

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.

The old egg plant, the owner of which is listed as the chamber of Commerce, will receive an offer of \$213,000. One appraisal set the price at that figure and the other at \$205,000.

A 30,413-square-foot lot adjoining the egg plant property 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.

Sunday, April 24, 1966

CHAMPAIGN-URBANA COURIER

Urban Renewal Units:

Public Housing Sites Revealed

By David Witke

Five sites have been proposed by the city as locations for Champaign's 120 units of additional public housing.

The proposed sites and the number of units planned for each site are:

—Twenty-four units on the

east side of N. Neil Street between Eureka and Tremont streets.

—Ten units at the northwest corner of the intersection of Randolph and Healey streets.

—Ten units at the southeast corner of the intersection of Clark and 2nd streets.

—Sixteen units at the southeast corner of the intersection of Randolph and Charles streets.

—Sixty units in the southwest corner of the Project 1 urban renewal area, on a tract located west of Poplar Street, east of the IC tracks at about Tremont Street extended.

Last Site Criticized

This last site has been previously announced as part of the city's urban renewal plan and has become the focal point of most criticism of the urban renewal plan. Opponents feel locations of public housing within the project area will reinforce segregated housing patterns.

The city feels, however, that without the "credits" extended to the city for building the units inside the area the city cannot afford to finance the renewal project.

The four other scattered sites lie outside both the Project 1 area and the entire GNRP Area, the entire northeast Champaign area slated for eventual urban renewal.

Originally the city proposed to build only 90 units placing all these within the renewal area. Objections led to a compromise of 60 inside, 30 outside.

It was then found, however, that due to high land costs outside the renewal area the per-unit costs of the housing would far exceed federal limitations.

Friday, June 3, 1966

CHAMPAIGN-URBANA COURIER

Renewal Project:

Sloan Says 5th Housing Site Possible

By David Witke

A fifth site may be sought for the public housing units to be constructed outside the Northeast Neighborhood in conjunction with Champaign's urban renewal project, County Housing Authority Director Harold Sloan said Friday.

He suggested that spreading the 60 units over five sites instead of over the four sites previously planned might reduce the living density of the units to a level acceptable both to federal officials and to the County Housing Authority board.

"This, though, will boost the land cost per living unit still higher, so we might run into trouble getting the plans approved because of that aspect of the problem," he noted.

"We are working here with a double problem — one of keeping the land costs per living unit down to an acceptable level and one of avoiding over-density, too many people in too small an area."

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It was then found, however, that due to high land costs outside the renewal area the per-unit costs of the housing would far exceed federal limitations.

Reduce Unit Cost

Land costs were estimated at \$1,000 to \$1,400 per unit within the project area and \$4,600 per unit for the scattered sites outside the area.

Thus, 30 additional units outside the renewal area have been requested, for by increasing the density on the scattered sites the pre-unit land cost was reduced to an acceptable \$2,600.

The city's proposals were forwarded as requests to the Champaign County Housing Authority, which has responsibility for public housing. The Housing Authority has submitted applications to federal authorities for funds to finance the housing.

The city intends that the 60 units outside the renewal area will be constructed concurrently with those inside the renewal area, so that families displaced by urban renewal will have a choice of location.

None of the public housing units will be high-rise projects, for while these would be less expensive to build the city felt them less desirable.

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"We are working here with a double problem — one of keeping the land costs per living unit down to an acceptable level and one of avoiding over-density, too many people in too small an area.

Don't Want 'Jam'

"We certainly don't want to stack people up or jam people in just to get this approved as fast as possible," he explained.

Progress of plans for the public housing came into the spotlight at a Wednesday luncheon at which urban renewal officials pointed out that it appears possible the renewal project could be delayed if the public housing plans are not approved in time.

Renewal officials are hopeful that the renewal project will be ready to go by Sept. 1. But they pointed out that federal policy is to sign no urban renewal contract until the local public housing authority has received a contract for any public housing planned in conjunction with urban renewal.

There are 120 units of public housing planned in conjunction with Champaign's renewal project. Sixty of these are on one site within the project area. The other sixty are to be on scattered sites outside the renewal area.

New Proposal

Previous plans called for four of these scattered sites. Sloan's new proposal would increase this to five scattered sites.

Sloan was among local officials who met in Chicago Wednesday with regional public housing officials. He said he returned "doubtful" if the Public Housing Authority would accept the present plan of 60 units on the four sites, due to density and land-cost figures.

He said he would proceed to "see in what fashion we can get 60 units onto the sites proposed . . . and we'll submit it that way if it becomes necessary and if our county board approves. But I'm doubtful if this would be accepted by the PHA."

Sloan said the search for a possible fifth site will begin at once.

"This is my suggestion for the best solution to this problem," he said.

7-0 Council Vote Okays More Demolition Study

By Hal Alexander

The first unanimous vote by Champaign City Council members on an urban renewal question was recorded Tuesday when councilmen voted 7-0 to give further study to a proposed demolition plan.

The plan, recommended by the urban renewal department, would let one contract for all demolition in the project for a two-year period.

The original motion to study the proposal was amended successfully by Councilman William Kuhne to specify that bidding must be done on a single structure and block-by-block basis.

Urban Renewal Director David Gensemer said that by letting only one contract, delay involved in advertisement for and selection of bids on each individual structure could be avoided.

He said the single contractor could proceed with demolition immediately after the city acquired the structure.

The proposal ran into some opposition from Councilman Seely Johnston who said he believed the contract should go to a local company and questioned also the fact that the entire demolition program would be under Gensemer's control.

Gensemer replied he also would like to see a local contractor get the contract. He said also that the demolition program would remain under the control of the city council and that administration of the program would be the responsibility of the director of public works, not the urban renewal department.

In another urban renewal measure, the council voted 5-2 to give further study and obtain a legal opinion from the city attorney on a proposed agreement between the city and Champaign Homes, Inc., a non-profit organization.

Champaign Homes was formed by several local women with the intent to purchase standard and rehabilitable houses from the urban renewal clearance area and other places in the city and move the houses to cheap lots, bring them up to standard if necessary, and sell at cost to persons displaced by urban renewal.

The proposal under discussion Tuesday would have allowed the corporation to purchase for \$1 the standard and rehabilitable houses scheduled for clearance in the urban renewal area.

The proposed plan came immediately under fire from Councilmen Robert Pope and Seely Johnston, who both eventually voted against further study of the proposal.

Pope said he did not see why the houses scheduled for clearance could not be put up for bids. He also attacked non-profit corporations as "usually tied to cheap government money and extra privileges" and said "by the time they get through with something the cost is usually more to society than if it had been done by a profit-making organization."

He also questioned the ability of the women to run a corporation of this sort and said per-

formance bonds should be posted with the city for each separate project of the group.

Johnston said he wanted it understood that any agreement entered by the city with this group would not be considered an exclusive right to acquire the houses in the area. "Any other group or individual should also have the right to do this," Johnston added.

Snyder Favors Group

Councilman Bob Snyder spoke in favor of the group, saying it was "filling a gap between urban renewal and building new homes for those displaced.

"Some of those homes just need a little updating at a little cost, and that is what this group intends to do."

Snyder said also that Champaign Homes, Inc., was only one group and he could not see why other groups could not do the same thing.

Henry Spies and John Barr of the Citizen's Advisory Committee on Urban Renewal both appeared at the meeting to support the request of the corporation. Barr pointed out that members of the corporation were qualified to undertake such a project and that one member had extensive real estate holdings already which she managed "very well."

Councilman Frank Schooley asked that the city attorney check all past actions of the council on urban renewal to make certain the agreement would not conflict with any of them.

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WEDNESDAY, SEPT. 20, 1967.

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.

Covington, Ind., Mrs. Margaret Williams, Davenport, Iowa, and Mrs. Golde Dawnblaser, Hialeah, Fla.; two brothers, Gus and Ted, both of Marshall; 16 grandchildren, and 32 great-grandchildren.

She was preceded in death by three sons.

Gordon Bailey

PAXTON—Gordon C. Bailey, 62, formerly of Paxton, died Friday (Oct. 27, 1967) in Long Beach, Calif., where he had made his home for 17 years.

Funeral services will be 10:30 a.m. Wednesday at the Brown-Miller Funeral Home, Paxton. Rev. Carl F. Hass officiating. Burial will be in Glen Cemetery, Paxton. Friends may call after 10 a.m. Wednesday.

He was born May 10, 1905, at Paxton. He is survived by one brother, Edward, of Atlanta, Ga. He was a member of the Paxton Masonic Lodge 416, Ford chapter, RAM 113, Mount Olivet Commandery 38, Elbeki Shrine, an honorary member of Ansar Temple and member of the American Legion Prairie Post 150.

Bert Isaacs

GIBSON CITY — Bert Isaacs, 71, a former Sibley and Loda area farmer, died at 10:15 a.m. Saturday (Oct. 28, 1967) in a nursing home at Pharr, Tex.

Funeral services will be 1:30 p.m. Wednesday at the Lamb Funeral Home, Gibson City. Rev. William Jones officiating. Graveside rites will be accorded by Iroquois American Legion Post 503, at the Gibson City Cemetery.

He was born March 18, 1896, at Lexington, Ky. He married Anna Steinleicht.

She survives along with one son, LaMar, Edinburg, Tex.; two daughters, Mrs. Darlene Ehlers, Colfax; Mrs. Mildred Knerr, Gibson City; one brother, Charles and two sisters Mrs.