

# RELOCATION OF ELDERLY PEOPLE

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HEARINGS  
BEFORE THE  
SUBCOMMITTEE ON INVOLUNTARY RELOCATION  
OF THE ELDERLY  
OF THE  
SPECIAL COMMITTEE ON AGING  
UNITED STATES SENATE  
EIGHTY-SEVENTH CONGRESS  
SECOND SESSION

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Part 5.—Los Angeles, Calif.

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DECEMBER 5, 1962

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NOTE.—Six hearings were held on relocation of the elderly and they are identified as follows:

- Part 1.—Washington, D.C.
- Part 2.—Newark, N.J.
- Part 3.—Camden, N.J.
- Part 4.—Portland, Oreg.
- Part 5.—Los Angeles, Calif.
- Part 6.—San Francisco, Calif.

<sup>1</sup> Senator Smith of Massachusetts was a member of the committee until Nov. 6, 1962.

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## RELOCATION OF ELDERLY PEOPLE

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WEDNESDAY, DECEMBER 5, 1962

U.S. SENATE,  
SUBCOMMITTEE ON INVOLUNTARY RELOCATION OF THE  
ELDERLY OF THE SPECIAL COMMITTEE ON AGING,  
*Los Angeles, Calif.*

The subcommittee met, pursuant to call, at 10 a.m. in the auditorium, New State Building, Los Angeles, Calif., Senator Harrison A. Williams (chairman of the subcommittee) presiding.

Present: Senators Williams, Engle, Long of Hawaii, and Randolph.

Committee staff members present: William G. Reidy, staff director; Frank C. Frantz, professional staff member; John Guy Miller, minority counsel; James Sundquist, assistant to Senator Clark; Thomas Hayes, assistant to Senator Prouty; and William Oriol, assistant to Senator Williams.

Senator WILLIAMS. I think we will bring this subcommittee session to order now.

This is a Senate Subcommittee on the Involuntary Relocation of Elderly People. We created this subcommittee, realizing that changing land-use patterns in our cities, particularly as a result of Federal programs of urban renewal, highway construction, and some of the other construction programs have a serious impact on elderly residents of cities. Dislocation is hard for everybody, but it is particularly hard for older people, and we know that in our city areas a very high percentage of those displaced are our older citizens. In an effort to meet their problems we are now having these hearings. We have had them on the east coast, and we are now learning a great deal on the west coast. Later, in January, we will be in the interior of the country. We hope in the early part of next year we will be able to offer some solutions to the problems that have been so graphically described and demonstrated to us.

It is a particular pleasure here in Los Angeles to have our very much respected friend, Senator Clair Engle, with us, your Senator; and, of course, you see more of us here—Senator Randolph of West Virginia, and Senator Long of Hawaii.

I am going to offer my statement for the record, because I don't want to delay the proceedings, but I am sure that Senator Engle will want to say a few words.

(The statement of Senator Williams follows:)

**STATEMENT OF HON. HARRISON A. WILLIAMS, JR., A SENATOR  
FROM THE STATE OF NEW JERSEY**

Senator WILLIAMS of New Jersey. It is a pleasure to welcome all of you to this hearing of the Senate Special Committee on Aging.

This is a hearing of the Subcommittee on Involuntary Relocation of the Elderly—one of a series which we are conducting throughout the country as a part of our efforts to learn how the lives of our elderly citizens are affected by the rapid changes taking place in our cities and in urban life.

There are several major Federal programs which foster and accelerate these changes, and the provisions of some programs are specifically designed to encourage local governments to carry out their own development and maintain certain physical standards. We think of these programs as being good for our cities, but we want to make sure that the stake our elders have in their communities is not forgotten in the plans of the young.

It has been well established that the older areas of cities, which are most affected by these programs, are the areas in which a high proportion of our older citizens live. If there had been any doubt on this point, as far as Los Angeles is concerned, it would be erased by a look at a map which I have here which shows the percent of the population over age 65 in each census tract in Los Angeles County.

This map was prepared by the regional planning commission, and plainly shows the high proportion of elderly people in the downtown area and in the older settlements along the coast. It is in these areas in most cities that people are feeling the effect of clearance for redevelopment, public works, and of rehabilitation and code enforcement.

It is not only slum clearance and freeway building that displace older people. We have found that the elderly, living on reduced incomes, often are forced out of their homes just by being required to make alterations or repairs that they cannot afford.

In my own State of New Jersey, our division of State and regional planning conducted a study in the densely urbanized northern counties which showed that, next to nonwhite households, the elderly would be hardest hit by an extensive program of rehabilitation. Out of the total number of individuals over age 65 in the sample households, two-thirds were in households which would be displaced by a program calling for the expenditure of more than \$500 for each unit.

Now is this a situation where Government should step in and help people? In our hearings so far we have heard a good deal about individual self-reliance. Witnesses have pointed out that many people simply accept the bad luck that comes to them and take care of their own relocation, and they have remarked on the virtue of this self-reliant spirit.

I admire self-reliance too. But when we go to an elderly householder who has retired in his old neighborhood and is living on social security, and we say to him, "You must spend \$1,000 on your house, or you must give up your house for the good of the community," we should be able to suggest something more than that he be self-reliant.

We are working in this subcommittee to learn what situations may be adding needlessly to displacement of older people from their homes, as well as what should be done to ease the impact on those who are caught in the path of public projects and must relocate.

**STATEMENT OF HON. CLAIR ENGLE, A SENATOR FROM THE STATE OF CALIFORNIA**

Senator ENGLE. Thank you very much, Mr. Chairman.

Can you hear me? One time I asked that question of the audience and a party in the front row said, "Yes," a party in the back row said, "No, I can't hear you." Then the man in the front row said, "I will be glad to change places with you."

I do want to take this opportunity to express my appreciation to Senator Williams, who is the head of this subcommittee, and to his colleagues, Senator Long from our neighboring State of Hawaii, and Senator Randolph from West Virginia, who have taken their time to come to California, as well as other parts of the Nation, to study a problem of increasing concern to the people, and especially the elderly people of this country.

I think I can be perfectly correct when I assure the chairman that if you have problems of any kind you get more of them and harder problems in California probably than you do any place in the Nation. That is true because we are a fast moving State. We are moving ahead in population. The influx of people to the State of California amounts to some 600,000 every year. The necessary changes that are going forward in California, in the construction of freeways, in the construction of new public works, in the area of urban renewal, and all of these things, have a tendency to displace people, make them shift and move around. For those who are younger it is a little easier, for those who are the elderly it is much more difficult; and that is the reason that I am so glad that Senator Williams is here to dedicate the efforts of this subcommittee to determine precisely what the problems are here in this great State of ours and to help us in solving those problems.

This, I may say, is not the first time that Senator Williams has demonstrated an interest in the things that go on here in the State of California, whether it dealt with our migratory labor problem, in which he has taken an active hand in the Senate of the United States, or our mass rapid transit problem, which he has handled for the administration in the U.S. Senate, and now here again with reference to the problems of our elderly.

Mr. Chairman, I do express my appreciation to you and to my very fine colleagues for being here and affording this opportunity for us to present to you the problems we have here in this State, looking forward to constructive solutions to those problems in the months ahead. Thank you very much.

Senator WILLIAMS. Thank you very much, Senator Engle. Senator Randolph, do you want to say a word of greeting to our friends in California?

**STATEMENT OF HON. JENNINGS RANDOLPH, A SENATOR FROM THE STATE OF WEST VIRGINIA**

Senator RANDOLPH. Mr. Chairman, the affirmative statement of Senator Engle is very helpful as we begin a hearing of this type. We are inclined perhaps to infer that we are talking about negatives, when actually we are not. We will discuss positive programs to help people but not deter developments which are necessary in connection with highway construction, and the relocation of people, due to projects of different types encompassing Federal funds.

I am happy to be here with you, and my colleague, Senator Engle, with whom I was privileged to serve in the House of Representatives before joining him in the Senate. It is a pleasure, also, to be with my colleague from Hawaii, Senator Long.

Thank you, Mr. Chairman.

Senator WILLIAMS. Senator Long?

**STATEMENT OF HON. OREN E. LONG, A SENATOR FROM THE STATE OF HAWAII**

Senator LONG. Mr. Chairman, as a Senator from the new State of Hawaii, a neighboring State of California, I am particularly happy to be here this morning. It is especially good to join again with my colleagues on the same Special Committee on Aging; your fine Senator Engle, our distinguished chairman, Senator Williams, and my very good friend, Senator Randolph from West Virginia.

We in Hawaii have not yet had to cope with the problems which confront us here today; yet, unless we plan to avoid their occurrence, even our outer islands might well see the development of these same problems, creating circumstances with which you here in the Los Angeles area are particularly familiar. Therefore I shall listen most carefully, Mr. Chairman, to the viewpoints expressed here, in order that I may take back to my friends and colleagues in Hawaii the best thinking on this vital topic to the Nation.

Senator WILLIAMS. Thank you, Senator Long.

Our first witness will be Mr. Dexter MacBride of the California Division of Highways. Take that seat and proceed the way you care to.

**STATEMENT OF DEXTER MacBRIDE, CALIFORNIA DIVISION OF HIGHWAYS**

Mr. MACBRIDE. Thank you, sir. Mr. Chairman and gentlemen, it is my pleasure to represent the Department of Public Works of the State of California. My capacity is that of particularly representing the division of highways, and that particular section called the right-of-way department. My title for such work purposes as need be is assistant chief right-of-way agent of the State of California.

It is my hope, Mr. Chairman, that the relevance of the things that I might say would be in terms of the environing factors of the problems related to aging persons.



The highway program affects a great many people, and, as pointed out by Senator Engle, has a most dynamic effect in the State of California particularly. Because of this I assume, Mr. Chairman, that you as a committee feel that some of the experiences of the department of public works, division of highways, would be helpful to you in this problem of considering how best to help the aged.

I would like to do this briefly; I will be pleased to amplify by questions, if that be helpful; I would like to describe quite succinctly, I hope, California's public works program, then certain occupancy statistics, certain highway right-of-way problems and theories. I would like to touch briefly upon the one thing that we think is the secret, the magic key, if you will, to the assisting of persons necessarily displaced by highway improvement programs. I would like to comment then briefly upon the new Federal law, then California's relationship and efforts regarding this law, and then I would like to conclude again with a few brief comments on what we consider the key.

We don't hold ourselves out to be experts on the aging as such, but we buy each year for the public works program, especially highways, about 10,000 parcels in the State of California. To do so means that we spend—and I am using now general figures—approximately \$200 million annually. The staff that is doing this, the right-of-way staff of the division of highways, has about 500 specially trained employees, called right-of-way agents, who see that the \$200 million is shepherded wisely.

Senator WILLIAMS. Is this just for highways? Are these figures just highways?

Mr. MACBRIDE. The major proportion is highway; but this does include within the last several years acquisition for public buildings, college sites, such sites as the one that we are presently occupying here today. It also includes the acquisition of rights-of-way for the water resources program of California.

Senator WILLIAMS. It would not include a community urban renewal program?

Mr. MACBRIDE. It does not include urban renewal figures.

When we buy 10,000 parcels a year we are asking about 70,000 California citizens each year to sign some type of document which affects their property rights. They may be owners, tenants, holders of mortgages, trust deeds, persons who own easements or rights-of-way. What I am trying to say is, we knock on many doors during the year.

In terms of statewide statistics I think you would be interested to know that last year about 5,600 of the parcels that we purchased were in residential use. I think you would be interested to know that of these residential properties about 60 percent—that is, roughly 3,400 parcels—were owner occupied. Whether this has relevance I don't know, but it is of interest to us, and may technically be of interest to you. The average residential property—and by "average" now, I am using the term in technically the mean average—was appraised at \$11,200. The average State-purchased house residential property, the house, was 27 years old. The average household was

composed of 2.01 persons. Sixty-one percent of the owners from whom we purchased bought a replacement home for an average price of \$14,412. Notice the average residential property that we appraised and acquired, we did so for \$11,203. The replacement property by these persons affected was \$14,412. The average replacement property that they bought was 10.6 years old. The average State-purchased home was 27 years old.

I think you can see a kind of dynamic impulse as we affect persons within rights-of-way for public buildings and highways; and they move, they tend economically to generate upward, if averages and statistics in this sense have any applicability. This isn't always true, but it will average in this fashion.

I would like to comment, because this to us was so surprising, these figures were gathered about 3 months ago, after a rather careful survey, a cross section of about 900 parcels—this so surprised us that we thought you would be interested in these data. The average moving cost incurred by these homeowners was \$36. Now, to make that pertinent I would have to say more than that, because statistically that wouldn't give you much. The range of moving costs was from zero dollars to \$325. The median average moving cost was \$19.

This means, of course, that people have been doing a good bit of do-it-yourself. We found, for example, small trailer rental and moving of personal goods to another property. We found many persons using their own cars without any trailer rental whatsoever.

So much for occupancy statistics and moving cost statistics. If I may I would like now to comment upon the concept of buying right-of-way, because you must know that if we buy 10,000 parcels and 70,000 persons are signing documents, a great many senior citizens are being affected, because senior citizens comprise the majority of these landholders. It follows as a matter of course.

How do we treat these people in California? If I were to knock on the good Senator's door in Hawaii, in Honolulu, and I were buying right-of-way, what would be some of the concepts that I would be coming with, and what would you be expecting? There are three polestars in this, in our program of buying right-of-way. First, the law requires the payment of fair market value; and that is a guide star. If this is not achieved all of our efforts will collapse.

In order to get at fair market value in California, we have what we call the prenegotiation appraisal procedure. To put it in very easy lay language, but very important language, we don't try to buy a property until we most carefully have appraised it, weighed it in terms of value, in terms of comparable situations, in terms, if it were an income property, of income stream, and so forth. This may not sound too important, but it is extremely so, because this premises then that we have time to appraise, does it not? And this premises that, once having attempted to achieve a fair market value, we have time to negotiate with the affected property owner.

The third concept that we carry in California, and we are very jealous of this concept, as best we can, and this is the great general rule, we never negotiate for a property and put the property owner in the place of not having enough time to think. Or, let me turn it around, condemnation proceedings are not instituted instant and

then everything else follows. We feel in California—we have had considerable experience, and, we think, good success in our highway-development program, and we think it boils down, if we have had success—I think, Senator Engle, you have followed many of our activities in this regard—our success comes, and I think we call this the magic key, and it's amazing, the number of States who apparently do not have this magic key—it boils down to what we call leadtime. Not only must our engineers decide what is needed in the way of a public improvement, but you must appraise the properties that are affected, you must negotiate for them, you must give people time to help themselves in terms of relocation. When you do not do this, you then find a situation in which people are distressed, because they become displaced so quickly, such a traumatic experience, if I might use the phrase, that you are doing damage, whether it be to the elderly or young makes no difference.

So I am saying these things to you so that you can see the broad enviroing factors. If we follow a fair, impartial policy of appraising, negotiating, and then clearing rights-of-way, we have enough time, it follows that we affect the elderly in the same way. We try desperately to make no distinctions—young, old, rich, poor, all deserve the same courteous, efficient, practical, fair treatment.

Now, it must follow that this concept, which I think is a fair and good one, has not been practiced in all States of the Union. California may well be an outstanding exception. And the reason I make this premise, even though I have no authority to speak for other States, if it were not so, if all the other States had followed California's example in this one instance, I do not believe the President of the United States would have had to address himself to this problem. On April 5, 1962, in his Presidential message concerning the Highway Act—I would like to read three rather long sentences of President Kennedy's, but they illustrate and highlight this problem, and it affects the aged so dramatically that I would like to read this into the record. This is the President of the United States speaking:

Last year, in a message to the Congress on the Federal-aid highway program, I called attention to the problems of families displaced by new highway construction and proposed that the Federal highway law be amended to require assistance to such families in finding decent housing at reasonable cost. The need for such assistance to alleviate unnecessary hardship is still urgent. The Secretary of Commerce has estimated that under the interstate highway program alone 15,000 families and 1,500 businesses are being displaced each year, and the proposed urban mass transportation program will further increase the number of persons affected. To move toward equity among the various federally assisted programs causing displacement I recommend that assistance and requirements similar to those now applicable to the urban renewal program be authorized for the Federal aid highway program and the urban mass transportation program.

A little further along in his speech he made this sentence:

Many thousands of our citizens, as your report states, must unavoidably surrender their homes and places of business to make way for public transportation improvements. We should not expect them to suffer the heavy personal cost of such public benefits without due recompense and assistance.

This boils down to the fact that many States have not been giving, in their highway programs, sufficient leadtime for the programs to work adequately. If you plan, hastily, a new road from A to B, and in 30 days want dirt to fly, for what might be a political or an economic

or other consideration in the State, and there are 100 residences along that right-of-way, to make dirt fly in 30 days means people must fly tomorrow, and, if that occurs, severe hardship will result.

It is for that reason, Mr. Chairman, that, as we see it, although we in California did not enthusiastically support a kind of Federal program directed toward the displacement problem in highways, we can understand the need for it nationally; and we understand that the reason for the Federal Highway Act amendment of 1962 just passed—we can easily understand that there was a reason that would require the Federal Government to say to every State in the Union, "You shall give us assurance that you are working adequately and properly with those persons who may be displaced; if you do not, we will not participate in the Federal aid program; that is, we will not give you credit in terms of money for your program." This means that throughout the Nation, every State now is faced with the practical problem of assuring the Federal Government that adequate time, adequate assistance, a sincere and honest effort will be made to help all those persons who will be displaced by a highway program. If a State does not cooperate, Federal funds will not feed into that particular project.

The California program, which has just recently been inaugurated, called relocation advisory assistance program, is our reaction to the Federal requirement that we assure the Secretary of Commerce that we are doing something to help displaced persons. We would like you to know that we have been doing this for years. It has been our concept that our right-of-way department should assist persons in finding new locations. This is a practical thing. One does not clear a path easily unless one assists persons in finding alternatives. Therefore, if I may use this language in this sense, California has, for many years, had its own informal but highly practical relocation advisory assistance program.

Within the last 2 months, we have given it the name I have just used, whereas before it was informal and part of our right-of-way work, and we have in each of our highway districts selected one right-of-way specialist, called him a relocation adviser, and have set up a statewide program to formally solicit the assistance of all community organizations in helping us help these persons who are affected by our highway program and other acquisition programs. Initial negotiations, for example, have been had with the Commissioner of Real Estate of the State of California. That was last week. This morning, initial comments were made and a kind of tentative sketch agreement achieved with the executive secretary of the California Real Estate Association. In turn, we will be talking to chambers of commerce, to all Federal and State organizations which may help us help people in the relocation program.

I hope that I have covered our highway concept, and I hope that you will see in this concept that if we follow the procedures that I have just described, and we affect so many people, our procedures will be affecting the aged in the same way, and we think rightly so.

I would like to make one comment which would not have occurred to me had I not seen the welcoming message this morning. Senator Williams in his opening message commented upon the problem exhibited of self-reliance, and he notes that he admires self-reliance,

and so much testimony has been presented to you of people taking care of themselves. We concur that people like to take care of themselves. People want to take care of themselves. I can't forbear but to comment that some 10 or 15 years ago, when I started in the right-of-way business right here in Los Angeles, we were at that time buying right-of-way for the Hollywood Freeway, and it was my responsibility as a green youngster to go out and try to negotiate for various properties in the path of that freeway, especially around Sunset and Hollywood Boulevard; and I learned something then that has not been disproved since, and which always surprises me, and embarrasses me a little too, and that was that the older persons, call them aged if you will, whom I called upon exhibited more characteristics of self-reliance and self-ability to solve their problems than did the persons of my age bracket.

I know this is no great sociological observation, but what I am trying to say, Senator Williams, is that I not only concur in your concepts of self-reliance, I found that the aged, or the senior citizens, perhaps because of the great depression, perhaps because of the accretion of wisdom—I don't know how many factors there could be—the elderly citizen did a better job of thinking through his problems than did the younger group. I was amazed then, and continue to be amazed, at this, and somewhat pleased for the aged and somewhat embarrassed, I guess, for my own group at that time.

I would welcome any questions if I have not touched upon things germane to your search, and I would like to conclude with this thought. The California highway program, one of the largest in the Nation, we feel is being conducted by an expert, skilled, and sensitive staff—not only in the engineering sense, but in the proper acquisition or right-of-way sense, and we feel if there is a secret to be found in our past successes in not having tremendously disturbed situations with elderly people, or with the displacement of any persons, we think the secret of our success has been the magic of allowing enough leadtime so that the State can do a decent, fair, reputable job of determining property values, so that the State can then have a decent, reasonable time to talk with the property owner, and so that the property owner can have a reasonable time to think through his problem and let us help him. Had we moved swiftly, without adequate leadtime, I think our house would have come crashing down around us.

To underscore this, in the past 10 years we have caused a number of citizens to be removed to new locations, which, if you group them together, in the last 10 years would equal the size of the city of Santa Ana approximately, or the size of the city of Anaheim. Somewhere around 112,000 to 115,000 people in the past 10 years have been displaced and relocated. We think the secret is leadtime, and, behind this, faithful concepts of honesty, fairplay, good government, at both political and civil service level—a kind of harmonious relationship that can somehow give the citizen what he is paying for, fair treatment from his government, and fair treatment means time to get these things done, and we call that time leadtime.

If you were to have questions I would be most pleased to try to relate them to my experience, if I could.

Senator WILLIAMS. Yours has been a very helpful statement, Mr. MacBride. I would like to observe that the principles that guide you and your department are certainly eminently sound and most humane, and, as they are followed through, certainly will reduce the trauma, as you expressed it, of dislocation and relocation.

I would like to ask just one or two specific questions. Does the highway department pay moving allowance?

Mr. MACBRIDE. We do not. At present there is not a State law which will permit us to do this. You know, of course, that the Federal law just passed provides that the Federal Government will encourage such legislation, and it encourages it by stating that it will participate according to its share to the amount of \$200 for persons or families displaced, or to the amount of \$3,000 in terms of businesses displaced. But there must be enabling legislation in the several States to permit this. In California this far we have achieved our program without such payments.

Senator WILLIAMS. Do you feel that this should be put on a basis comparable to the moving allowance program of urban renewal? There moving allowance payments are mandatory.

Mr. MACBRIDE. I understand. It certainly seems, with the tenor of the times, that the highway department should be using the same principles of assisting citizens as the other major governmental organizations; and, as you know, in California the law revision committee has recommended that such action be taken by the legislature. I certainly can't promise what the California Legislature will do. I do know this. In some ways, while it will make our work more burdensome in the right-of-way department, that is, we must now begin checking out the cost, just as one would check out an appraisal, and one must follow these dollars and cents, and this is more bookkeeping, and so on, but in another sense it will make our work much easier. There is a concept of fairplay, concept of reasonableness, that I think will fit and suit us admirably. We certainly have no objection to any such plan.

Senator WILLIAMS. Now, in the matter of leadtime and the adequacy of notice so that people will have sufficient time to find new homes and new business locations, what would you say is the period of notice to the average tenant? Of course, you negotiate with the owner, the landlord, he has his notice. How does the notice run to the tenant, and how much time would you say the average tenant has to find his new home?

Mr. MACBRIDE. I don't know the answer in terms of averages. I can tell you one or two of the problems related to it.

If you acquire an apartment house and you are doing business with the owner, if you talk also with the tenants simultaneously there can be amongst some owners great resentment, because you may be causing his tenants to move by the very fact you chat with them, and he may be losing some revenue in that interim period between, let us say, initial negotiation and settlement. This has been a real problem with us.

So what happens, as soon as we can achieve some agreement with the person owning the property, as soon as there is an accord between the State and the owner, we urge the owner, since he has the private contract with the tenants, it is their relationship—we urge the owner to immediately advise the tenants. We watch carefully, and if it is not done, then we take this upon ourselves.

Tenants do need time. There are all sorts of tenancies, some on a 30-day basis, some on a 60-day basis, in terms of notice, some with a year's lease requiring a year's cancellation time.

So you see, if I may project your comment, the importance of leadtime is such that when someone says, "Well, we ought to give every State highway department at least 6 months to get this right-of-way clear," this is an unsophisticated and juvenile concept. There are some projects, unimproved, where you might not need more than 3 months to acquire right-of-way. There are other projects, in congested areas, here in Los Angeles, in Honolulu, in Charleston, W. Va., in crowded urban areas, where you may need 2, 2½ years' leadtime from the time you know what you need to the time you appraise, negotiate, and begin moving out.

I would hope that the committee would not fall into a very easy and seemingly reasonable trap. There is no such thing as a given leadtime, like a magic 6 months or a magic year. Leadtime is relevant to the community and to the kind of right-of-way area needed. If there are 400 homes in a right-of-way area and 200 businesses 6 months would be farcical and unfair to the citizens. To do the appraising, to do the negotiating, to clear out utilities, to sell these improvements, to expect these people to move—you see, you would need much more time.

This is the problem of maturity. Each problem must be seen in its own environment, and it takes skilled real estate people to do this. This is not child's play. This is a most serious business, affecting homes; and there are some people whose roots go down so deeply—it is my business to affect people's homes, it is my business to affect their business relationships. We buy their businesses, their buildings. When you do this and touch home and hearth and pocketbook, you need skilled people having adequate time to do the job. And this includes tenants, who are just as much a part of the citizenry pattern as any other.

Senator WILLIAMS. Recently we talked to some tenants who on December 1 got a notice that they had to be out of their apartment on December 31, which seemed rather harsh to those of us who heard these stories, 30-day notice, falling on New Year's Eve. I think we lobbied for an extension of time for them and got it. But I would think 30-day notice, where people do have deep roots in their older communities, is harsh indeed.

Mr. MACBRIDE. Let me say this, because you will hear it and you should understand it. There is a time in a large project when you start buying properties, appraising and buying. There may be 400 of them. Think of clearing, for example, for the Harbor Freeway, or any of the clearing for any major city. You start buying. You cannot buy every property on the same day and have everyone move on the same day and clear that right-of-way on the same day.

According to the numbers affected and the types of improvements, it takes a long period. You may buy home A today, and home Z at the other end of the project, it may be 8 months, it may be a year before you buy it. There is an interim period in which the State then has properties. It is not yet ready to pour concrete or the blacktop on it, but it has properties, and it must manage them to get ready for the improvement. In California we probably have the largest interim

State rental program of any of the Nation. We take in many millions of dollars annually renting the properties that we have purchased in the interim period between acquisition and construction.

All such occupancies, residentially, are based on what we call a lease arrangement with a 30-day cancellation clause. We do this because sometimes projects are accelerated and we need protection. After all, advertising schedules are important too. The highway program wants to move. We must carefully teach each tenant about how long we think he will be able to rent, and when he signs this agreement he knows it is an interim rental that is helping him specifically for a short period of time, and he knows as soon as we know when we must clear that project we will notify him. Nonetheless, in the agreement there will be a 30-day statement.

Senator WILLIAMS. Do you give priority to the tenant who is there when you take the property?

Mr. MACBRIDE. Say this in another term. I do not understand.

Senator WILLIAMS. The State is the landlord. It acquires property, and then it rents until the property is razed for the construction. Who are your tenants? Do you give priority to the old tenant after you become the landlord?

Mr. MACBRIDE. The tenancy relationship, if there were tenants in there when we took over they obviously would continue in this situation. If the property owner alone were occupying the premises and he said, "Now, I want to rent for the 6 months or more that it may be," he, of course, has this priority. If neither the tenant nor the then owner wish to remain we set a fair market rental for the property, and the first person who walks in who needs that, we are glad to rent it.

This rental program is not solely just to bring money back into the State. It is a practical program. Remember, if you have a house sitting in the neighborhood and other houses aren't purchased yet, the citizens still want that home kept up, they want somebody living in that home if possible.

Senator WILLIAMS. In some places after the State takes the premises they are vacated and then the State rents.

Mr. MACBRIDE. That's right. If we do not rent swiftly vandalism can occur, wreckage and so on.

Senator WILLIAMS. I would think you should work it that when the State takes and knows there is going to be a period of time before the property is razed, the people there should have an opportunity to stay if they want to.

Mr. MACBRIDE. They do have this opportunity.

Senator WILLIAMS. This is not uniformly applied wherever we have seen this problem.

Mr. MACBRIDE. Insofar as I know our property management situation, our requirements are that this is uniformly applied. As to specific situations, I could examine them and be glad to furnish you material if you need it.

Senator WILLIAMS. Now my other colleagues here. Senator Engle?

Senator ENGLE. I would comment that this has been a very reassuring statement. It indicates to me that California has given very careful attention to this problem. I am not in a position to evaluate what has been done in other parts of the United States, but it would



seem to me that if other parts of the United States were trying as hard and as conscientiously to meet this problem as you seem to be—we are moving in the right direction. That doesn't mean that there aren't other things that can be done. For instance, the question of moving expenses was raised by the chairman.

Mr. MACBRIDE. Yes.

Senator ENGLE. It has always occurred to me that whenever you took a piece of property, you paid the market value of the property, but somehow the owner never got compensated for the inconvenience and the difficulty and expense of actually moving. I tried to get an amendment at one time to the Federal law under which the Bureau of Reclamation and others condemn property so that moving expenses could be put in.

The Army Engineers have that. It is a discretionary matter, but it seems to me it is something that ought to be considered, because I have never felt that the Government was wholly fair with people where the price paid for the property was the market value but there was no consideration given at all to the difficulties and inconvenience of moving.

I made one move in Washington, D.C. They say three moves is the same as one fire. So I do believe that there are areas where we can improve that situation.

However, I want to compliment you, Mr. MacBride, on a very fine, a very lucid, and a very reasonable statement.

Mr. MACBRIDE. Thank you, Senator. May I comment just one moment?

You have touched upon a very sensitive problem in this fair market value problem. I too have wondered about the inconvenience of moving. I used to live in Virginia, and I got started really in this business because the Federal Government condemned our property for a seaplane base, and I had certain thoughts about the procedures and so on. So here I am now, 20 years later, the result of this initial impact. One of the things that I think can be said, if fair market value is paid for your property—let us assume you own a \$15,000 home and we must buy it, and here, in this community, there are other homes relatively similar to yours that you would agree are similar, and we find they have been selling for \$15,000 on the private market, and so we come to you and say, "Senator Engle, we must purchase your home. We have appraised it, and, by a comparable situation, we offer you the market value of \$15,000," and suppose you were to say, "I think that is very fair, because I know these other properties have been selling for this as well, so you have hit on the value that is acceptable to me." You might say, "What about the moving cost? I am going to have to spend money to move."

If I were a negotiator attempting to persuade you—and I have been for years in this field—I would say, "Senator, the market value on the \$15,000 homes on the private market must have included the thought of those owners moving. They would not have sold generally in the market, always penalizing themselves for the cost of the move. The fair market value established in the open market must be taking into consideration the practicality of those people moving, and they are still willing to sell at that price." So that what I am now trying to say to you, the fair market value concept as enunciated by the Cali-

fornia courts, and generally agreed to throughout the United States, is a surprisingly sound one, a surprisingly effective one, and has its own merit, despite the fact that I heartily agree some persons need more assistance than others in moves. That is our job, to give them that assistance and, of course, we want to.

Senator ENGLE. Of course, the fair market value is established on the basis of people who move voluntarily.

Mr. MACBRIDE. Yes.

Senator ENGLE. Those people who move due to public works being put in do so involuntarily.

Mr. MACBRIDE. This is true.

Senator ENGLE. If you move because you are moving to a new location and a new job you are in quite a different position than the fellow who just has to get out, and a new location may have no direct relationship to where he works. It may require him, for instance, to establish a new kind of business, and if he is an elderly person it may require him to move into another type of area where he has to seek it out at great inconvenience and difficulty.

So I agree that fair market value does include some consideration of moving. It must necessarily do so. But I believe that it ignores the difference, and the difference is that in one case it is a voluntary move; in the other case, it is an involuntary move.

Mr. MACBRIDE. I would heartily agree with this, and you would have the better bargaining position at this point.

Senator WILLIAMS. Senator Randolph?

Senator RANDOLPH. Mr. Chairman, Mr. MacBride, are you talking about the middle and the middle upper classes when you cite the figures of 11,000-plus and 14,000-plus? Is that true?

Mr. MACBRIDE. This average would mean this, because you would start there, and the persons that you may be concerned about principally on this committee would be below this point. You are right.

Senator RANDOLPH. That is the point I wish to make, and you have anticipated it. We are thinking perhaps of the person who might receive \$3,000. Is that true?

Mr. MACBRIDE. Yes, of course.

Senator RANDOLPH. It could be.

Mr. MACBRIDE. It could well be.

Senator RANDOLPH. I am concerned about the time element for this segment of our population, the older person, with the lesser payment. Is he given enough time to settle in a new location?

Mr. MACBRIDE. I would say this to you, Senator, if we don't knock on his door about a year in advance of when he must think of moving we would be ashamed of ourselves. We feel that this is so important, because, you see, government only works if people want it to work, and the way it works is people cooperating with you, and if we give them enough time they do cooperate.

Senator RANDOLPH. Thank you, Mr. MacBride. I wish to commend Senator Engle, and I also speak in appreciation of your statement outlining the significant work that is being carried forward by the Right-of-Way Department, Division of Highways, Department of Public Works of the State of California which you have so well represented. California is in the forefront and moving progressively forward with its Interstate System. Statistics confirm this fact.

West Virginia and other States have problems, and these sometimes are unpleasant problems. We have found, in our own State, for example, where the fair value was a certain figure, that actually the right-of-way costs were five times the fair figure.

Mr. MACBRIDE. This is reprehensible when it occurs.

Senator RANDOLPH. It is deplorable. It occurs not only in West Virginia, but in many States, where the inflated values of land purchased for the Interstate System have reached unwarranted heights. That is true.

Mr. MACBRIDE. Yes.

Senator RANDOLPH. I want to emphasize a closing point. It is a fact that the Interstate System lags today. It is doubted that we can complete it in the time that Congress has allotted. Do you agree?

Mr. MACBRIDE. I am not sure that I would know this.

Senator RANDOLPH. In a meeting being held this week by the Bureau of Public Roads the States have been called in, to report on action in their respective jurisdictions. The picture being presented is not conducive to the belief that we can finish on time.

Mr. MacBride, you have indicated that in California your practices of counseling with people in advance have actually moved your program forward rather than retarded it, because of your understanding with the people affected.

Mr. MACBRIDE. Yes.

Senator RANDOLPH. It hasn't been necessary to have the condemnations, and so forth?

Mr. MACBRIDE. That is correct.

Senator RANDOLPH. There have been the voluntary sales of parcels; is that true?

Mr. MACBRIDE. That is true. I would say we are on schedule; and, despite the fact that it may sound too affirmatively phrased, I think we are ahead of the deadline schedule. We are proud of this and that is because the citizens have wanted us to be, not because we pushed it, but because conditions and environing factors in this State are conducive to this kind of settlement. I think that the Californian in this dynamic society, seeing good government in operation, is pleased to cooperate with it. I say this with due deference to many States where I feel this is not occurring. For example, in your own State, do you know that very recently your State has taken affirmative measures to implement and make more effectual your right-of-way program?

Senator RANDOLPH. That is correct and we are gratified, at this action.

Mr. MACBRIDE. This has been a serious problem.

Senator RANDOLPH. A civil service program actually had to be instituted in West Virginia. I don't want to unjustly criticize the politician, but usually the right-of-way man was motivated by politics. The term, as I use it now, places no blame on the competent political minded public official.

Mr. MACBRIDE. I am glad you said that, because in this State civil service has meant much to the fair dealing in terms of right-of-way acquisition. So many States do not have civil service. The majority of States have these political implications that you have just mentioned.

If I might add to that, the right-of-way problem is so serious throughout the Nation that if the States don't begin addressing themselves to this business of making it fair and equitable, giving leadtime, removing it from the political coloring that sometimes is achieved—the only organization that I see throughout the Nation devoted to this is my own American Right of Way Association. Right-of-way men throughout the country are tremendously concerned. We watched with interest your progress, for example, recent progress in West Virginia. We are watching it with interest in Florida and in Massachusetts. We are very proud of our own status in California, and we would like to make it better.

Right-of-way is a much more severe problem than most political people and most engineers realize, and it isn't an easy science. It isn't easy to me how to appraise property, to know how to negotiate, to represent an arm of government with sensitivity. These things are not easy to do, and too many States feel that they can get the job done with second-rate people. This is not the feeling in California. It has picked its best people, I think, to do this job.

Senator RANDOLPH. From what you have said, I express my complete confidence in what is being done here. The subcommittee seldom hears a statement that is not only articulate in concept but factual in content such as you have presented.

Mr. MACBRIDE. Thank you, Senator.

Senator WILLIAMS. Senator Long?

Senator LONG. Mr. Chairman, I entered in my notes as I listened to Mr. MacBride that his statement is a most impressive and convincing presentation of this problem that is so vital to so many people. One question only.

To what extent does your agency deliberately plan to educate the people of a community where great upheavals are taking place from their standpoint? "My father lived here, my people have owned it for three or four generations"—to what extent are they educated to understand the importance of it, the absolute necessity of it in a great expanding nation such as ours, such as the State of California, its relation to employment, its relation to the general economy? Is that an important accepted part of your program?

Mr. MACBRIDE. It is most important, and we take several steps. There are specific steps that any State can take to make these programs known.

No. 1, they can hold public hearings in the places that are being studied for route locations or for building site selections. They can hold public hearings in those places and discuss the government's needs, and do this openly and invite the public in, ask the public to come in.

Secondly, there can be a series of premeetings at an engineering or a political or at a sociological level to determine what the community thinks is best for itself, and then another series of public hearings to tell its public what has occurred. Then the regular procedures of being fair, being deliberate. I should add, because this now occurs to me, and so many States forget, there is no need to be secretive about where a highway route is going or where a public site is going to be. Secrecy on the part of the government in this sort of thing is dynamite and disastrous.

Senator RANDOLPH. I agree with you.

Mr. MACBRIDE. We in California believe in open notice. Interestingly enough, we have prevented wild speculation on the parcel or parcels affected by the very fact that by saying we must go there—anyone who purchases, let us say, a \$16,000 parcel, saying, "I will charge 25 when the State comes along," will find us looking at him saying, "You bought it for 16. If that is the fair market value, that is what we are going to offer you. If you do not think this is compatible with sound business practices we will bring you before a jury of your peers and let you tell your story on why you bought for 16 and now must have 25."

This is a most important element, no secrecy in the programing. It does eliminate speculation, and advance planning helps the community to become educated.

Senator LONG. I shall underscore the statement that I made in my notes.

Mr. MACBRIDE. Thank you, sir.

Senator WILLIAMS. Certainly our gratitude has been amply expressed by all of our members of the committee, and I express it to you too.

Mr. MACBRIDE. Senator, I know that the Governor and the director of public works and the State highway engineer are very appreciative of this kind of hearing and our opportunity to be here. We can furnish any additional materials, if you need additional help—we are busy about our program, but we would like to help you be busy about yours if you need us.

Senator RANDOLPH. I point out that the Senate, through the Public Works Committee, of which I am a member, insisted that we spell out the amount of money which would be allocated to a person as well as a business. The House of Representatives had left determination of the individual payment in an individual status. They identified it for the business. Since this is a Senate hearing, I will say that the Members of the Senate were cognizant of this problem. Sometimes it is more detrimental to a person to be moved than it is a business, because the business naturally has the resource with which to make a move where the individual may not.

Mr. MACBRIDE. Senator, I think the bill was well achieved, and you should be proud of it.

Senator RANDOLPH. Thank you, sir.

Senator WILLIAMS. Thank you again.

Our next two witnesses are both engaged in work of relocation and property management—Mrs. Joan Flor and Miss Margaret Watkins. Would you ladies join us here at the table?

Mrs. Flor, I understand you are the acting administrative assistant, Redevelopment Agency of Santa Monica.

Mrs. FLOR. That is correct.

Senator WILLIAMS. Miss Watkins is assistant executive director for relocation and property management, Community Redevelopment Agency of Los Angeles.

I would like to say, while you are getting ready to talk to us, we are honored to have as observers here today representatives of the State department of public health, the State department of social welfare, and the division of housing of the State department of industrial

relations. It shows, of course, the very vital interest of California State administration in these problems, and we are very pleased to have you here.

Now, Mrs. Flor, the floor is yours.

**STATEMENT OF MRS. JOAN FLOR, ACTING ADMINISTRATIVE ASSISTANT, REDEVELOPMENT AGENCY OF SANTA MONICA**

Mrs. FLOR. Thank you, Mr. Chairman and members of the group.

I thought I would try to limit myself, today, to the problem of the elderly that we have in our Ocean Park areas. We have two redevelopment areas in Santa Monica. One is primarily residential, and the other is primarily a business project. We will here again limit ourselves to the residential project.

In 1959, we made surveys of the area to determine what our possible relocation problems would be, and at this time we found we had approximately 100 elderly people living in the project who could only afford to pay \$35 a month rent. Some of these people, or some of these families, were two-member families, and some were with just one person in the family. However, they were all living in apartments. This created quite a problem for us, not only because of the money they were paying but also because they had specific needs.

They wanted to remain close to the area where they were living, close to their churches, close to transportation.

The city, after studying the problem about a year and a half, determined that they would have to enter the picture. This they did, by buying two sites that were about four blocks from the redevelopment area. They now intend to move about nine better apartment buildings from our redevelopment area over to these new sites, to refurbish these apartment buildings, and to rent them to these elderly people for about \$35 a month rent. They plan to move the buildings shortly after January 1.

We have been in execution for about 2 years, and so, during this time, we have been able to determine which families really need this housing the most. We are looking forward to furnishing these apartments, these individual apartments, through community help. We have our service groups contributing furniture for these apartments at this time.

As far as the freeway dislocation in Santa Monica is concerned, our city council appropriated a minimum amount of money, and with our citizens group we were able to offer counseling service to the people who would be dislocated from the freeway. However, there were only 3 percent of these who were elderly, and this comprised about 14 families. I don't think there as anything too revolutionary learned from this, other than that it is nice to have a service that can help people when they have to move.

I would be happy to answer any questions you might have.

Senator WILLIAMS. Do you have any questions, Senator Randolph?

Senator RANDOLPH. No.

Senator WILLIAMS. Senator Long?

Senator LONG. No.

Senator WILLIAMS. Mrs. Flor, if you will stay, after we hear from Miss Watkins, there will be one or two things we would like to discuss.

Miss Watkins.

**STATEMENT OF MISS MARGARET WATKINS, ASSISTANT EXECUTIVE DIRECTOR FOR RELOCATION AND PROPERTY MANAGEMENT, COMMUNITY REDEVELOPMENT AGENCY OF LOS ANGELES**

Miss WATKINS. Mr. Chairman and members of the committee, I want to emphasize what was just said by the representative, Mr. MacBride, from the State department of highways. I feel that we are very fortunate to have a committee such as yours meeting and discussing a problem which is so dear to the hearts of all of us who are doing relocation in a redevelopment area.

We feel that we who are working in an urban renewal area have a little different type of problem, although essentially it is all the same, than that of displacements by other public bodies or private bodies. I think too often we leave out the number of displacements made by private acquisitions of large blocks where there is absolutely no help on or knowledge of such displacement.

I have submitted a statement in writing, but I want to emphasize that every project is different in its problems of relocation, because it is in a different location and has different types of residents in it. It may have a higher proportion of homeowners, or it may have more tenants.

In our three projects here in the metropolitan area, we have a large number of tenants, 75 percent in one project, 98 percent in another, and approximately 65 in another. Problems of tenants, as was brought out earlier, vary and differ from the problems of homeowners, because an owner-occupant has money coming from the sale of property, but on the other hand they cannot always use this to the best advantage, particularly when it is the aged person.

It seems to me that you probably all know what we do under relocation in urban renewal areas. The staff of a relocation and property management department establishes an office in the project area. As soon as a property is bought, we contact every person living on that property, notifying them that it has been bought, telling them the approximate date that they may have to vacate, and offering the services of the relocation staff. Your relocation service and what you can do for people is in exact relationship to the good staff you have, how quickly you go in after acquisition, and how well you can explain your program and the need for good housing.

We are by law required to offer residents good housing. I like to think that the purpose of urban renewal is really to give good housing, and an equal opportunity for good housing to everyone in a city area. To do that you must work closely with the people in the area.

You have said, and we all know, that the large proportion of people in an urban renewal area are the elderly. This varies as between projects. In our Bunker Hill project, for instance, where we have 4,500 householders, 45 percent are over 60 years of age, while in our Temple area there are only 13 percent, and in our Hoover area only 10 percent over 60. Incomes also vary. In our Bunker Hill area we have mostly single householders, and people often forget that the single aged person living alone is a householder just as a family is. Those living in rooms, but maintaining their own households, and perhaps using a community kitchen, have all the problems of moving a household. They are not just moving from one room to another.

Every different project brings different problems which we have to handle individually and accordingly. That is a good thing about urban renewal. We are required by law, a year before we go into a project execution, to prove to the Federal Government, as well as to our local community—and I like to think, and know, I am working for a community that is interested—that we will have housing for everyone in the project. That doesn't mean that everyone in the project is satisfied, because it is a tremendous hardship to move, and it is even harder for the older person who has deep roots. This is true, too, of transient persons living in an area. They usually have come to that area, or come back to it, because they have roots or familiarity with the people in the area.

I would like to make one point. I do not like to segregate the elderly as such from our total picture. In Bunker Hill—and this has been verified in my work in other parts of the West—we have found that oftentimes we have persons of 50 years of age who need every bit of attention and assistance in their moving, because psychologically or physically, though their chronological age is 50, but their mental age or health age is 75 or 80. Therefore, I do not like to think in terms only of a cutoff age. I know in certain programs it is necessary to have a cutoff age, but with relocating we don't have to have it, and I would like to see that we don't think only of those over 60 or over 65. We have three ages now to think of in relation to categorical assistance programs, 60, 62, and 65, so we use the age 60. I am sure this will be all right with your committee.

The problems that we encounter are the same that I am sure you have heard about all over the country. Here in the West we feel—

FROM AUDIENCE. This is not a fair hearing. We came to be heard, not by people being paid.

Senator WILLIAMS. Let me explain that we are not out here to look into the merits of a particular highway alignment or urban renewal project. That is for you folks to thresh out in your own community. We are here because we know all over the country, communities are entering highway programs and are entering urban renewal programs, and our mission is to see that we can be as just and as fair as it can be possible through legislation in the dislocation that must follow your community's decision to have the highway or to have the urban renewal project. Is that understood by everybody, just why we are here?

FROM AUDIENCE. We haven't had a chance to talk. The old people can't stay here all day.

We object to your statement that you all know it, because you come from outside, and we are citizens from Los Angeles.

Senator WILLIAMS. If anybody wants to talk about the problems of moving, and the difficulties of finding new housing, we hope at the end of the day to have time. But if you are going to address yourself to the lack of wisdom in your judgment of a particular urban renewal project, this we have no jurisdiction of at all.

FROM AUDIENCE. What are we here for, could you please tell us?

Senator WILLIAMS. I have tried to. How many here understand what this committee's mission is?

FROM AUDIENCE. Brainwash.



Senator WILLIAMS. The subcommittee is designed to understand the problems of elderly people who are forced involuntarily to move.

FROM AUDIENCE. Why don't you let the older people talk?

Senator WILLIAMS. I hope that Mr. Bertram Gold and Mr. Sergei Nutkeiwicz will have some people here who face this problem. When we were in Portland, Oreg., we went to urban renewal sites, we went to highway sites, we went into the homes, and we went into the grocery stores, where they are faced with a move. We can't do everything, obviously. We would like to hear everybody that has a problem.

FROM AUDIENCE. Well, let them talk first.

Senator WILLIAMS. We hope we will be in the Senate long enough to hear everybody's problem. I am sure my colleagues will agree on that.

FROM AUDIENCE. These people are under a salary that have all talked. The senior citizens are old, they can't stay and wait. They want to be heard.

Senator WILLIAMS. We are hearing a lot now. We will never get to anybody who is not scheduled on this list if we continue this kind of exchange.

Now, Miss Watkins, this is your forum, this is your assigned time, and if anybody feels obliged to interrupt I am afraid I will have to call on my senior colleague, Senator Randolph, to be more persuasive in hope for your cooperation than I have been.

Would you comment on this at this time, Senator Randolph?

FROM AUDIENCE. I have a question. Not to interrupt, but I have one question that I would like to ask; and I would like to know, when our time comes to talk will we have television coverage?

Senator WILLIAMS. I would say that we have to finish now for lunch, and then we will be back. I would think those of you who do want to express a viewpoint here had better get together during the luncheon recess and appoint a spokesman or two, and we will make every effort to give you some time. Is that fair enough?

Senator RANDOLPH. Mr. Chairman, our committee, and now through its subcommittee holding today's hearing, operates throughout under what all Americans know as the democratic process. We will want to lean backward, frankly, to hear those persons who believe that they are not being given the opportunity to be heard. I have always advocated that procedure, because it is necessary if we are to obtain an overall picture. Although it may be unorganized to a degree, perhaps, as you have indicated, during the lunch hour we can bring it into focus by having one or two persons speak for those who appear to have a valid story to be told.

The point I wish to make is that this committee is here in an objective effort. We will not attempt to have our testimony shaded or shaped. We want to hear all sides of a problem because today there are more than two sides of a problem: there are as many sides as there are parties concerned.

FROM AUDIENCE. Why can't you hear them now, Senator? These are old people. I am talking for my mother. She is not going to last here all day.

Senator WILLIAMS. Go ahead, Miss Watkins.

Miss WATKINS. Do you wish me to go ahead?

Senator WILLIAMS. Yes.

Miss WATKINS. I will make it as short as possible. Since I think you want to hear from those people most affected. It is assuredly true that while I realize how they are affected, it cannot be told by me to the same degree.

I will bring it down to the problem as I see it, particularly for the aged. We have, as I have told you before, two groups, tenants and owners. We have a large number of persons over 60, as is true in any downtown urban renewal area, who have a small stated income which does not fluctuate with the change in the cost of living. It is usually a small private pension of some kind, social security and/or old-age assistance. This means that they must find housing which is at a low rent rate and which meets their needs. They do want independent living. I do not feel that up to the present time we have offered enough to our builders and developers, or nonprofit organizations, to induce them to build housing that will meet their needs.

What the elderly really want is good, independent living, and they must have it at a low rent. They want a small unit whether called a studio apartment, zero bedroom, or a one-bedroom unit. They want to have the things that other people in the new apartments have. We all know, as we build new, expensive apartments that the older buildings go down in rental value, which means that many of our people are using the older buildings. We have a favorable vacancy factor in Los Angeles, but I do believe we need for these people low-income housing which could be achieved, we would hope, through the extension of 221(d)(3)—not available just for families, but for single persons.

We need some work with our own projects to see that housing is built within the project area. We have done so in the Temple project. There will be nine acres disposed of at a below-market value for low-rent housing to be built primarily for the older person. The builder who gives us the lowest rental scale with good management will be the one who will receive that particular location.

We have designated a hill site because we find that the people in this area want a hill which they feel contributes to their independence. They do need help in relocation in many instances, but they are proud of their independence.

On the other hand, in two of our future projects there are a large group who are living in their own homes which they will have to sell. They are very fearful that they cannot replace the same thing in the same location for the same price. Many are making an income from rental of dwelling units or rooms. They feel that they may either have to repurchase for additional cost or find another source of income. In the Temple area we have set aside a number of acres for possible small-lot purchase by present owner-occupants.

The need for low-rent units and replacement of income source are our two big problems.

I feel definitely, and I am sure you will hear this afternoon, that the various services have to be provided to these displaced people. I want to reemphasize that in an urban renewal area, whether of 10 or 30 blocks, we go into every home. We become aware of every problem that exists in every family and every household, and we know these problems are intensified by the fact that they have to move.

Many of our older people, and I am sure you have heard this before, have had no acute problem up to the moment they are told, "Well, you must move." They have been able to take care of themselves up to that point, but then they become nervous and apprehensive.

Therefore we must build in some way services for them as they move. It may be housekeeping services. It may be services to help them adjust to the new community such as finding a grocery store that might deliver their groceries instead of the big supermarket which we now have in our new locations. It may be helping them cash their checks, which is a very important item.

These are small items, and I imagine they have been brought to you before, but they are important to our people as we proceed in relocation. The service agencies, and probably rightfully so, feel that they are not staffed for the intake of a large project area case-load. We feel that there should be some working out jointly so that we can ask for that service and get it at the time that it is needed—though we never know what the exact time will be.

We try in our project to give ample notice of removal. I believe that on Bunker Hill it has been averaging 4 months for every tenant except in unexpected emergencies. This is a long time in an area where there are many, many transient people who have been used to moving month after month after month, but we try to give every opportunity we can. We give a written notice 30 days before removal to a tenant, 60 days to an owner, and we try to give 3 to 6 months to a business. This is written notice, but they know much before then. We work with the family from the moment the house is purchased.

There are many more problems of displacement I could go into, but I think that probably some of the people who feel that the problem is very near to their hearts will want an opportunity to speak. We only speak for them.

I want to speak for my agency, thanking you for the opportunity of our coming here to tell you just a few of our problems. Again I go back to the fact that I think our program will be just as good as the time and effort we put in on planning for relocation, in working with the people that are going to have to make the move, and securing the services necessary to make that move a good one. I thank you, gentlemen.

(The prepared statement of Miss Margaret S. Watkins follows:)

PREPARED STATEMENT OF MARGARET S. WATKINS, ASSISTANT EXECUTIVE DIRECTOR,  
RELOCATION AND PROPERTY MANAGEMENT, COMMUNITY REDEVELOPMENT AGENCY,  
OF THE CITY OF LOS ANGELES

#### A. INTRODUCTION

My experience has been in the West, in social welfare, public housing, and re-development; therefore, my comments extend to general knowledge of housing and other social conditions in the West only. They may not be pertinent to conditions as found in other sections of the country.

Consequently, though I speak to the subject of elderly displacement, I continue to be aware that the problems which they face, the relocation assistance which they receive, and the benefits which they may gain from relocation are the same as for all persons facing displacement, regardless of age.

Though we find a disproportionate number of persons over 60 years in many project areas, however, the elderly cannot be defined as those 65 years of age. Special needs may be found as early as 50 or as late as 75 years. "Elderliness" is an individual characteristic related to physical, psychological, and social factors.

## B. ESTIMATE OF DISPLACEMENT

*Private.*—Before speaking on public displacement, I feel it should be noted that there is a great amount of involuntary displacement occasioned by private development which is taking place in this rapidly expanding and changing community. To every inhabitant, a visit to a block or neighborhood after a few months holds surprises—buildings are being torn down, houses are making way for multiple unit or commercial development. I have seen one entire block of closely built high rise hotels and businesses displace a large number of residents. No information is available on the number or conditions of those who are being displaced by private development, and thus do not know of the number of elderly displacees. This displacement comes to light in the competition for housing in the community.

*Public.*—I am speaking mainly on displacement from redevelopment projects, however, figures indicate there are approximately 12,900 public displacements between 1961-63. Attached to this statement is a copy of the number and types of public displacements prepared by the Los Angeles urban renewal coordinator's office.

We have estimated that 7,500 households may be displaced from three redevelopment projects over a 6-year period. Based on census figures we estimate almost one-third will be households with one or more persons over 60 years. (The percentage increases from about 10 percent in the proposed Hoover area to the greatly disproportionate figure of 45 percent in the Bunker Hill area, where 81 percent of the residents are single householders.)

It is not possible to indicate the number needing special housing. Except for the physically handicapped, the housing needed for elderly displacees is not markedly different from that needed by others. Though often persons may be found in neighborhoods of small housing units, they are not, and on the whole do not wish to be, in segregated housing. For this reason, the housing needed for elderly displacees is discussed below under housing resources.

## C. RELOCATION PROCEDURES—HOW WELL CARRIED OUT

*Relation of California law to elderly displacement.*—In California, redevelopment agencies are equally responsible under provisions of the State law, for relocation of both single persons and families from defined project areas. In assessing the rehousing needs, an agency must determine the needs of single persons of all ages and provide relocation services to all residents alike. Thus, considerations of housing for the elderly is included in the total relocation program.

*Relocation program.*—The effectiveness of relocation in achieving satisfactory placement depends upon what relocation procedures are structured and how well they are carried out. It should be kept in mind that presently only those residing in a defined project area are afforded relocation services and moving costs through a required relocation program.

The basic relocation program requirements, in both the planning and execution stages, are clearly set forth in the Federal URA Manual which local agencies must follow in carrying out a project. Thus, a certain standard is mandatory, and provides a framework upon which an agency may build as excellent a program as is desired by the local policy.

How well the procedures are carried out, and to what extent beyond the minimum, is dependent upon the particular community, agency, and staff. Once the policy is determined by the agency, the caliber of practices depends upon the quality and the number of staff assigned to carry out relocation, and upon the recognition within the agency's administration of the importance of implementing the social goals of redevelopment.

*Good relocation practices.*—The practices and problems noted apply to the entire relocation caseload and are not unique to the elderly. The big difference in working with the elderly is that the staff must be a little more understanding, must be willing to spend a little more time to determine the actual desires, and must be additionally resourceful in developing housing and services.

(1) I believe that the following methods are necessary to achieve good relocation. It is imperative that individual attention be given to individual occupants. This requires a dedicated staff which is skillful and well trained in working with people.

The extent of services rendered to each one or group of residents varies considerably—some need few and others need extensive special attention. The staff must be able to recognize and provide for solutions to the particular needs of

the individual. Frequently, circumstances are uncovered which have not been brought to light before, and which can be taken care of through assistance by local community agencies.

Not infrequently, though, there are problems for which there is no organized assistance. One example is that of an individual who needs emergency psychiatric assistance on the premises. This service is not available. The situation can be met only through informal personal relationships between agency relocation staff and the staffs of other agencies. Even so, the relocation staff retains the responsibility for handling the situation.

Occasions of this and similar nature are those which highlight the need for a highly trained staff. It is in the handling of these situations that the need for specialized relocation services is greatest, and when administration of the program must be adapted to meet the needs of the individual occupants.

(2) It is not only in the unusual circumstance that much effort must be made. An obvious test of relocation services is the percent of moves made to "standard" housing. A number of residents of project areas have not been accustomed to living in good housing. To accomplish such a move the staff must work with the resident to assist him in desiring, looking at, and moving to better housing. Though this is not always possible, a surprising number may be influenced, depending upon the skill of the staff.

(3) Another measure of the caliber of relocation services is the percent of persons who move without notifying the agency and about whom the agency has scant information. These are called disappeared in the agency's reports. To avoid this, the staff must visit residents as soon as property is purchased, must develop a familiarity with the individuals, and encourage acceptance of agency referrals and other assistance. It is rare that families are "lost." More frequently it is the more independent single persons who move without notifying the agency—as would be expected from the very nature of their unattachment.

(4) Another test is the extent to which an agency inspects the housing into which residents move to determine whether it is standard. If someone moves beyond the arbitrary boundaries of the legal entity, he may be designated as "out of community" and the housing not inspected. If the area for inspection is narrowly interpreted, a warped picture of relocation may be shown. Inspections should be made on the basis of distance as well as of political boundaries.

(5) Additional social gains may be achieved if the staff will go several steps further than can be ordinarily expected. Estranged relatives may be reunited, eligibility for categorical assistance may be established, and family relationships may be mended as a result of staff assistance. Relocation should be thought of as more than a simple final report of the number of moves to "standard" and "substandard" housing.

As a matter of fact, in some instances the agency will actually place a resident in substandard housing if it is to the best interest of the resident. This may be particularly true of elderly. I remember one quite elderly gentleman we placed in a unit next door to a family who had "adopted" him at the time of the Japanese relocation during World War II. The family had lived a little distance from his location in the project area, but did his shopping, housekeeping, and so on. It was much better that he should be placed near this family in substandard housing than at a farther distance in standard housing. This we did.

#### D. PARTICULAR PROBLEMS OF RELOCATION

*From viewpoint of displacee.*—(1) Moving to and adjusting to a new neighborhood has varying effects. Some do not want to see the disruption of their ways and habits of living, others look forward to the change, and still others don't much care one way or the other. Many have said: "I should have done this long ago but had to have the push to get started."

Though it is more difficult for the elderly to adjust to a new neighborhood and to the thought of moving to a new neighborhood, we have been surprised to find that once the action is underway and accomplished, they find that they have a new set of interests—for many into whose lives new occasions and demands are few, the move may be actually a benefit from routine and boredom, though it is necessary that it be within their physical and psychological ability to adjust.

(2) Location is a prime consideration for the elderly. They want and need housing conveniently located within easy walking distance of restaurants, stores, transportation, and recreational facilities. This need not be in the same neighborhood but must be in similar close-in locations.

(3) In general, so long as suitable housing is obtained, resident tenants (who are the great majority of project residents) do not seem to pay much attention to the "involuntary" aspect of the move. This is not, of course, surprising. The surprise is that the majority of resident owners do not seem to mind, once their property has been purchased—it is in the initial stages of a project that owners protest.

*From viewpoint of both agency and displacee.*—(1) Much of the housing which constitutes the primary resource for low-rent relocation is found in older neighborhoods. Unless the area and the buildings are adequately maintained, to avoid deterioration, the occupants may at some future date find themselves again subject to displacement through redevelopment or code enforcement. A second displacement is always a greater hardship.

A further problem, though infrequently presented to this agency because of characteristics of present projects, is that of availability of housing to Negro residents. The 1960 census maps show well-defined areas of Negro occupancy. This results in a narrowing of choice for Negro residents, though surveys of neighborhoods outside these areas indicate about 25 percent of the units would be available to Negroes, on the word of the landlords themselves. The problem for Spanish-Americans is not so acute. Census maps show a spread throughout the county, largely related to income. Thus, the Spanish-American residents have a much wider choice.

(2) Also, in the central city, there is not the choice of types of living. The entire area is covered with small closely built buildings, whether single homes or multiple units. There is no variety of land use which would permit choice in a near location. And, one thing I have found is that, if given the choice, residents would move to a wide variety of types of housing: new, older, dilapidated; high, medium, and low cost; single, small multiple, large multiple units.

(3) A special problem to both displacee and agency is the need for housekeeping or homemaking services. Recipients of categorical assistance are eligible for such services, but there is a need for special visiting and housekeeping services, particularly for the elderly. This does not apply only to project area displacees. There is a wide need for education on home management and maintenance for those who have not been accustomed to homeownership or to living in urban areas in close proximity to neighbors. It has been well documented that the elderly are better off the greater the degree of independence which can be maintained. Further, this coincides with their preference.

*From viewpoint of the agency.*—(1) For the agency, a principal problem is the inability to forecast and space actual moves. The relocation schedule is dependent upon when an owner wishes to sell his property, the rate of acquisition, the size and type of buildings purchased, and the demolition and disposition schedule. A large number of residents may come into the workload at one time, then only a few, then a large number again. This makes it difficult to initiate and keep close personal contact with the residents. The uneven schedule also presents a staffing dilemma.

As a result, displacee housing needs do not always correspond to the seasonal variations of availability; when the demand is greatest the availability may be the smallest or vice versa. These fluctuations in demand make it difficult to sustain landlord interest in providing housing for displacees.

(2) Also related to the timing of moves is the problem of ownership of furniture. Should a building owner, for whatever reason, remove the furniture as soon as his property is acquired by our agency, we must immediately find shelter for the tenants. This may mean a move to adjacent property, which may or may not be owned by the agency and from which a second move must be made. Many tenants, of course, will move outside the project area and on such short notice may well move to substandard units. The agency will pay moving costs in such situations, but can make only one payment to persons moving outside the project area. This means that there is little possibility of a second move to standard housing by those who make an emergency move to substandard units outside the project area. Should the law permit a second relocation payment, within the maximum allowable and when found necessary and authorized by the agency, there might well be an increase in the number of moves to "standard" housing.

(3) The uneven schedule has another effect. The agency works with community agencies who will cooperate in providing services within their framework. But the timelag results in a deterioration of the communication and coordination planned. It is most difficult to sustain community interest and service when a specific program cannot be planned and carried out accordingly.

## E. HOUSING RESOURCES

Simply put, our most urgent need is for small, efficiency-type, low-rent housing in locations convenient to shopping and community facilities. This housing should not be for the exclusive occupancy of elderly persons.

I must preface further comments on housing resources by stating that in the redevelopment program displacees are referred only to those accommodations which, upon inspection by our staff, meet the adopted standards for "decent, safe, and sanitary housing." If a vacancy is to be a meaningful referral to a person seeking housing, the premises must not only be in good condition, but also must be priced within his means, be adequate in size for his family, and be conveniently located. I feel safe in stating that displacees, as a whole will more readily make compromises as to the price they will pay for housing, its quality or adequacy, than they will with respect to its location. The reasons for this will vary with the individual relocatee.

Given time, the staff can locate good housing which meets the needs of the displacees. Both tenants and owners find that they are able to secure more desirable premises at about the same price they pay in the project area. On the whole, we have found that the prices being paid in the project areas are not appreciably less than those being paid in other locations. This, of course, does not mean that the rent in new buildings, with modern conveniences, is the same as in the project area, but it is true that many, many buildings with good maintenance are to be found for approximately the same monthly cost.

Public housing is a resource for those who cannot afford other housing. As you know, those displaced by governmental action are given preference in placement in public housing, and this represents an important housing resource, especially for the low-income larger families. Perhaps, though, the desire for a central location explains why the small percentage of those eligible for public housing make application, even when such encouragement is given to do so. Further considerations are the actual fact of institutionalized living in public housing projects, and the general community attitude which stigmatizes occupants. There is indication, however, that some single displacees under 62 would make application if public housing were available to them. This would assist relocation placements.

Perhaps the needs of a community for housing its total population in decent, safe, and sanitary housing which they can afford and in suitable locations should be considered in securing land at a lower cost.

In the proposed Temple project, a large section is being set aside for the development of housing for lower income persons and families, primarily elderly. Maximum opportunities are also being provided in the Temple plan for present owners to reestablish themselves in the project area as redevelopers. This means that many should be able not only to continue living in their old neighborhood but maintain or increase income from rental property.

As to future displacements, we believe that the greatest number of displacees can be properly relocated, although it will become increasingly difficult unless there is a planned replacement of lower cost housing and the larger rentals—especially in the central city neighborhoods.

## F. SUGGESTIONS FOR PUBLIC AND PRIVATE ACTION

In making these suggestions which I think would strengthen all relocation programs, I make no distinction between who should provide the needed action, since it can only be accomplished by the cooperative efforts of both private and public bodies.

*Financing and loan provisions.*—(1) Streamline FHA procedures in order to save time, thereby lowering builders' (and purchasers') costs.

(2) Extension of FHA insurance (including sec. 221(d)(3)) to cover all types of housing in older as well as new neighborhoods. There is a great need for residential hotel-type accommodations and for efficiency units to meet both the income necessity and the individual taste of single and elderly persons. All types of housing should be available to either single or family residents. Such terms should apply to rentals and sales—whether as single properties, cooperatives, or condominiums.

*Income tax provisions.*—(1) Revision of income tax provisions should be made so as to permit use of private funds by an individual or private corporation to construct nonprofit housing.

(2) Some tax relief or benefit should be provided for persons who will sell their property for less than market value to developers or agencies who will build nonprofit or low-income housing.

(3) A total exception from capital gains tax should be provided for elderly persons who sell a home (especially for those "involuntarily" displaced) and do not wish to purchase other property because of inability to handle maintenance problems, widowed status, health situation, etc. There is a precedent in the provisions now made for extra exemptions and medical care for elderly.

(4) An income tax consideration for a head of household for each unit, regardless of the number of persons in the unit or their relationship, would be of benefit to the low-income aged single person maintaining a household.

*Extensions or supplements to existing services.*—(1) Provide that public housing regulations grant eligibility to single persons under 62 years of age, with a priority for the elderly.

(2) Provide a program of categorical assistance of general relief for those not eligible for other categorical assistance programs. Assistance should be related to the individual, not to the age, number of children, presence of a husband, etc. There are families needing assistance because of illness of the mother, special physical or psychological needs of the children, dependent relatives necessitating additional living space, chronic illness, etc., which presently are not considered in providing assistance.

(3) Permit the making of a second relocation payment under special circumstances and providing that the second move is into standard housing.

(4) Permit an exchange of individual case information between social security and relocation staff.

(5) Extend presently constituted programs of assistance services to provide that the staff may go out into the field to provide services in the home and to actively search out those persons needing assistance.

*Development of new services.*—(1) Provision of relocation services and payments in any displacements by government, especially where Federal funds are used, for example, highways, airports, Federal buildings, or FHA-financed housing.

(2) Urban renewal foundations should be formed wherever there is displacement—perhaps through providing some incentive by Federal or State programs. Private developers, real estate and financing establishments indicate their desire to provide low-cost housing, but find it too costly in land, construction, and staffing, to be able to afford to carry out the programs they envision.

(3) Develop an "urban extension service" for staff to go out into the urban neighborhood and into individual homes to assist in overall problems which cannot be categorized or classified, and to make referrals for those which can be. Such a service would, like the Agricultural Extension Service, be mostly an educational program, but would also provide direct services where not otherwise available through an organized community program.

*Office of Urban Renewal Coordination chart showing dislocation statistics*

[In dwelling units]<sup>1</sup>

	Districts								Total	
	Central		Southern		Valley		Western			
	Actual, 1961-62	Estimate, 1962-63	Actual, 1961-62	Estimate, 1962-63	Actual, 1961-62	Estimate, 1962-63	Actual, 1961-62	Estimate, 1962-63	Actual, 1961-62	Estimate, 1962-63
Board of education.....	616	100	27	1	6	0	17	0	666	101
California Division of Highways.....	585	396	0	0	33	272	1,200	732	1,818	1,400
Community redevelopment agency.....	1,386	2,250	0	0	0	0	0	0	1,386	2,250
Department of building and safety.....	2,000	1,500	0	0	0	0	100	400	2,100	1,900
Fire department.....	21	1	1	0	0	0	3	22	4	4
Health department.....	414	418	15	15	62	63	47	48	538	544
Right-of-way and land.....	18	20	4	8	3	7	5	7	30	42
Water and power.....	0	76	0	0	1	0	1	0	2	76
Total.....	5,040	4,761	47	24	105	342	1,370	1,190	6,562	6,317

<sup>1</sup> Average 3 persons to dwelling unit assumed.



Senator WILLIAMS. We wish there were more time to talk further with you ladies, who certainly are right at the core of the human problems of relocation. My one observation is that relocation in Santa Monica, and in Los Angeles, too, obviously is in very skilled hands, and with very humane and thoughtful and understanding people.

Miss WATKINS. We hope we are doing a good job. We never can do a job satisfactory to everybody.

Senator WILLIAMS. All right, Senator Randolph, or Senator Long?

Senator RANDOLPH. No.

Senator WILLIAMS. Thank you, ladies. You will probably want to stay with us for a while.

I would like to announce at this point that Mr. William Gerhardt who is urban renewal coordinator and Mr. Harry Haelsig, planning director, of the city of San Diego were unable to come to Los Angeles to be with us today. However, they have sent us a very informative statement which we are glad to have and which we will make a part of the record.

(The statement referred to above follows:)

PREPARED STATEMENT SUBMITTED BY THE PLANNING DEPARTMENT, CITY OF  
SAN DIEGO, CALIF., MR. HARRY HAELSIG, DIRECTOR

Displacement of the elderly due to governmental action has been slight. San Diego has not engaged in any federally assisted urban renewal projects. New freeways through the older central portion of the city have resulted in some dislocation, but such limited clearance has taken place during the period of a 7- to 10-percent citywide vacancy rate. All wartime housing was eliminated this year; however, its removal mainly affected younger families.

Total displacement during 1961 has been estimated at 1,750 families; during 1962 it is estimated that 930 families will be displaced due to highway construction, code enforcement, and wartime housing demolition. During this same period (1962) it is estimated that 6,000 new units will be constructed. Considering new construction, population growth, vacancy rates, and deteriorated units, the net vacant and available housing is estimated at over 11,000 units. (See app. A, "Housing for Displaced Families.")

Based upon the percentage of elderly in those areas affected by code enforcement, highways, and wartime housing clearance, it is estimated that less than 175 families in the 65-and-over age group were displaced by governmental action in the past 2 years.

San Diego has been more concerned with the positive steps it may take on a citywide basis to provide for the needs of an increasing number of elderly moving to the entire metropolitan area. As a part of the general plan study, age characteristics of the present and projected population have been analyzed in both magnitude and geographical location. (See map, p. 3, and app. B, "Excerpts From General Plan Study.") Analysis showed, at the citywide level, 65-and-over population has increased from 27,900 in 1950 to 43,350 in 1960, an increase of 15,450 or 65 percent in 10 years. While there has been a decline in percent of elderly from 8.3 percent in 1950 to 7.2 percent in 1960, the decline has been due to the faster relative rate of growth in the younger age brackets. Further socioeconomic studies concerning the elderly will be a part of the 1963 general plan program.

The general studies thus far show that the influx of elderly is concentrating in particular geographical areas of the city. As a part of the urban renewal study program, the analysis of individual neighborhoods has given the city an initial insight into the housing conditions of the areas in which the elderly are concentrated. (See app. C, "Urban Renewal Program Outline.") These studies have shown the areas of elderly concentration are the older sections of the city, but are not the most deteriorated areas. In addition, these studies have given an indication of the kinds of facilities—both public and private—which the elderly find attractive. For example, North Centre City offers a senior citizens' recreation center in a 1,400-acre park setting, and contains one of the highest concentrations in the entire city of persons over 65. Yet less

than 3 percent of the housing units in this area are considered by the U.S. Census to be "dilapidated."

In Golden Hill, another urban renewal study neighborhood, 15 percent of the population are over 65; and the effects of a program of code enforcement or conservation project are being studied. (See app. D, "Section on Golden Hill.") In Centre City initial studies indicate the population is heavily comprised of elderly males. An exception to the other age condition correlations, the condition of structures in this area is poor (see app. D, excerpts from "Neighborhood Analysis" report) and the incidence of tuberculosis is high. (See app. E, "Comparative Statistics on Urban Renewal Study Area.") A precise study of the conditions in the area and the special problems of the population will commence in January 1963.

All studies thus far indicate that any program of community improvement within these areas will have to consider the special problems of the elderly. Toward this end we are contemplating further studies, prior to action programs, to set forth not only problems of particular areas, but to outline positive measures which can be taken to provide an environment amenable to the elderly on a citywide basis. (See app. F, excerpt from "Background for Social Planning.")

The major conclusion from our initial steps indicate one thing: An area-by-area, problem-by-problem approach will not lead to satisfactory solutions. We find that there is much to learn of the desires, needs, and limitations of the elderly in general; and much in specific to learn of the alternative means and costs of providing for these needs. Since the nature of our economy is national in scope, the population movements, the trends in migration of the elderly to the climatically amenable environment of southern California is of utmost importance. To provide research and information of these trends, along with sociological studies of needs and desires of the elderly, is within the scope of the Federal Government and is much needed by local governments. Providing for interstate migration comprises the major type of "relocation" in San Diego, and to many other southern California communities. The future problem of the localities providing for immigration needs is much greater, and will contain within its solution provisions for the relocation due to governmental action.

(The exhibits referred to are held in the files of the subcommittee.)

Senator WILLIAMS. Mr. Gold and Mr. Nutkeiwicz, are you gentlemen prepared?

We had hoped to have both Mr. Gold and Mr. Nutkeiwicz from the Jewish Centers Association. They apparently are not here.

There was one woman who did want to speak, who evidently can't be with us this afternoon. We do have time before the scheduled recess.

Would you like to give us your name and address so the record will reflect it? We have to stay close to that microphone, so if you will just sit there now.

#### STATEMENT OF MARIE TETER, LOS ANGELES

Mrs. TETER. Marie Teter, 264 South Union Avenue.

Senator WILLIAMS. In what part of Los Angeles is that, what area? How is it described?

Mrs. TETER. Well, it's downtown, I guess.

Senator WILLIAMS. Downtown Los Angeles?

Mrs. TETER. Yes.

Senator WILLIAMS. All right, now in your own words will you make your observations?

Mrs. TETER. Yes. I do not think that the Temple renewal is right. I think it's wrong. I make my own living, and I don't draw any pension.

Senator WILLIAMS. What do you think is wrong, what kind of renewal?

Mrs. TETER. The Temple urban renewal.

Senator WILLIAMS. Is that a project, Temple?

Mrs. TETER. Yes, it is. There is big apartment houses there, there's very few small residences. The people are paying all the rent they can, and they have to borrow money from the Federal Government. The deficit is already so big that we can't survive with that deficit we have. I don't believe in the Federal Government getting into housing. Let us house ourselves. It seems to me like that's the only fair thing to do.

Senator WILLIAMS. Could I ask you, are you now living in the area described as the Temple urban renewal?

Mrs. TETER. I have two rentals in there.

Senator WILLIAMS. Has there been a notice that this property at a later date will be taken for an urban renewal project?

Mrs. TETER. Yes. They have appraised it, I guess. I told them I wouldn't sign anything, only for public domain. That's all right, public domain is all right, but not this housing business.

Senator WILLIAMS. What kind of a property is yours, Mrs. Teter?

Mrs. TETER. Well, I have a stucco in there.

Senator WILLIAMS. Does this represent your home, and you have two rentals?

Mrs. TETER. No, I live on Union Avenue. That's an income that I have there.

Senator WILLIAMS. I see. Is your own home within the project area?

Mrs. TETER. I have heard that it is. I haven't been notified yet.

Senator WILLIAMS. But you are specifically addressing yourself to your desire to hold your property that you rent out to two tenants?

Mrs. TETER. Yes. If I can rent it out to two tenants I want it sold to two tenants. I don't want it put into urban renewal, where you're all fenced in, like that song, "Don't Fence Me In."

Senator WILLIAMS. Well, now you have raised a whole broad philosophical situation that deeply concerns us in Washington. I happen to support these programs, but I certainly don't support the idea of fencing people in. I will agree with you on that. I think that much more can be done without bulldozing, in rehabilitating and in building up present neighborhoods.

I didn't mean to make a speech here, but we do have a rehabilitation program in the 1961 housing bill. Unfortunately very few areas are using it vigorously, and we are going to try to improve that so that it will be more useful. But go ahead now.

Mrs. TETER. Here is one other thing, that those public houses don't pay taxes. They pay 10 percent in lieu of taxes, if they collect them. If you go down here on Main Street, you're going to find several of them torn down, and they can't even be used. Great Western loaned the money to build them, and now they're not in use. They have been torn completely—just vandalized. They are just so bad, and they are only 5 years old. She has pictures of them here. It just breeds crime to have these big apartments and projects. It isn't any good for us.

Senator WILLIAMS. That is what we call public housing?

Mrs. TETER. Yes, the public housing is no good. Breeds crime.

FROM AUDIENCE. We voted it down in California.

Mrs. TETER. Yes, we voted it down. We did get some of it voted down, and now they brought it back in urban renewal, and we don't like it.

FROM AUDIENCE. We don't want either one of them.

Mrs. TETER. We want to have freedom, we don't want to be tied down to the Federal Government.

FROM AUDIENCE. Let's get this whole thing off our children's backs. They are growing up in America too, and we have to have a long view on what is going to happen in the future. These housing projects they are planning on, this urban renewal, is going to breed us worse slums and worse problems for our children than exist for us.

Senator WILLIAMS. Would you identify yourself for the reporter?

#### STATEMENT OF MRS. CATHERINE MURPHY, TEMPLE AREA PROJECT, LOS ANGELES

FROM AUDIENCE. Mrs. Murphy, 1441 Court Street, Temple area project.

Senator WILLIAMS. First name?

Mrs. MURPHY. Catherine. My child has to go to school and hear them talk about the area she lives in being a slum area. She said, "Mother, it's all I can do to not speak up for ourselves. I don't consider myself living in a slum." That's the way they tag the kids once they put this blight or this thing over their heads.

I mean, you're a marked individual for living in an area like that, even if you live in a decent home.

Senator WILLIAMS. We have heard from many people of the hardships from the designation of an urban renewal area. An area has to be defined as blighted. Then there is a long delay before new construction; and it does, we know, work a real hardship on people living within that area.

Mrs. MURPHY. Not only to my child, but I have an invalid mother-in-law who has been a good American citizen all her life, and when her hearing came up, with all her sickness already she went into heart failure. It seems to me we should be able to work all our lives and be able to secure now in old age what we want. Let private enterprise do these things, let the people be free Americans like our fathers fought for.

Senator WILLIAMS. Of course, the basic philosophy in housing and urban renewal is that where individuals don't as private citizens or private businesses deal with the slums and the decay, this is a way of drawing forth local initiative. It isn't Federal Government imposing itself, it is Federal Government offering itself as a—

FROM AUDIENCE. Stay out, stay out.

Senator WILLIAMS. Let the record reflect that there was a murmur of protest.

Mrs. MURPHY. You sit in Washington, sir, and that's the view you get of it. But it's an entirely different picture that the people have. In the Temple area we have a situation you wouldn't be aware of in Washington, where you are voting on this. We have oil wells there, and—

Senator WILLIAMS. Mrs. Murphy, that is why we are here.

Mrs. MURPHY. We have oil wells here that people have known that those wells have to come out, and yet they are using that on us as one of our blight conditions. Many of us have invested in further property than what we owned, feeling that this was the heart of town, that when these wells came out we could invest, and we have had credit blackmailed there for a number of years because your urban renewal—it's run down now to the point it is because we have been blackmailed with this program, and people can't get loans; they can't do things. It's a crime to hold this over people's heads like they do, and I think when our legislators wake up and realize what is happening under this program—your urban renewal started all right to do it for the owners of record, but when you take and force us to sell and we sit in a public hearing and have one of the men, the head in our city, admit that he went out and paid out of his own pocket for a geological survey in our area—if you take the profit out of this they wouldn't be half so interested in the type of homes we are living in.

It's in our public record. You can see where Mr. Sesson has admitted that he paid out of his own pocket for a geological survey. I don't know what the rush is, because they still don't have Bunker Hill yet—and I hope they never get it.

Senator WILLIAMS. Senator Randolph—

Senator RANDOLPH. I think it is desirable that these people continue to express their views.

Senator WILLIAMS. By the same token, I just thought my colleagues on the committee might have some questions of you ladies that would be helpful to us, and for the consideration of the men in Washington.

Mrs. MURPHY. You can realize why we don't like to have Miss Watkins and some of them talk if you knew what we've been through. We go to real estate agents and our newspapers and do as much relocation as her group has done for us. You go down and ask her for a list of names of the people they have relocated—oh, they can't give you that list of names, they can only give you a selected list of names. They can't invade these people's privacy. I want to go and select individuals at random and see how their program has worked out.

We had them take us out to show us what they have to relocate. They took us way out to the sticks, to homes that were already probably going to be another project area, where we would get booted around again before too long. And some of the places they took us to were already sold. There were things in the hands of the real estate agents that we could have done just as well ourselves in going out on our own. And here you can go downtown, and one time there were six people in that relocation office passing out a lot of money for stuff that we shouldn't be paying out for. It's a crime to the American people. We've got enough in this space age for our children to grow up under the tensions of nuclear things, without letting homes be insecure.

If people want to sell, they will sell to builders, and if it's in a desirable area to rebuild builders will come in and do it if the proper means are made.

If the Government would make it so that people could get the money at the low interest the people that wanted to stay there would stay and those who don't would sell privately at decent prices instead of having them come in and say, "Well, this is what we'll give you."

You go to the courts, and some of the court deals people here in California have been in is actually criminal.

Out in Redondo Beach there is a case in which a Mrs. Smith—if you contacted her she could show you—she can't get in the courts and tell her full story. It's a crime what's happening.

FROM AUDIENCE. That's me. Let me talk.

Senator WILLIAMS. Would you like to come up, Ma'am?

Mrs. SMITH. I'm Mrs. Smith. I hope I'll last it through.

Senator WILLIAMS. Is this the first opportunity that you have had to testify before a committee of Congress?

Mrs. SMITH. Yes. Thank God. I want to thank you all. At least we have some dedicated U.S. citizens.

This is a documented group of papers [indicating].

Senator WILLIAMS. Would you introduce yourself to us, and give us your name and address?

#### STATEMENT OF MRS. ADA M. SMITH, REDONDO BEACH

Mrs. SMITH. Yes. My name is Ada M. Smith, and I live in Redondo Beach, 768 Avenue C.

Senator WILLIAMS. For those of us who are not from California, what part of the city is Redondo Beach in?

Mrs. SMITH. We are way down at the south end of the Los Angeles Basin, just at the foot of the Palos Verdes Hills. We are in a strategic position there to be blown off the map if the submarines get into our deep water channel. I've been for 5 years trying to get some kind of sonar protection in that channel, because it's a deep fault, and a submarine entered during the war.

Now then, this group of, I'm going to call them political gangsters, for the want of a better name, have exploited our area. They have put in an illegal lagoon there, and they are in the process now of starting urban renewal.

Senator WILLIAMS. Is this out Long Beach way?

Mrs. SMITH. No, it's on the extreme west end, southwest area of the Los Angeles Basin, southwest area. Coming down from your Ocean Park that they have mentioned, you come then to Venice, and then on down to El Segundo, Manhattan, Hermosa, and Redondo. Then you curve around these big hills on over to the San Pedro area and Long Beach and our big harbor.

Fortunately when that submarine appeared there in that deep water channel within 100 feet of our pier a man who was a retired sea captain saw it with his powerful glasses.

He called his father and asked him to notify the Coast Guard. Then the big bombers came and bombed it. We were having dinner in the then fashionable Wagon Wheel Cafe, and we were literally lifted out of our seats, the table was lifted.

It's so indelibly impressed upon my mind that I'll never forget it.

Now, getting back to our political gangsters—I'm mentioning no names, but, as I say, this little inland lagoon has been built there, part of a street has been taken illegally. The whole thing is illegal.

Now they come forward with this urban renewal project, and—

Senator WILLIAMS. What is the name of that project? Do you know?

Mrs. SMITH. Redondo Beach urban renewal. It's just beginning. It's in its infancy. They have actually hired, on the agency that is appointed, three men that have been turned down by the electors, people that the people have turned down in the election. I wish I had the literature here to read on some of those men.

Getting back to this documented evidence here, I went to a lot of expense to get this so that I could produce it in court, either through the attorney acting for the plaintiff, or rather the defendant, and—don't take my picture. I look like the dickens. Well, I'll pose then real nicely. I'm nervous anyway.

Senator WILLIAMS. You are in the kitchen now, you've got to stand the heat.

Mrs. SMITH. I'm not afraid.

Senator WILLIAMS. You look fine, believe me.

Mrs. SMITH. I don't care. There is a problem at stake here that will affect every dedicated U.S. person in this country in 10 years if something is not done about it. That's right.

I will just casually mention that we've got over 4,000 homes down there in Redondo of elderly people who are living on retirement pensions. Because of the rigid building code they have drawn up there, they will all be displaced if they let this urban renewal expand on out throughout the city. And the big builders now are already surveying some of the lots that they can get, you see, that will be available under the plan if they expand it beyond the stipulated area, and I happen to be in that area.

Getting back to this one problem here. It has to do with evidence that I wanted to present as a friend of the court if I could not get the attorney to present it. This has to do with one problem, a piece of property that was, in my opinion, secured under fraud and conspiracy. This documented evidence would prove the case. Do you think I've been allowed to present this to the court? No. It's all been set aside, and not one word of it—the judge who was transported up to Los Angeles from our municipal court to rule on this case, to actually hear it—soon he will make his ruling. We don't know what it will be. I hope, for his sake, that it will be fair and just, but I have my opinion of what it will be.

I just want to bring these points out. I've mentioned no names, but I want to tell you that you have at hand now a task that you must weigh heavily. You must consider the little people's interest, those folks that come up to me because I've lived there 42 years and take my hand and say, "Can't you help me? What's going to happen to me when they take my little home?" One little woman was absolutely in hysterics when she saw me, because she knows that I put that roof over her head.

Do you know why I'm in this picture? This woman's leg was broken. She was in terrific financial trouble, and I heard of it, and her mother and dad had been friends of mine years back, 42 years ago, and I went to her rescue, put up the money to save her home. Then, God forbid, at this belated hour, these years later, here comes me with the evidence, I hope, to save our city.

I'm going to leave the rest to you. When you get back there to Washington, you get hold of that President and you tell him that old lady that spoke to him up there in the Biltmore about 4 years ago—

he commented on the corsage that I had on my suit—you say, “She’s the one now that’s making herself heard.” You just tell him.

Senator WILLIAMS. Let me make an observation. You certainly go to the right meetings.

Mrs. SMITH. You know what? I’ve been a Democrat all my life. I’m 65 years old. You can take a look at these hands and see if I’ve led an idle life. You see? I’m here now to plead the cause of the common people, the little people, those who have struggled for what they have.

Now, it’s up to you. You have been trusted by the electors all over the country. They have elected you to office to represent them. I hope that you will consider this and that you will represent the little people as you go along your way.

Senator WILLIAMS. Well, we certainly hope that we will do exactly that.

I just want to ask you one thing, Mrs. Smith. Is what you face in Redondo Beach a problem of a stricter code for housing?

Mrs. SMITH. We need, first, a Senate investigation. We had oil royalties there and rights that should have paid for this expensive harbor they’ve stuck there. This is the second time they got us on a harbor deal. The first time, according to one of our old councilmen, who happened to be in the bed right next to my son after World War II—his eyes had been operated upon, and I went up there to visit my son and found him there. I took another oldtimer with me, so she’s a witness. What I tell you today, I have a witness to.

At that time we were having another big storm at sea, and I asked him what happened to the first \$300,000 that we raised to build the first breakwater, and he said—well, he gave the name of one of our fine elderly citizens. He wrote back to the Federal Government and told them that grafting was going on, and so the Government wrote us a letter to find out about our funds, the \$300,000 we had raised. There was only 10,000 of us then. Sure enough, he tells me that the money had all been used up, and our breakwater lacked 750 feet of being finished, you see. So, as a consequence, those learned Federal engineers told us that if that breakwater wasn’t finished, we’d lose the waterfront. They warned us of that in the beginning, and the objective was to let us know that it was imperative that we raised that tremendous amount of money. So we did.

When the officials in Washington learned we had dissipated our money, our breakwater fund—I mean our harbor fund—they shut off their support of the breakwater, and consequently we were left with this long jetty out there, and when this terrific storm came, we lost the front, we lost all that vast amount of property. We just lost it.

Then they engineered another deal, you see, and it’s in this other deal that we’re getting this kind of a deal, this urban renewal.

Senator WILLIAMS. What is the nature of the urban renewal that is being proposed for your city?

Mrs. SMITH. The old business section right there in front of the harbor, they want to do that all over.

Senator WILLIAMS. What do you mean by “do it over?”

Mrs. SMITH. I mean, under urban renewal plans. And this group of men—here is an important point for you to get—this group of men that started the thing in there, that came in and had them slice out one



area of our harbor when they started they sent back to Washington a resolution declaring the boundaries of the harbor and the whole program together with the easement. They described a certain harbor area, and my property is contained within the area, and so is this property that I had the mortgage on. After they had that all set up and we had paid out tremendous sums of money to this planning group for plans, they turned around and let this group of people come in that had the idea of urban renewal, and they carved out for them a certain section to buy. And at that time they didn't have funds to pay for the property, you see, so this is how at this belated hour this involves this involved condition. It's full of perjury, conspiracy, fraud, and everything else, and we are not allowed to present this in court. They brought our municipal judge up to sit in justice against us, up to the Los Angeles Superior Court.

That's the story, and I won't take any more of your time unless you want to question me further. I hope when you get back to Washington you will arrange another Senate investigation that will be centered right on the Redondo Beach problem, because we have now been done out of our oil rights.

I'm sorry, the woman isn't here today that did the research on it, but they've promoted the oil on a noncompetitive bid contract, non-competitive bid, and now they've done away with that. They know it, they know that they've done us a great injustice. The oil company that got the contract has flourished greatly. I can't say that they made other than probably 15 million or 20 out of Redondo Beach.

I should have brought a quitclaim deed that they're handing back to a little crippled women. I'm sorry that I failed to bring it out of my car. I'll be getting mine next, because they've got it fixed now that they can draw the oil out from under her land and not even pay her any rental or any royalty in that area, within 80 feet of our drilling site on the front. The Southern California Edison stockholders have 55 acres of ground. They have never collected 1 cent of oil royalty. Not 1 cent. That's something now for you to look into. Please come and make out of Redondo Beach and in this area a Senate investigation of everything.

Senator WILLIAMS. Thank you, Mrs. Smith. We are pleased that we had the time to hear you, and you are very eloquent in your expression.

Mrs. SMITH. I'll come back there at my own expense, and when I come I will bring two brief cases full of evidence, because I've saved it for 42 years.

Senator WILLIAMS. We have reached our scheduled recess. We all have a lot of extra things to do during lunch.

What did you want?

FROM AUDIENCE. I would like to talk about the Temple area project which will come in under urban renewal program. Very short.

Senator WILLIAMS. All right, we will hear you in a moment.

FROM AUDIENCE. My name is George Sziba.

Senator WILLIAMS. Ladies first. There is a lady sitting at the table. All right, may we hear from you, young lady? May we have your name?

**STATEMENT OF MRS. CLARA McDONALD, PRESIDENT, UNITED  
PATRIOTIC PEOPLE OF THE U.S.A.**

Mrs. McDONALD. Clara McDonald, president of the United Patriotic People of the U.S.A.

Senator WILLIAMS. We have your full statement which we will be pleased to put in the record, and perhaps you would like to tell us in your own more informal words how you look at these problems.

Mrs. McDONALD. Well, I would rather give it from my prepared statement.

Senator WILLIAMS. I just wouldn't want to cut you off in the middle.

Mrs. McDONALD. Well, 10 minutes.

Senator WILLIAMS. Why don't we read this at lunch? We will take your statement and read it at lunch. But tell us now just what is the burden of your observation here today?

Mrs. McDONALD. Well, sir, I prefer to come back after lunch and have a full statement.

Senator WILLIAMS. All right, we will promise you that we will read it during lunch, and then we can have our informal discussion.

Mrs. McDONALD. Well, thank you very much.

The purpose of this presentation in my behalf, in our behalf, of various organizations, and in fact for the State of California, is for a way out. We want to present to you a way out legislatively, that is, that will be the purpose of this presentation.

Senator WILLIAMS. All right, why don't you read the statement now, because we have just learned that our next appointment has been postponed until 12:30.

Mrs. McDONALD. Very well.

PREPARED STATEMENT OF MRS. CLARA McDONALD

I am Clara McDonald, affiliated with many property owners and taxpayer organizations, active legislatively as a representative in Sacramento, State Capital, for many years.

I speak in opposition to the urban renewal program and its attendant issue of relocation. In my possession I have a letter dated September 27, 1962, from the Glendale Taxpayer Association which I would like to read:

"Coworker against collectivism. We are mailing you copy of the Metropolis of Glendale.

"Our association is fighting on the local Glendale level for less government, less tax waste, more honesty and integrity in local affairs. We stand four square against 1313 Metro, urban renewal, acceptance of any Federal aid, money, or plans."

By the way, this was signed by Harry W. Hahn, the president of that association.

Directly west of this California State Building is what remains of the normal Bunker Hill hamlet of 15,000 persons, of 136 acres of land, of despicable past depletion, just in back of you.

It has been of staggering cost to the taxpayer, with compulsory type of important business necessitated therein and the denial of their livelihood.

Just beyond this area is 182 acres with 5,000 persons threatened with expulsion from their homes and businesses. This is called the Temple area.

The late Councilman Ransom Callicott from the 12th district opposed this plan with the direct statement from the floor of the Los Angeles City Council prior to his death. Again we quote to you:

"A picturesque area in Pasadena, one of the most beautiful spots in California."

It is where an agency is trying to convince the people of the area that to let loose of 100 acres and all that is in it would be a good thing. The owners

built their homes and businesses by the sweat of their brow, thrifty, spiritually minded citizens with belief in God and in the Constitution of the United States. They believe in private ownership of property as self-respecting citizens.

The redevelopers of bulldozer capacity who climb in through the back door of governmental departments are the only persons that tell the people urban renewal is needed. They take away private property to convert it into public ownership. When this is done the dispossessed persons are a party to self-destruction of private property, of the free enterprise system, and forthwith are regimented into public housing tenements.

If this was legitimate, aboveboard, and constitutional, all they would need to do is negotiate directly with the owners, without interception and help by the agencies of government.

Such is not the case. It changes our form of government without the consent of the people.

We answer the question as to where to relocate people for the benefit of the few redeveloping land grabbers who would take away their pride of possessing private property, the right of acquiring and protecting private property. We the people say we have listened to the agency and their planning. They tell us what to do with our property and that they will relocate us. My question is, therefore, where to, over the hill to the poorhouse? The answer is no.

The people realize the economic and social life of our people depend upon freedom, the right to own, buy, sell, or rent at will of our private property. That is why we defeated by vote, overwhelmingly, public housing in California, as in favor of retaining ownership, control, of the selling and the buying of our property.

We favor the dignity of man for freedom to make mistakes, succeed, earn a livelihood in the area of his choice. To control our own money for liberty and happiness, whether it be in a cabin or a castle, is for all. Only the people can grant the authority for our lawmakers to act in our behalf. We have been patient, but resistant. We resent the hoax used upon the people, and this is where the court comes in, as has been referred to by the former speaker, and why we can't cut through. They have substituted public purpose for public necessity.

In behalf of the welfare of our people in the Republic, and of our local community, people represented here today, we request a few things for action from this committee. We request approval and support from the Senate committee from Washington, chairman, Senator Harrison A. Williams, for the dissolving or rejecting of any agency acting contrary to constitutional principles on urban renewal or relocation. We ask the rejection of Federal aid for planning or study relating to the subject of urban renewal, that we may be on our own to develop or renew.

We have been placed into internationalism. Our problem is simple in the way of correcting this: return to nationalism. And what is good for the United States as a republic is good for all of us. A free people made this great country, acting on its own initiative of freedom of choice and self-determination. And here again is a far away scene which has to be reckoned with in our problem of urban renewal, and this committee is a good place to start.

Foisted upon us is the United Nations, a complicity of ideology. Through its articles, covenants, charters, and treaties there has been imbedded, incorporated, adoptions for the denial of our American freedom, including the right to own private property. Break with the United Nations that is bankrupt, asking us to carry the load while we keep losing to communism.

We recommend and ask for your approval and support the United States rescinding its membership with the United Nations and the withdrawal from Russia, as provided by our beloved California Congressman, James B. Utt, who has offered, with intense work and earnesty, House Resolution 9567. All we are asking for is our freedom returned to America. Thank you very much.

Senator WILLIAMS. Mrs. McDonald, your organization, is it a national organization?

Mrs. McDONALD. A national organization, incorporated.

Senator WILLIAMS. I see. Are you president of the whole national organization?

Mrs. McDONALD. That is right, sir—incorporated and working with other—

Senator WILLIAMS. In that capacity have we had the pleasure of having you in the State of New Jersey?

Mrs. McDONALD. No, sir. I have written—this is apropos to the subject at hand—have written to some Members of the Congress whom I know, asking their support for H.R. 9567, and have written letters to Senator Engle, and also the other Senator, Thomas Kuchel, regarding rapid transit, asking denial of that tremendous burden it would place on the taxpayer in the way of Federal aid, and also Gordon McDonald, who we regret has been defeated.

Senator WILLIAMS. Do you have any observations, Senator Randolph, or questions? Mrs. McDonald, I am sure has some answers if you have the questions.

Senator RANDOLPH. Senator Williams, you refer to her being young; and she is certainly young in spirit and vigorous in speech. How young are you in years?

Mrs. McDONALD. That's a military secret, sir.

Senator WILLIAMS. And there was fire in her eyes when she said it. I see what she means.

Senator RANDOLPH. You have been abhorring secrecy so much in your speech that I thought you would be open about it.

I believe in my previous remarks I said that we proceed by the democratic process, and that has been demonstrated in this committee, and I think it should always be that way. Mrs. McDonald, we are delighted to have your statement which was both interesting and informative.

Mrs. McDONALD. Thank you very much.

Senator WILLIAMS. Senator Long, of Hawaii?

Senator LONG. I have enjoyed the witness' statements very much. I don't think that I have any question that would add anything to it. Therefore, I will pass.

Senator WILLIAMS. Thank you again, Mrs. McDonald.

Mrs. McDONALD. Thank you very much.

FROM AUDIENCE. I would like to ask about the urban renewal. I haven't read about it or heard about it until today. Would you kindly explain what that means?

Senator WILLIAMS. Explain what urban renewal is?

FROM AUDIENCE. What urban renewal is; yes.

#### STATEMENT OF MRS. CATHERINE MURPHY—Continued

Mrs. MURPHY. There is a difference between renewal and redevelopment, and that's where we confuse the words. Even we who are familiar with it sometimes get those two confused. We are not against renewal, we are against redevelopment and kicking the present owners out and for the profiteers to come in and land grab. I mean, this thing has gotten off the track. I mean, it may have started out with a good intent, but renewal is fixing up what is usable; in redevelopment they bulldoze you down and build all new. That's what they want to do. They don't want to save and conserve like our thrifty American forefathers, they want to land grab so they can take all this oil.

If you will study all these projects you will find they are very valuable areas where there is oil or something. I can show you plenty of places in our city that are as bad as what they are grabbing, but you don't hear anything about it because they're not close to town, they're not this and that. They want the valuable property, come in and tell you what they'll pay—dictatorship. They have more power than our elected officials over us, and we don't elect them and we don't want them.

Senator WILLIAMS. The scope of urban renewal cannot easily be described perhaps, but I think it should be understood that there are various programs of Federal participation with community agencies that are designed to restore wholesome living and industrial and commercial opportunities in areas that have become run down, or, as we have said, become blighted. These programs include the urban renewal program, which is pretty much a general tag. It refers to a general leveling, and then a rebuilding, and in the rebuilding we try to keep a balance of residents, of commerce, and of industry.

One of the other programs, that in my judgment should become even more important, is rehabilitation of the existing, finding ways perhaps to make money available at low interest for fixing up of existing structures.

Mrs. MURPHY. For the owner of record, not for speculators and people like that.

Senator WILLIAMS. This rehabilitation, as I understand it, is designed to relieve us of relocation and dislocation, for the people already there now to fix up their own property.

Mrs. MURPHY. Stay where they are.

Senator WILLIAMS. This we hope will become even more possible as we go along over the next few years.

There is another problem that I believe many face, and that really hasn't any direct, immediate connections with Federal programs, and that is local code enforcement. This is not our Federal program.

Mrs. MURPHY. Listen, they made some of their cracks when they went through to some of our people, "If we don't get them on renewal we'll get them the other way." They're misusing their public offices and abusing the people.

A VOICE FROM AUDIENCE. Where is Senator Engle? Where is he? He's our California Senator. Why isn't he here?

Senator WILLIAMS. I am not exactly sure. I know he has to see the Governor this afternoon. I am sure that wherever he is, he is on the job.

A VOICE FROM AUDIENCE. Sir, you have your building and safety come in, makes you fix up, and every time it happens you go urban redevelopment. This has happened in the Temple area.

Mrs. MURPHY. They think they will run you out, coming in and fixing up. Then when you fix up they come in and want to take it anyway.

Senator WILLIAMS. I promised this gentleman he would be heard. I said ladies first, and we have had many very interesting observations by the ladies. Now, sir, you ought to have a moment.

Mrs. McDONALD. May I introduce the gentleman? He is Mr. George Sziba, president of the whole Temple area, involving many acres.

## STATEMENT OF GEORGE SZIBA, LOS ANGELES

Mr. SZIBA. I am George Sziba, and I own property at 1300 and 1306 Temple Street in Los Angeles, Calif.

I got acquainted with the urban renewal here about 2 years ago, when I got the first notice from the urban renewal agency that they are working on the area, and they are figuring to buy the property in time. So after I got the notice I got to talk to a lot of people, because I have been running a little business in the area, which I have 2 businesses and 10 apartments, and they are always rented, and I am very happy there.

Senator WILLIAMS. What is your business?

Mr. SZIBA. I have a liquor store, a delicatessen store, and a little grocery next to it. Then I have 10 apartments, 4 apartments up above the liquor store and the grocery store, and then I have an 8-unit apartment west of this building.

Senator WILLIAMS. Do you live in the Temple area?

Mr. SZIBA. Well, I have an apartment. I have two places. Sometimes I stay there in my business. I also live in Pasadena.

Senator WILLIAMS. I see.

Mr. SZIBA. So after—when everybody got the notice, they come into my little business place and, gee, some of the people even start to cry, and they state, "Gee, what we going to do here, we are living here two, three generations, and the area is nice, we love it here. What can we do?"

Well, we had a few meetings, then we decided we have to organize, and maybe if we going to show enough opposition we might have a chance. So naturally we got busy on it, and they elected me as the president, and I have been working with the people in the neighborhood. I went from house to house, exactly to find out how the people feel in the area about urban renewal, because we would have about six or seven thousand innocent people affected. They all would have to be removed out of the area.

So naturally we got busy on it, and we find out that the opposition is great, the majority of the people don't want to move, they like to stay there. So we went around and checked a little better even with the tenants, and even the tenants, they all like it there, because they don't have to pay much rent.

Our problem is, we have a few real estate agencies that know this in advance. I don't know exactly, I cannot prove it, I don't know if they work with the agencies or not. They gobbled up a lot of property several years ago, even the stores, business buildings, and they haven't touched it. I don't know why, the building and safety let this go by all these many years, actually maybe so to give us a black eye, to show when they're taking pictures, for these operators. They come in there, speculators, to gain something by it. Because naturally they haven't spent any money, and they bought it cheap, and they think, well, when the urban agency will come in they are going to have a chance to make some money. I don't think that will be right, because, just like I said, if this building and safety would come in and look after this building, we could fix it up, just like you gentlemen suggested awhile ago, that the people could get a loan and we can fix up our own building, just like I wish you could come and check my building.

I spent money on it, I fixed it up. They didn't scare me. I figured I'm going to stay there as long as I can, and maybe if we find honest people in our Government they come in and check through the area and they find out all this and six and seven thousand people just wouldn't be put out of there and bring the bulldozer in to let the urban agency have their own way.

So here last July we had the urban renewal agency, had a hearing, a public hearing, at which Mr. Sesson was the chairman. So we had this room here all packed, we had it full, even some people have to stay outside, and we proved to the agency that the opposition was about 98 percent against it. And believe me, gentlemen, not one in those seats, after we got through—it was just like a kangaroo hearing. After they listened to us, all our problems—some of the people even made remarks that I didn't approve, because they didn't want to move, and they called the agency a bad name, which I'm not fond of it. On the end of it we never got one vote from those gentlemen. They all had it all fixed, cut and dried, and we didn't have a chance.

So what we have been doing, we have been going to our councilmen. Sorry to say we lost our great councilman, Callicott. I made several trips, and he always told me, "George, if the people in the area don't want urban renewal, I'm going to be with you 100 percent." I show him in my papers I got the signature from the owners, I got the signature from the tenants, and we don't want urban renewal.

So now we lost our councilman. Now the next thing we do, we hope we have another one, replace him, and we hope that the councilman won't let us down and give us a fair treatment and justice, just like Senator Randolph just mentioned it a little while ago, that you're going to be fair for both sides. I hope that before you gentlemen go back to Washington, D.C., you look through the Temple area. We got nice homes there, and all we need, we need a little help from the Government, the owners living there. Let them get a little benefit out of it, let them get loans if they have to fix up their houses. Don't let the bulldozers take our property away, and don't let them make refugees out of us.

I was born in Iowa, but when I was a little boy I was raised in Europe, and I haven't been back there since, and I was in the U.S. Army during World War II. So this last year I decided I want to go back to Europe. Believe me, when the Government gets too big and take all the property and everything away from the people, they suffer plenty. Because the government there now—I be behind the Iron Curtain, and those people don't have nothing. They took their land, they took their homes, they took their incomes away from them. They don't have nothing.

So gradually, I'm afraid—this is one of the greatest countries, and I love it. I work hard to get ahead, I want to do everything as a good citizen and taxpayer, and I like to keep what I have. And believe me, all the people in the Temple area, just like I said, six or seven thousand of us, we innocent people, we like it there. We don't want to move, we don't want the bulldozer to take our property away from us.

So we need your help, gentlemen. Please look into it very fairly. Senator WILLIAMS. Thank you very much, sir. Tell me, how far is the Temple area you described from where we are right now?

FROM AUDIENCE. One mile.

Mrs. MURPHY. That's why they want it.

Senator WILLIAMS. Senator Randolph, would you like to take that walk with me?

Senator RANDOLPH. Surely.

FROM AUDIENCE. I will walk with you.

Senator WILLIAMS. We might not be able to do that until tomorrow.

FROM AUDIENCE. Let me say one thing. When the building and safety came through the Temple area we all trusted him, we showed our cellars, our basements, we poured our hearts out to the building and safety guy, showed him our troubles. And what did Mr. Delmar of Civic Center Realty Co. do? He immediately went into the real estate business, and he is the one that has purchased most of the land, and for the big shots on Temple Street. I can back this up.

Senator WILLIAMS. Could we have your name?

FROM AUDIENCE. Dorothy Comby, from 1906 to 1962 at 363 Douglas Street.

Senator WILLIAMS. Thank you very much. We will now recess until 2 o'clock.

Mr. SZIBA. I would just like to make one more comment. The residential area is very nice. We also have business places. I'm sorry to say, we have a few business places that the speculators came in and they haven't touched. If we get justice and the building and safety is going to go after them, I'm sure everything will be all right and we could live there.

(Whereupon, the subcommittee recessed, to reconvene at 2 p.m.)

#### AFTERNOON SESSION

Senator WILLIAMS (presiding). We will bring our afternoon session together. We are delighted so many people could remain and so many new faces have appeared.

You have heard a bit from the Senate Members here, Senator Randolph, of West Virginia, and Senator Long from Hawaii.

Someone helpfully suggested that you might like to meet our staff members. Bill Reidy, who is the leader of the crowd, is the senior citizen.

Mr. REIDY. Yes, indeed.

Senator WILLIAMS. We don't have to worry about his being displaced, however.

Frank Frantz is our good right hand on the committee. Over here we have Jim Sundquist, closest to me, who is administrative assistant for Senator Joseph Clark, of Pennsylvania, and John Guy Miller, and finally Thomas Hayes, who is with Senator Winston Prouty, of Vermont.

John is with the committee and the other two gentlemen are representing their Senators who are on other missions but who have very keen interest in this committee's work.

Bill Oriol is the other gentleman with us. He is my legislative assistant. He will be in very shortly.

Now we certainly look forward to our afternoon session and I believe the first to appear before us this afternoon will be Marjorie Borchardt, president of Allied Senior Citizens Clubs, Inc. She also is representing the Senior Citizens Association of Los Angeles County, Inc.



**STATEMENT OF MARJORIE BORCHARDT, PRESIDENT, ALLIED SENIOR CITIZENS CLUBS, INC.**

Mrs. BORCHARDT. Thank you.

To the Honorable Senator Harrison A. Williams and members of the Subcommittee of the U.S. Senate Committee on Aging. The subject, Urban Redevelopment and the Relocation of Older People, by Marjorie Borchardt, president of Allied Senior Citizens Clubs, Inc., and representing the Senior Citizens Association of Los Angeles County, Inc.

When urban renewal, urban redevelopment, or highway construction takes place, the elderly are handicapped by the frailties of age and by lack of money to find suitable housing.

Planning is needed and it should include preparation, psychologically and physically, for the move to a new and strange location. Older people dread change, the removal from familiar surroundings, their families, friends, doctors, from their shops, churches, and transportation.

The greatest good comes to the elderly at the grassroots level for here are the neighbors, the local agencies, the church groups who assume many responsibilities and who give comfort and security. The greatest complaint that older people have is concerned with loneliness—loneliness due to loss of family and friends and the inadequacy that results from withdrawal from an active life.

The great majority of older people are not employed gainfully, nor is there much opportunity for such employment; however, they believe that they have much of value to contribute to other age groups as well as their own. They do not want to live like vegetables without purpose and hope in the future. They do not want to be segregated from society, a tacit admission that they are no longer useful; that life is over. Challenges, even a certain amount of stress, are necessary and desirable for everyone must make an effort.

The so-called planned senior citizen retirement communities, often developed on cheap land, far from cities, by real estate promoters, will not prove satisfactory over a period of time. Many retirement "cities" do not provide necessary services. Eventually older persons become frail and ill. Where are the young people with the energy to do and to comfort? Transportation presents another great problem. Transportation, even in normal rural areas and in cities, constitutes a matter of grave concern. Public transportation is a necessity for senior citizens. Mobility of the older person prevents his isolation and his mental and physical deterioration. This has a high cost to the taxpayer and also is costly in human suffering.

The objective of the senior citizen is to remain independent as long as is possible; he appreciates the help that makes him free to make choices and he wants to work to this end.

In Los Angeles County, transportation is very inadequate and expensive. In order to attend recreation and education opportunities and to participate in volunteer community services, there was need to do something about fares which are too high for people on low incomes. The seniors themselves tackled the problem. The Senior Citizens Association of Los Angeles County, Inc., cooperating with a community committee, and government, instituted a program of reduced

fares for senior citizens at off-peak hours. The seniors volunteered thousands of hours to the processing of reduced fare cards, which now number over 70,000. The seniors do not consider this a charity program but one that utilizes existing resources to full advantage. This principle has been extended to theaters, to stores, and to services.

A senior citizen committee on housing has concluded that adequate, low-rent housing is not possible without public subsidy. There is great need in Los Angeles County for public housing.

In the building of housing and the relocation of older people, consideration must be given to closeness to medical care, to churches, to educational and recreational opportunities.

If the senior citizen cannot find security and satisfaction in his later years, then there is no reason to extend the span of his life. If the senior citizen is sentenced to live apart from society, education and work have no significance and no rewards. Thank you very much for the opportunity.

Senator RANDOLPH (presiding). Mrs. Borchardt, I think your statement is a notable contribution to the testimony which has been given at this hearing and I personally and officially commend you.

Mrs. BORCHARDT. Thank you.

Senator RANDOLPH. There is much merit in what you have said. Involuntary relocation of the senior citizen, as it were, in a new area for a few years of his life is not desirable, is it?

Mrs. BORCHARDT. No. These last years are very important to older people and time goes all too quickly, and they should have satisfaction.

Senator RANDOLPH. That is true and I agree with you. Sometimes, as you know, we fail to clothe a person with the human element, which is necessary, and too often we think of him as a statistic. Mrs. Borchardt, the manner in which you have approached this problem is very helpful. I am sure that the subcommittee and the Special Committee on Aging of the Senate will benefit by your comments which will be a part of our record.

Mrs. BORCHARDT. Thank you. The senior citizens I know appreciate that, too.

Senator RANDOLPH. Thank you very much, Mrs. Borchardt.

Mrs. BORCHARDT. Thank you.

Senator RANDOLPH. Miss Gladys Cook and Arthur W. Potts will be our next witnesses. I do not know how you are going to present your testimony. I will allow you to make this determination and to give us your names, titles, and the organizations which you represent.

Mr. Potts, perhaps you would want to speak first.

Is that correct?

Mr. POTTS. Yes.

**STATEMENTS OF ARTHUR W. POTTS, DIRECTOR OF AREA PLANNING, WELFARE PLANNING COUNCIL OF THE LOS ANGELES REGION, AND MISS GLADYS COOK, EXECUTIVE DIRECTOR, WEST AREA WELFARE PLANNING COUNCIL**

Mr. POTTS. Mr. Chairman, members of the committee, ladies and gentlemen, I am Arthur W. Potts. Can they hear us?

Senator RANDOLPH. I believe there is some difficulty.

I do not want to tell you what to do, but if you care to you might come forward. There are seats available near the witness stand. Apparently the microphones are not working. Who is the technician in charge of the audio?

FROM AUDIENCE. He is not talking into the microphone.

Senator RANDOLPH. Yes, he is.

FROM AUDIENCE. Then there is too much talking around the room that interferes with our hearing.

Senator RANDOLPH. That is difficult to control.

FROM AUDIENCE. Yes, it is, but if they want to talk why don't they go outdoors?

Mr. POTTS. I am used to selling rugs and the idea of not having my voice heard is not possible.

Are they hearing now?

Senator RANDOLPH. Do you know what he sells?

FROM AUDIENCE. Can't hear.

Senator RANDOLPH. Please try to speak louder.

Mr. POTTS. I will do my best. I am Arthur Potts of the welfare planning council, which is a citizen organization of some 4,000 people over Los Angeles County.

Our basic purpose is to plan health, welfare, and recreation programs in the Los Angeles area. We have a central council and some six branch councils scattered throughout the Los Angeles area, all of which have been active in some phase of the aging problem and most of them have been active in some part of the programs related to relocation.

We appreciate the committee's allowing us to appear at this hearing and we hope that our experiences and observations will in some degree assist the committee in formulating programs and principles on relocation which will be of value to all agencies in all levels of government.

I would like to direct our remarks toward four items:

- (1) The Sawtelle survey;
- (2) Low-cost housing for senior citizens;
- (3) General factors influencing involuntary relocation; and
- (4) General comments.

We are only going to present some experiences from the one area, that is, that is the west area branch of the welfare planning council, and in relation to the Sawtelle Survey, which was a strictly local code enforcement project, operated by the city building and safety department, with the homeowners given responsibility for either upgrading their property or demolishing it in accordance to the building and safety requirements. We feel that possibly this experience and these observations, even though they are applied to a local project, have some bearing on the whole relocation problem.

In the fall of 1951 the West Area Welfare Planning Council conducted a survey of the Sawtelle area at the request of the mayor of Los Angeles. The survey was authorized because of: (1) Considerable alarm among residents of the area; (2) a desire to get firsthand information as to what was going on; and (3) a desire to plan a more effective course for future projects of a similar kind.

We found that there was little advance preparation of the Sawtelle community in terms of public information and education for the project. In some cases, 17-page citations were issued. The repairs

ordered were so costly that the owners were under great anxiety and vast difficulty to secure the necessary funds to make the repairs.

FHA loans were the only public financial assistance available. These loans, which ran for 30 years, required a cosigner for the older persons. This unrealistic approach resulted in there being practically no FHA loans applied for or granted to older persons.

No free financial, legal, or personal consultation was available to these persons until the west area council rallied a group of local volunteers to give such service.

No data is available as to what happened to the former residents, particularly older persons, who were displaced. Some old people panicked, sold their property for much less than it was worth; some profited by holding out; many were forced out of the area because the rents of the modern garden apartments which were subsequently built were beyond the modest means of these older persons. Specifically where the older people went is unknown. We believe many moved to the community of Venice where low-cost housing was still available. At this date, however, Venice is conducting an urban renewal program and there could be a repeat performance there. The older people of modest income will have to move on—where, we are not sure, since low-cost housing is practically unavailable in this area.

The general survey conclusion about this project was:

The urban renewal committee believes the objective of this project, in terms of improving the appearance of the community and its dwellings, and the elimination of unsightly and unsafe residences, was a laudable one. In addition, the value of properties of many residents was considerably enhanced.

However, the urban renewal program affects persons as well as properties. The survey shows this project did not take due cognizance of the need for public education and community participation of Sawtelle residents, or the need for physical and social planning. The residents were plunged into an urban renewal program without the basic social services and without the realistic financial assistance which many of them needed.

The committee believes that much of the personal hardship encountered by some of the residents, and much of the adverse public opinion against city authorities, could have been eliminated by a more planful approach by the city.

The west area branch of the welfare planning council attempted, in the spring of 1962, to build an 80-unit apartment house with rents which would meet the needs of such older persons, particularly those living an old-age security.

A survey was made in cooperation with the Bureau of Public Assistance and the West Los Angeles Community Council for Senior Citizens. Of the 124 persons aged 65 or over who responded, 110 had incomes of less than \$161 per month; 32 were living on \$100 a month or less; 94 of the 124 persons could afford to pay monthly rents of only \$50 or less.

With this urgent need in mind, the West Area Welfare Planning Council attempted to negotiate a loan under section 202 of the Federal Housing Act. An option on centrally located land was secured in West Los Angeles; a nonprofit foundation agreed to serve as sponsor. In the end, however, the costs of the land and the construction brought the rents too high to be useful to the senior citizens who needed such housing. The project had to be abandoned.

From these experiences and from our observations, the welfare planning council is acutely aware of the urgent need for housing for

this group of citizens. There appears to be ample privately constructed housing available for senior citizens who can pay the going rate of rentals. This, however, is no answer for those on lower incomes.

Involuntary relocation of the elderly as well as other people affects the individual well-being of the community at large. West Los Angeles has about the same proportion of older people as the county as a whole. The rapid expansion of population growth in this area, with its related social and physical needs, constitutes a special problem.

The population of the county is such that the elderly constitute 9.15 percent of the total. The usual living facility in this area is an individual home. More than half of the people in the county are owner-occupants.

Freeways, urban renewal, school buildings, parks, industry, and commerce change the face of the county daily. In this rapidly altering scene, the housing needs of the elderly are at risk, even at best, and when the older person finds himself in the path of change, his housing needs are hazardous regardless of the agency or level of government that is promoting the change.

The necessity for community development is a rational and desirable objective, for without it our community would soon be in an intolerable situation. Yet with our desire to develop, we should provide the maximum protection for the elderly and other people who, because of no fault of their own, are involuntarily relocated for the benefit of community progress.

The welfare planning council, Los Angeles region, from its experience and observation, submits the following suggestions and comments for the consideration of the Subcommittee on Aging.

(a) A more rational, comprehensive plan for involuntary relocation might well be applied to all people forced to relocate because of community efforts to develop, with special concern for the elderly and low-income groups.

(b) The Federal Government might well establish a precedent of giving greater consideration to the social and economic factors where the elderly are involved in federally financed freeway, parks, and housing expansions; first, by determining the social factors and providing the funds for the necessary services or economic losses; second, by requiring other levels of government who participate in partially financed programs to provide similar services, and protection against economic losses to the elderly.

(c) Involuntary relocation for the elderly cannot be solved simply by the provision of moving fees or by counseling in regard to other housing. The complex problem of housing and community development requires multiple and flexible solutions, requiring research, planning, experimentation, and demonstration. It also requires special methods to build, finance, and operate living facilities for the elderly which utilize the maximum proportion of private enterprise, government, and citizen nonprofit groups.

(d) Initial plans involving relocation of people require the recognition by agencies of Government that the people being relocated should be protected (1) by programs of public information; (2) by legal, financial, and social service consultation; (3) by appropriate compensation and support for their relocation costs; (4) by providing adequate living facilities through construction of new homes within

the income range of the elderly, or provision of fiscal means by which private enterprise can construct adequate homes for the socially deprived; and (5) by incorporating citizen organizations in the planning and the operation of such projects.

(e) The real, rather than the assumed, effects of relocation on the elderly should be surveyed by appropriate research, to determine what actually happens to people who are involuntarily relocated. The welfare planning council is promoting such research in cooperation with the Ford Foundation's study of the effects of relocation on the aged and through Housing and Home Finance Agency. Your committee should consider making funds available to aid in similar needed research efforts.

(f) There is need for greater coordination of the multiple housing, coding, and relocation agencies operating with local, State, and Federal funds, to enhance the most efficient use of funds, clarification of policies, and protection of people through centralized community relocation efforts.

The welfare planning council, Los Angeles region, again thanks you for this opportunity to present our experience and comments. If the welfare planning council can be of further assistance, please call upon us.

I think maybe Miss Cook might want to add something, or if you have questions, either.

Senator WILLIAMS (presiding). Do you have anything, Miss Cook?

Miss COOK. First, I would like to say that Mr. Potts is my boss; I cannot add anything to his testimony. I think he has covered this very nicely.

The other thing I would like to say is that I was in the west area as director of the council when the study for the mayor was done. We worked very hard on the study. We thought we did a good job.

If there are any questions about the study, I would be happy to answer them, if I can.

Senator WILLIAMS. Could you tell me a little bit about the welfare planning council, who you are, and how you are financed, and how broad your activities are?

Mr. POTTS. We did this before you came in, but I would be glad to repeat it.

Senator WILLIAMS. Just briefly; I don't want to be redundant.

Mr. POTTS. The welfare planning council is a citizens' organization of some 4,000 people throughout the county. We have a central council and six area councils throughout the county.

We are financed about 61 percent from the United-Way Federation funds; the balance from foundation grants and private contributions.

Senator WILLIAMS. It is not a governmental unit?

Mr. POTTS. No, nongovernmental unit, nonprofit organization, and purely, it is for planning purposes in the fields of health, welfare, and recreation. It is not an operational agency.

Senator WILLIAMS. Well, I think your observations, Mr. Potts, that a great deal more research is needed as to just what happens to people who, one way or another, are displaced and must be relocated are borne out by a letter that we have from Mr. J. C. Monning, who is superintendent of building, city of Los Angeles, in the Department

of Building and Safety. We invited him here. He, as I understand it, is in the department that is involved with code enforcement.

Mr. POTTS. That is right.

Senator WILLIAMS. And, as I understand it, code enforcement is one of the displacers of people.

Mr. POTTS. Right.

Senator WILLIAMS. His letter is addressed to Frank Frantz and says this:

Reference is made to a letter from Mr. Joseph A. Guarino, assistant urban renewal coordinator, city of Los Angeles, informing us of the above-referred-to hearing and requesting that we have someone available for testimony.

Parenthetically, that refers to this hearing and the invitation extended.

Back to the letter:

This department, because of its operations, keeps no statistics with reference to involuntary relocation. We, therefore, feel that any appearance on our part at the subcommittee hearing would be unwarranted in that we would not be able to give any information. Therefore we do not feel that it would add to your hearing to have this department represented.

Well, I think this is probably the best evidence of what you are saying, our lack of knowledge of what happens to people.

Mr. POTTS. That is correct.

Senator WILLIAMS. Well, we have a long way to go. Your suggestions are indeed, in my judgment, eminently sound and reflect a deep understanding of the problem and the need. Now it is our problem, of course, to follow this with action.

Senator RANDOLPH?

Senator RANDOLPH. Mr. Chairman, I am pleased to join with you in an expression of appreciation for Mr. Pott's comments. The situation to which he refers is a local problem and it is an immediate one.

I wonder if the lack of coordination intensifies this problem? It is my understanding that the State requirement, to use that word, is more flexible than the local requirement. Am I correct?

Mr. POTTS. In regard to what?

Senator RANDOLPH. The code.

Mr. POTTS. Oh, yes. Well, I don't—

FROM AUDIENCE. Yes, even in the county.

Mr. POTTS. I think this is generally true. There are not as many State codes either, I believe, as there are local codes.

They get more specific locally, although someone in the coding department would know this better.

Senator RANDOLPH. I have been talking to Mr. Frantz of the committee staff on the side here, as I wanted to check with him. It is my understanding that more or less there is a decisive process here that doesn't have a built-in flexibility, which I think we should have. Is that correct?

Mr. POTTS. Well, I would think we need more flexibility, but I would also like to comment on the coordination between the Federal, State, and local governments also.

Senator RANDOLPH. Is there a lack of it or is it on a working basis?

Mr. POTTS. Well, it is, I would say, working to a degree. There is need, I think, for more uniform policy construction.

We had one this morning in relation to roads. I indicated in my material I think the Federal people should require the highways to make some relocation, moving fee. The Federal law at this point allows, as I understand it, the States to do this if they choose.

Well, this makes one agency of the Federal Government making a moving allowance; another agency not making a moving allowance; local agencies having quite a different policy.

I think it is an inner coordination and a joint coming together on a number of these policy issues that I think in the long run would facilitate relocation, and without it I think you are just running up different avenues, frankly.

Senator RANDOLPH. I don't want to labor this point, but it seems to me that it is not possible to expect compliance within 30 days. They can't always have the answers immediately, can they, Mr. Potts?

Mr. POTTS. They surely can't.

Senator RANDOLPH. It is impossible.

Mr. POTTS. That is right.

Senator RANDOLPH. I believe that we have to be more realistic in that area.

Mr. POTTS. Good.

Senator RANDOLPH. Thank you. I have no further comment.

Senator WILLIAMS. Senator Long?

Senator LONG. No.

Senator WILLIAMS. Do you have any views on just why the FHA program of rehabilitation loans is not more effective for people subject to code enforcement and for rehabilitation generally?

Mr. POTTS. No, I don't believe I do, Senator.

Senator WILLIAMS. Miss Cook, have you observed this at all?

Miss COOK. Well, if you mean the housing code—

Senator WILLIAMS. Well, I meant the Federal program of—

Mr. POTTS. You mean rehabilitation and conservation?

Senator WILLIAMS. The guaranteed loans for rehabilitation.

Miss COOK. We tried very hard to get a loan from the Federal Government but we were unable to do so because the land costs and building costs in our area were such that rentals had to be higher than the office in San Francisco would admit having us use.

It seems to me that if you can get out into an area where old people don't want to live and have no interest in living, sure, you can get all kinds of lands and build apartment buildings, but they are not happy in them.

Mr. POTTS. Senator, there is, I think, this very practical problem, actually to build houses, have adequate houses, adequate apartments, and rent them under \$50 a month. Somebody has to make up the difference and I think eventually some method must be made to make up the difference, so rents can be where people can pay them.

Senator WILLIAMS. Have you heard the suggestion that there might be a program of rent support that would work this way: an individual renting at \$40 a month, displaced, can only find a similar home at \$50 a month, and have a contribution to make up that difference?

Mr. POTTS. A differential of \$10?

Senator WILLIAMS. Yes.



Mr. POTTS. This is really what I am suggesting, either on the construction side or on the rent side, one or the other.

Senator WILLIAMS. Anything else, gentlemen? I guess not.

Mr. POTTS. Thank you very much, and if we can be of any help, feel free to call on us.

Senator WILLIAMS. We certainly applaud your work, the welfare planning council, and are very grateful for your attendance and help here at this hearing.

Mr. POTTS. Thank you.

Senator WILLIAMS. Mr. James Loyd, I understand, is with us. He comes to us from southwest area chapter of the Small Property Owners' League, and I have you listed as president of that group: is that right?

Mr. LOYD. Right.

Senator WILLIAMS. Is that a political button you are wearing or a nonpolitical button?

Mr. LOYD. I am the founder of the "Yokels for Yorty" fan club, which is in the nature of an outgrowth of the last mayoralty campaign in this city.

Senator WILLIAMS. What is the button?

Mr. LOYD. "Yokels for Yorty" fan club, which is an outgrowth for some of the things you people are here seeking to look into.

It is the first fan club founded in American politics, after an election has been held, by the people who assisted him in his campaign, when he made certain promises, who are now attempting to assist him to live up to his campaign promises.

Senator WILLIAMS. Does Yorty have the support of all yokels?

FROM AUDIENCE. No.

FROM AUDIENCE. He did; he doesn't now.

Senator WILLIAMS. I won't ask you to define a yokel.

Mr. LOYD. In many areas he still has our support, but unfortunately in this most important thing having to do with housing and our senior citizens, urban renewal, the man has just not come through on his campaign statements and promises.

Senator WILLIAMS. What does "yokel" mean? Now, I misunderstood this.

FROM AUDIENCE. Hillbilly.

Mr. LOYD. A yokel, I think, if you look in the dictionary, is defined as more or less a country bumpkin. In other words, we got out and supported this man and attempted to get him elected on the promises he made and a pledge on doing something about housing and urban renewal.

We feel now he is looked upon as a yokel and a country bumpkin. We helped him get into office and now we are neglected.

He has fallen in with the people enforcing the programs of this.

Senator WILLIAMS. Have you ever heard the expression, Senator Randolph of West Virginia?

Senator RANDOLPH. Yes, sir; I have.

I want to lighten the proceedings—although they are light enough anyway—I have a brief story. A preacher went into the mountains of West Virginia and he met a man along a road who I suppose might be called a "yokel," and he asked, "Brother, are you lost?"

The man replied, "No, I'm not lost. I've lived here nigh onto 40 years. I know every cowpath."

The minister responded, "You misunderstand. Are you ready for judgment day?"

The "yokel" showed more interest: "When is it coming?"

"It could be today; it could be tomorrow," the preacher replied.

"Don't tell my wife," was the retort. "She'd want to be there both days."

So, of course, I know about the expressions "yokel" and "hillbilly." It is more important to realize that this is the one day for these citizens to speak their convictions.

Senator WILLIAMS. Thank you.

Senator RANDOLPH. I am glad to have the opportunity to hear this gentleman.

Senator WILLIAMS. All right, Mr. Loyd. Pardon our interruption.

#### STATEMENT OF JAMES LOYD, PRESIDENT, SOUTHWEST AREA CHAPTER, SMALL PROPERTY OWNERS LEAGUE

Mr. LOYD. Surely. It is quite all right. I think the problem that we are faced herewith in the matter of relocation and dislocation of the elderly, as well as others, has got quite a background to it. In fact, in this State there was a law enacted and signed by Gov. Earl Warren in 1945. This is known as the State redevelopment law, which is embodied within our State health and safety code.

This law was promoted and sold to the public on the basis that we would remove blight; we would remove some areas, and let's face it, we do have some ill-conceived housing and people do have a problem, but it is an economic problem; but the promise was that we would solve the situation and bring about better housing in areas, not dislocating people, but creating new housing and then replacing them where they came from.

Over a period of time this original State law, first signed in 1945, and then, of course, 4 years later the Federal Congress enacted the Federal act under which they call it urban renewal, and under urban renewal is where this subsidy comes into the picture at the local scene.

Now, to participate in the subsidies granted into an area to "urban renewal," which is the Federal term, our local term is "redevelopment," both of these laws originally pictured the same end result, that we would help the people in an area to help themselves through assistance and financing and planning, and so forth, but it seems that unfortunately a small group in this city has managed to control this program.

Now, it is very difficult just where to start to let me bring it in here. I think that the main requisite that is required for this city of Los Angeles to participate in the "goodies" and the subsidies handed down to us from the Federal Government to the agency and to be used for this purpose, it requires that the city must have what they call a workable program.

Now this is a requirement of the Federal Government for us to participate in urban renewal. Of course, we have problems from new freeways; we have a problem because, you see, we have what you call a natural economic growth here. We have a great migratory movement to the West, coming from the East and the South.

We also have not only people coming here, but a great migratory movement of capital. In other words, in vast areas of this city, without the benefit of this so-called "goody" called urban renewal, we are having self-redevelopment.

In other words, private enterprise is approaching and doing a job.

Of course, we do have dislocation of elderly in those cases, but not to a vast extent where we are going down to the whole area.

There are three areas right now undergoing this subject of urban renewal, redevelopment, dislocation. We have one interesting area that is known as the Hoover area, 1-C. This is an area surrounding the University of Southern California. The University of Southern California is planning an expansion of its campus. It has submitted a master plan to the city, which was approached, which showed that the university, to take care of the growth and the students and the area here, would need to expand itself a maximum of 33 acres.

The University of Southern California has the power of eminent domain under both the State education code and the civil code. It can proceed to expand. It only needs 33 acres, but in the name of the University of Southern California we have a very peculiar condition. In the name of the University of Southern California they have set up an area comprised of 178 acres.

The question we have been seeking the answer to is what political friend of who are to get the benefits of the remaining acreage after the University of Southern California gets its 33?

This area is adjacent to the freeway. It is peculiar enough that most of the redevelopment projects seem to be alined on the freeways. This is one of the well-integrated neighborhoods, both ethnically, race origin. We have Japanese; we have Negro; we have Chinese; we have Caucasians, a well mixed neighborhood, and we have the elderly of all races in there, very well mixed neighborhood, gets along good. The people know each other, but the people that reside in this area, the 170 acres, roughly northerly of Jefferson Boulevard, are to be displaced for someone.

This merits looking into because these people are faced with a problem. Many of these people are members of the Southwest Area Chapter of the Small Property Owners' League; many of these people are elderly.

We also have members in the Bunker Hill area; also in the Temple area, which they are seeking to grab.

Many of these elderly citizens, they invested the fruits of their labor that they earned when they could go out and get a job, when a dollar was worth a dollar, invested it and believed in the great American heritage of not seeking from the Government or others, help yourself. Only as a last resort do we want to look for other assistance.

These citizens who have taken their savings and who are now living on social security, who are now living on little, fixed annuities, little fixed pensions, believe me, when the different organizations, as the unions, as others seek pay raises, as our city employees and others get pay raises; they go to the grocery store and the senior citizen that is living in these areas, who has to be displaced, goes to the grocery store, I see no difference on the price of bread. One is not marked "for the elderly," at a price he can afford. The same also in the matter of housing.

Here these people are to be displaced and I noticed that you had a member of the agency here, a paid employee of the community re-development agency of the city of Los Angeles, Miss Margaret Watkins, who is supposed to be a specialist in relocation, and it is quite interesting in the fact that when you realize, as I heard some other testimony here, Mr. Potts, I believe, of the Welfare League Council, did mention they discovered that many of these people are living on \$100 a month, some \$160, but believe me, there are many people living on less than that, just on the social security checks, those widows who had husbands that passed on. I know two or three living on less than \$100.

This agency that is in the relocation, they consider on an item No. 6 in their relocation plan, which, believe me, does not take in seriously the position of these elderly citizens, whether they are homeowners to be displaced or even tenants. They mention here that they feel that a person who is a single person, regardless of what he has, they figure he should be able to pay 25 percent of his net income, and when you consider a person with less than \$100 faced with the prospect of being removed from where they are residing you say, "What will they do?"

Now what I want to point out is this, to have in our new social system, we have what is really significantly a requirement that no one has fulfilled. We have apartment housing; we have courts; we have motels; we have high-rise apartments going in here, but somewhere down the line nobody has taken the time, including the Welfare Planning Council, who belatedly were paid \$6,000 after the Sawtelle project was put into action to seek out some of the answers, and the answers they found, but since then I have found no use being made of them, but what is the condition of the elderly person, the senior citizen, the social security check, and also many younger people, the students that go to some of these universities, they also are on a very small income and we find what is lacking and what is provided in these older areas are large homes, of many rooms.

In other words, called rooming houses, which have a little cooking facilities in them, and that, nowhere is there being provided a type of structure as they knock these older buildings down.

In actuality, every area that has been slated for urban renewal, strangely enough, seems to have oil nearby or under the ground.

The senior citizens and the elderly living in an area out in Van Nuys, which the local chamber of commerce and the businessmen out there thought they would like, since these subsidies would be made available, to dislocate these people, set this area up.

I noticed a newspaper report not long after—I visited the area—where there was oil in the area.

These people did oppose it. They locked their doors; closed their doors from the snooping of building inspectors who came in wanting to apply retroactive building codes. Now this is most ridiculous. You have a structure many years old, a large building, a good building, many good families have been raised in that building, children who are now judges and so forth in this area.

We would all like to live in a penthouse, but believe me, all are not economically able to do so, but you do not need to be ashamed of that fact. Our home is supposedly our castle, whether it is a furnished room or not.

I have discovered that in these areas where the larger homes are located, in the areas of USC, up in the areas on top of Bunker Hill, over in the Temple area, other areas that are slated to be demolished, I discovered these large homes exist that offer rooming facilities, cooking facilities, hot plates, these people in their declining years, as well as young people just getting started, have to find facilities of this nature.

Due to the fact that the building is quite old; long ago paid itself off, that it can be operated in a manner not too costly to the owner. He can afford to put these rooms up for rental that these elderly people can pay.

Now whether there is, in other words, what we need instead of high-rise apartments, instead of expensive motels along Bunker Hill, over on Temple, the office building, we need to provide some type of housing that would be similar to the rooming houses. These people are leaving and are going to be dislocated; they can find no similar situation because freeways are also knocking down old buildings.

Now no one quarrels with the fact that in the matter of freeways, although right now there is one that connects the valley into Los Angeles, it is going on out to Beverly Hills, which is very questionable the route it is being directed to. It is going to knock out a huge tax base, many houses, homes, and they have been neglecting the use of land right down the middle of the Hollywood Freeway, many plans.

On the other hand, what we are faced with is an amount that they can afford.

Now to get back to Mr. Yorty, if I may mention, I think he puts his finger right on the button here when he made this statement during a heatedly fought mayoralty campaign in this city; I think he put it in a nutshell when he said:

Local agencies are now moving into areas with urban redevelopment programs and forcing residents of these areas to move into lower class neighborhoods. They evict people from their homes, erect new apartment buildings, and then establish such high rents that the people who formerly lived there cannot afford to return. They are forced to move to a lower class neighborhood.

When I am elected mayor, I will do everything in my power to prevent the Los Angeles City Community Redevelopment Agency from continuing this practice. The rents must be kept in line to allow people to return to their neighborhoods if they so desire.

And I shall veto any urban redevelopment proposal unless the property owners of the area agree to the program, and the residents are given fair consideration. The small property and home owner must be permitted to participate in the project if they so desire. Their interests must come first in any plan affecting their homes and their neighborhoods.

Of course, as I pointed out, the plan would be to create housing right in the neighborhood where those people lived with their friends, where their roots for years have been. Mr. Yorty recognized that we have not had a program of that nature before Mr. Yorty came in, and, sadly enough, we have not had any direction toward a program of that nature since he took office.

He also stated :

And I shall veto any urban redevelopment proposal unless the property owners of the area agree to the program and the residents are given fair consideration. The small property and home owner must be permitted to participate in the project if they so desire. Their interests must come first in any plan affecting their homes and neighborhood.

Now there is a very fair statement of the original intent of the law by a man who had not yet been elected mayor. Unfortunately, after Mr. Yorty became mayor he became subject to this workable program. This workable program requires citizen participation in these things.

In other words, the Government, the Federal Government, in its good judgment has pointed out that if there are to be subsidies coming into the area a good cross section of the citizens affected must participate in the program, helping to mold this program for the people.

No. 2, under this workable program, which is called relocation, you must have a plan for relocation and you must have a plan definitely before we give you this subsidy.

Gentlemen, under this workable program the city of Los Angeles has been in violation of this program since before Mr. Yorty took office and is still in that same position. Mr. Yorty has done nothing to cure it.

Now this is the program [indicating] and the forms that the Government requires to be filled out, and I assume these are sworn statements.

I noticed there was some mention here of Mr. Monning not appearing, Mr. Guarino.

Mr. Guarino, Joseph Guarino, works under the mayor's office. He has been there under the former mayor and he is still there under Mr. Yorty.

In this workable program, as submitted to the U.S. Government, and I feel you people should investigate it because I feel there have been violations of it, and they are going on right now, mayor's office, Mr. Robert L. Goe, who is supposed to be the coordinator on urban renewal, his responsibility for the relocation of any citizen in this city displaced from highways, freeways, from urban renewal, and so forth. There is the man that Mr. Guarino works for and Mr. Goe is directly under Mayor Yorty.

Senator WILLIAMS. We invited him here, too.

Mr. LOYD. Well, I hope he shows, because there are some very pertinent questions you should ask that gentleman.

We the citizens—

Senator WILLIAMS. He was unable to appear today, he said.

Mr. LOYD. In the matter of this citizen participation they formed to fulfill the requirements of the workable program, which, understand me, is a requirement of the Federal Government before you give me any subsidy to play with, you require, you gentlemen may not realize this, but the Federal Government requires them to live up to what they put in here.

Mr. Goe is responsible; he has been derelict in his duty.

Mr. Yorty is also responsible for his dereliction of duty and I charge under this administration there has not been one iota of a change in urban renewal.

Now I would like to point out to you gentlemen this program which they have sworn and signed to each year, must be renewed, and in this program they call for citizen participation. So, what do we have for citizen participation?

Let me tell what we have, we have a committee called the CURAC Committee, CURAC meaning Citizens' Urban Renewal Advisory Committee to the mayor. Mr. Yorty inherited this committee.

This committee, I have charged in the past and I still charge, is loaded with self-interest groups. This committee does not truly represent the citizens of this city.

A VOICE FROM AUDIENCE. Right.

Mr. LOYD. On October 23 I appeared before this committee, after getting permission from the chairman of the committee, a Dr. Arthur Gray, and mind me, gentlemen, your program, the workable program, calls that each member of this committee must be a member of the city, a citizen of the city, of the locality. Dr. Arthur Gray, who was appointed on December 26, 1961, just 5 months after Mr. Yorty assumed office, was appointed by Mr. Yorty. Mr. Yorty approved him, I assume. Mr. Goe appointed him. He stood right up for him. This man is a resident of the city of Pasadena, not Los Angeles.

I went before this committee and I said, "We citizens would like to participate. We have been trying to; we were barred under the other administration. That is why we got out and punched doorbells and we yokels worked for Mr. Yorty when he gave us his campaign statement and promise, which I think you gentlemen will agree, was a very good statement, but there has been failure to live up to it."

Now you gentlemen are back in Washington and, thank God, you have come here today.

I happen to feel as they stated in a Saturday Evening Post editorial last year, believe me, the scandals of the Teapot Dome will shrivel into insignificance when you get to digging into urban renewal. Believe me, there is millions involved.

Senator WILLIAMS. Thank you, very much, Mr. Loyd.

Could I ask you—is that the end of your—

Mr. LOYD. I have one little bit more of information I think you should have.

Now what I am giving to you here today, I could talk for days on this subject. I could talk and show you the conflict of interest. I could show you where people are making bucks off Bunker Hill. They are not worried about the relocation of people. This plan has been twisted and tortured by guys that have sat on the agency and have a conflict of interest.

We have a man sitting on that agency that actually was a resident of Beverly Hills; still sits there today: William T. Sesson.

I think one of the things that was pointed out in the campaign, that was also a fight against the downtown machine and overworld—I think as our district attorney, Mr. McKesson, pointed out before the Exchange Club 3 years ago, he made this statement which is a very good statement.

He said, "It is not so much the underworld I am concerned with as it is the overworld." He went ahead and proceeded to paint the picture of, in high social places, men whose wives appear and you find their names in the social pages of the Los Angeles Times. He painted a picture of men high in the business world, and believe me, gentlemen, it is the same men in the business world who have been directing this agency without any regard for the little man in this project.

FROM AUDIENCE. That is right.

Mr. LOYD. Here is the amazing thing. I appeared before this committee of Mr. Yorty's on October 23—this is his advisory com-

mittes required by your workable program to get this subsidy in here. He had this rubberstamp committee. He only changed it in regard to the head of the committee.

This committee, they have what they call minority housing; no regard for housing for the elderly. Minority housing, in other words, Negro or Mexican, some ethnic organization, they supposedly show concern for you.

It is interesting that Mr. Carrie Jenkins, who heads this committee, pointed out—and another point, you require that the city follow a master plan here; that is the third point they are in violation of.

Mr. Carrie Jenkins, in their own minutes which I have a copy of, on October 23, 1962, on page 2, said:

Urban renewal in Los Angeles is not following a master plan. CURAC, in order to function properly, needs a master policy in urban renewal presented to it by the mayor, Mr. Yorty.

I will say it ain't. They are playing it off the top of their head. They make promises to grab area after area and twisting and torturing it when somebody makes a plan. I will be glad to go into that before a proper committee or if you feel—

Also, what did Mr. Carrie Jenkins tell this committee of Mayor Yorty's? He says, which is very interesting, under item C, your CURAC, the mayor's advisory committee, in order to function properly needs a policy in writing by the mayor on urban renewal.

Gentlemen, his own advisory committee, the committee that fills the function of the citizens' participation doesn't even know what the mayor stands for. I wonder if he knows himself.

All I can say is I told Mr. Jenkins, when I spoke, "I am sure Mayor Yorty, the only stand he could take is his campaign statement and promise he gave we the people."

Gentlemen, I feel there is a great need for a deep, searching investigation into urban renewal in the city.

I have found the violations by members of the agency with a conflict of interest. I will be glad to outline them to you.

I have found that we even have a violation of our State election laws wherein Mr. William T. Sesson set himself up to vote within the city of Los Angeles, at the family ranch at 1705 Devonshire when in actuality the man lived in Beverly Hills.

I am going to quote from page 23 of the official transcript that is in the vault at the City Hall.

Mr. Sesson—and this is a requirement of our State redevelopment law, that each member of the agency must be a citizen of the city, because the feeling there is, and intent there is, that those that are members of the community are interested in our own betterment and neighbor's betterment, not somebody in Beverly Hills, or Dr. Gray, or somebody from Pasadena, and believe me, on page 23 of this transcript, when he is asked—he is denying that he lives in Beverly Hills; then he let the cat out of the bag.

Of course we had the evidence of it. We had a photostat of his driver's license. We had all that evidence.

Mr. Sesson, in answer to attorney, Mr. Clapp, says:

I also have a silent number at home in Beverly Hills, and other phone numbers which I decline to give you.



In other words, admitted residency. He stated on the committee—this was brought up. Bunker Hill is now in the courts; this was brought up before Judge Richards, who in his opinion skirted this. He says, "Well, he was there de facto, even though he wasn't there de jure. To get rid of him you must bring about a proceeding."

After Mr. Yorty's election in office, and him knowing this, on August 31, 1961, we wrote a letter to Mr. Yorty. Here is a copy that was published, and in this letter we pointed out Mr. Sesson was still heading this agency, several months after this and we pointed out that we had a photostat of his driver's license he carried in his wallet, of which we submitted a photographic copy to Mr. Yorty. We also submitted other evidence, telephone records; we submitted "Who's Who," and so forth.

Senator WILLIAMS. I think you have made that point.

Of course, you say "a proper committee." Legally this development is not for our committee.

Mr. LOYD. I understand that. I hope your committee, when it goes home to Washington will contact—we have heard rumors; we have read Walter Winchell, and hopefully we keep waiting for this committee to come out West and see the mess we are in.

I would want—

Senator WILLIAMS. Wait a minute. What have we got to do with Walter Winchell? I hope nothing.

Mr. LOYD. In Walter Winchell's column we have read where the committee from the Congress would be coming out here to look into urban renewal.

Senator WILLIAMS. I would not read Walter Winchell as I would read the Bible if I were you.

Mr. LOYD. We are asking you to please advise whatever committee—

Senator WILLIAMS. I will give you this assurance:

The testimony that deals with urban renewal programs, policy decisions, we will forward, with appropriate description, to the Urban Renewal Administrator.

Is there any objection to that from the committee members?

Senator RANDOLPH. No objection.

Senator WILLIAMS. You have our assurance that they will get this information.

Mr. LOYD. In the matter of the relocation of the elderly, which we are very informed; which we see we are getting a subsidy; I charge nothing has been done. In the matter of this man from Pasadena who heads the CURAC Committee, Dr. Arthur Gray, whom Yorty appointed, is not a resident.

Dr. Gray, really I feel, is guilty of a conflict of interest in a strange way. Dr. Arthur Gray is also vice president of the Real Estate Research Corp., who has had three contracts with the community redevelopment agency of this city. One of them had to do with relocation.

In other words, the relocation of the elderly and so forth, and their strange report that has been submitted now and is before the Los Angeles City Council—each councilman has a copy of this—was based on a report by Dr. Gray's organization.

In other words, I find many people setting themselves, making dollars, but I see no answers for the community.

I feel this workable program, they have violated it. I feel that the Federal Government should not renew the workable program; should give no further subsidies or these land grants until we have a complete investigation of what is going on in the local front.

If that comes I feel our senior citizens can go to bed and have a peaceful sleep for once, realizing that maybe the Great White Father from Washington might come out here and look and see what is happening to us by the subsidy and the flow of money that is coming in this area and being used by persons who control these agencies and not for our benefit.

I would be happy to answer questions. I could talk for days.

Senator WILLIAMS. What is your business activity, Mr. Loyd.

This is in the nature of a public service, as president, is it not?

Mr. LOYD. Yes. This is a nonprofit, public service corporation, founded in 1950. I happen to be president of this chapter.

Senator WILLIAMS. What is your business?

Mr. LOYD. My business is research. I have been the owner of a custom cabinet works, which I closed down in the year of 1957, I removed my machinery and closed up finally in 1958, and ever since, for the past 5 years, I have been working as a citizen at my own expense researching what goes on in the civic center here.

I mean, what went on originally when—you gentlemen may not realize this—Chavez Ravine, in 1948, was to be an urban renewal; then it was to be public housing; then finally that was dynamited and strangely enough today it is occupied by Walter O'Malley and the Dodgers, and the home he forsook in Brooklyn is now becoming a housing project, and that is what this was to have been out here, a housing project, and I think that is quite interesting.

Senator WILLIAMS. All I want to say is one of my great constituents is involuntarily dislocated from his home in New Jersey and he is going to be the new first baseman for the Dodgers.

Mr. LOYD. You see the difference is, in baseball we had a great political fight out here and that was another reason why Mr. Yorty, although he was strangely not present during the fight, but he also sure rode into office on that one as well as urban renewal.

It is not a matter of baseball, do we want it or not. We wanted baseball but not the bum deal.

Senator WILLIAMS. That is what they used to call them.

Mr. LOYD. And, interestingly enough, in this matter of B for baseball, which was on the ballot and was fought for and barely won out because we, the yokels, believe me, we didn't have the finances or know-how.

We have been learning how they go about putting these things over on us. That urban renewal turned into a housing project and they dynamited that one.

Of those people who were displaced, Robert Angier, he is now over in the area of the Temple project, facing further displacement, and here is an elderly fellow who is facing displacement for the second time.

Senator WILLIAMS. Isn't that true of some that have gone over to Venice and now are—

Mr. LOYD. That is true. The people in Venice are faced with a horrible plight.

They are faced down there with the matter of being forced to take older buildings that have maybe a stairway that in the new code is a couple of inches too narrow, or a window that isn't quite the right size. It would take an architect to change the buildings. You would have to tear them down. They are faced with the problem of retroactive building codes; tearing down. Some of them are mixed up. They think urban renewal, they—

Senator WILLIAMS. Very good, thank you, Mr. Loyd.

Are there any questions, gentlemen?

Senator RANDOLPH. No.

Senator WILLIAMS. Our next speaker is Mr. George McLain.

Mr. McLAIN. Fifteen minutes?

Senator WILLIAMS. Could we settle for 12?

Mr. McLAIN. Well, if I can move that fast I will be happy to.

Senator WILLIAMS. I will tell you why; we would like to sort of open up this meeting after you are through to a more general discussion for about 20 minutes or so.

I think Senator Randolph and I share a distinction. I think we are the only Members of the U.S. Senate who have a personal history of involuntary displacement.

Weren't you involuntarily displaced in the House of Representatives?

Senator RANDOLPH. Yes, in 1946.

Senator WILLIAMS. I was involuntarily displaced in 1956, but we did learn one thing over there that I will always remember.

When there is a lot of business to be undertaken and you have an awful lot of people who want to do it, and it involves speaking, Sam Rayburn had a great rule. We called it the one-minute rule, and I think maybe when we are finished with Mr. McLain's statement we would go under the one-minute rule.

Senator RANDOLPH. It is very helpful and important to let these people speak.

Senator WILLIAMS. We will be under the one-minute rule at that time; I will use Rayburn's gavel.

FROM AUDIENCE. Two minutes.

#### STATEMENT OF GEORGE McLAIN, PRESIDENT, CALIFORNIA INSTITUTE OF SOCIAL WELFARE

Mr. McLAIN. Mr. Chairman, members of the committee, I am accompanied here today by James Evans, my legislative assistant.

My name is George McLain. I am chairman of the California League of Senior Citizens, 1031 South Grand Avenue, Los Angeles, Calif.

The league is sponsor of two of the largest quality, low-rent housing developments for the elderly in the country. The senior citizens village located at 1917 South Chestnut Avenue, Fresno, Calif., and the Senior Citizens Village of Antelope Valley, located on M and 65th Street, Quartz Hill area. Both of these developments were financed by FHA mortgage insurance under section 231.

As you gentlemen have made possible the passage of laws that brought into being these two villages, I would like to describe them in order to arrive at my recommendation for legislation I believe is

needed in order to ease the plight of the elderly compelled to relocate due to displacement caused by public works in urban areas.

Our first senior citizens village occupies 42½ acres of land in the choicest area of Fresno. Upon this we have constructed 82 one-story buildings. This provides 557 garden-type living units. Each building is equipped with a laundry room containing the most modern washer-dryer appliances. The village includes a magnificent community center. This impressive structure, set in a framework of trees and greens, shrubbery, and a large fountain, includes administrative offices, a colorful, homey, and beautiful cafeteria, an up-to-the-minute grocery store and meat market, and modern and separate barber and beauty shop, and a medical and dental office. The cafeteria-auditorium follows an all-purpose design. It has a huge stage and can be set up in quick order to seat a minimum of 500 people.

Permission for full occupancy was granted by the San Francisco FHA office, April 4, 1962. As of December 3, 1962, 501 furnished and unfurnished living units were occupied, plus 38 paid reservations with a definite move-in date, leaving only 18 apartments still available. This makes our total of 557 living units in the village. Since there are move-ins and paid reservations made daily, we anticipate full occupancy in the next 30 days.

We have a full-time recreation director. This has resulted in much activity in the community center and in the village. The villagers get together for town hall meetings. They celebrate birthdays and weddings. A music and choral group has been formed, and a band is organized. Square dances are being held regularly; movies and bingo once a week. Daily activities include cards, dominoes, checkers, bowling, and horseshoe games. A big affair is held every 2 months, with senior citizens from all over Fresno County attending, sometimes as many as 1,000. So far these affairs have consisted of a Hawaiian luau, a Halloween costume party, and we are holding a big Christmas party on the 21st of this month. The ladies have a well attended sewing circle. On Sundays there are interdenominational church services. There is competition between the residents of each building in the creation and maintenance of the most beautiful appearing flowers, lawn, and shrubbery. On adjacent land, vegetable gardens are well along. Former carpenters and cabinetmakers have made wooden benches, placed at street intersections within the village so walking enthusiasts can rest. The city of Fresno has extended their busline through the village, where it makes regular stops on the hour in front of the community center. The Fresno County Library, with their bookmobile, makes a regular weekly stop at the community center. The village has its own electric tram. This seats 10 people, and has a regular schedule through the winding streets of the village. The village has its own elected mayor, constable, and seven-member council.

The annual income of the present tenants is as follows: 51 percent receive social security or old age assistance, some both; 49 percent receive a military pension or other retirement, or enjoy an independent income. The average age is 72 years; 20 percent of the occupants own automobiles. Prior to moving into the village, 90 percent were

residents of California; 10 percent are from outside of California. As to their previous mode of living, 5 percent owned their homes, 80 percent lived in apartments, 10 percent in a room or housekeeping rooms, 1/2 percent in trailers, 4 1/2 percent other. Move-outs have been for the following reasons: Required hospital care; needed nursing care; because of health, or gave no reason.

Employees required to operate the village are a general manager, secretary, bookkeeper, stenographer, receptionist, recreation director and a group leader, counselor, housekeeper, two administration building custodians, a chief of maintenance, maintenance foreman, two semiskilled laborers, and two part-time groundkeepers. The cafeteria requires seven persons. Wherever possible, elderly residents are utilized for part-time or full employment.

Last year, the Senate and House Housing Committees concerned themselves with the problem of nonprofit sponsors seeking to create quality, low-rent housing for the elderly, and adopted an amendment to title 2, section 202, in the 1961 Housing Act, a provision whereby the Administrator could transfer a project from the FHA mortgage insurance under section 231 to section 202 in order to avoid hardship for elderly persons and families who are the prospective tenants of such housing.

On June 22, 1961, we made application to the Housing and Home Finance Agency, Washington, D.C., requesting their consideration under this new section. We have been in constant contact all during this time with the community facilities of the Housing and Home Finance Agency, both in San Francisco and Washington, D.C., and finally, after 1 year and 6 months, have been advised they will transfer us from the FHA to the direct loan next week. This will save the villagers some \$3 million in interest alone during the life of the mortgage, and permits additional services not incorporated in the original FHA commitment of the senior citizens village, thereby solving one of the biggest problems that has confronted us. It will also enable us to lower slightly the monthly rents. An unfurnished efficiency unit now rents for \$70.50 a month, utilities included, and one-bedroom apartments now rent for \$80.50 a month, utilities included.

An elderly couple on California's old age assistance can have their income supplemented by the State in order to pay the rents now required by the village. But the State will not increase the rental allowance of a single person sufficient to meet these rents. In order to live in the village, a single person has to cut down on their food in order to make up the difference of \$70.50 a month required under FHA financing. A slight reduction in their rent, when we finally come under section 202, will enable them to live in the village without having to sacrifice their food money. So you can see, gentlemen, a direct loan assures the continuing success of the Fresno Senior Citizens Village without hardship to any of the occupants.

The Pacific Gas & Electric Co., over our objection, required a meter for each of the 82 buildings in the village. We appealed to the California State Utilities Commission, and were granted one master meter for the entire village. As the utilities are not included in the rent,

there will be a saving to the senior citizens living in the village of \$25,000 a year, totaling \$1 million over the life of the mortgage. The direct loan allows us to reimburse the Pacific Gas & Electric Co. for their installation within the village property and gain these savings.

Congress, over the years, by the passage of laws and amendments seeking to create quality, low-rent housing for the elderly, can take just pride in making possible the creation and operation of the senior citizens village. It's been a long, hard pull. In my opinion, only a project of this size with the facilities that we are able to offer, financed by a direct loan under section 202, can create quality, low-rent housing for the elderly through a private, nonprofit approach. The Community Facilities Administration under the Housing and Home Finance Agency have analyzed the senior citizens village from every aspect. They have audited the records of the FHA, the sponsor, the mortgagee, the village, the banks, and every account with a fine-tooth comb. We, in turn, have fully cooperated in every respect. As you can see from what I have told you, gentlemen, their decision has meant the success or failure of the senior citizens village. A failure would defeat a pioneer effort to provide this fine type of rental to the lowest income group of elderly in California.

We have found in our 24 years of daily contact with senior citizens that the elderly, with regard to rentals, require four types of living arrangement: Two-bedroom apartments, one-bedroom apartments, efficiency apartments, and bachelor apartments. Our original plans called for bachelor apartments in close proximity to the community center, which has a cafeteria. Unfortunately, the then inexperienced head of "housing for the elderly" forced us to abandon the bachelor apartments. I can assure you, gentlemen, that if we had been allowed to follow our original plans, every apartment would be rented—with a long waiting list.

A majority of the elderly are single, or widowed ladies, who don't desire full kitchens. We face the necessity in the near future of constructing bachelor apartments with a few two-bedroom apartments on land adjacent to the village. We further find imperative need for a nursing home. As it is now when a villager cannot take care of himself he must be sent away. It is a heartbreaking experience when we have to say: "I'm sorry, you've become too old. You must be sent elsewhere." How wonderful it will be when we can transfer them to a nursing home within their own environment, where they have made friends and loved ones. Since we have adjacent acreage, we plan to add a nursing home, bachelor and two-bedroom apartments, storage space, and workshops for the villagers. Land will be set aside for a vegetable garden, a trailer park, and a section for those who desire to own their homes. As you can see, gentlemen, this will offer a complete, diversified village for the elderly with every conceivable type of living.

We find the maintaining of a happy community of the elderly requires much personal service and more direction than anticipated. Then too, the success of a housing for the elderly program requires full cooperation from Federal, State, and local authorities and the medical profession.

The senior citizens village in Antelope Valley is located in one of the most healthy areas in Los Angeles County. The village, patterned after the Fresno village, also contains 557 living units and a 20,000 square foot community center. The 47½ acre site with the 82 buildings constructed on natural terraced land, with a background of mountains, creates for the elderly a most beautiful setting with an uninterrupted view of the surrounding valley. Los Angeles County has 40 percent of the elderly residing in California. We expect the village to be open for occupancy sometime in January 1963.

Because of offsite and construction costs the monthly rents are \$5 higher than the living units in Fresno. Here again, the soundness of this development for the elderly will depend on our success in getting a transfer from FHA to the direct loan under section 202, housing for the elderly, program under the Housing and Home Finance Agency.

May I emphasize, gentlemen, that under the regulations established by the Housing and Home Finance Agency, as it relates to section 202, housing for the elderly, no member of the board of directors of the sponsor and no member of the board of directors of the village is allowed to be employed by the village in any capacity. I mention this just to show that regardless of the years, the months, and the hours that have been spent in bringing both of these villages to where they are today—and the future years, months and hours that will be required, with the many details and decisions that must be resolved in creating a new way of life for the lowest income elderly—none of our board members, including myself, are permitted by the Federal authorities the most modest salary. As you can see, this makes necessary supervision by the originators most difficult.

One of the grave problems we have been faced with has been that of furnishing our community center with office equipment, desks, tables, chairs, and other detachable furnishings for the cafeteria, library, and chapel.

Administrators of section 202, housing for the elderly, inform us that such necessary items cannot be included in the direct loan, yet they prohibit us from accepting modest donations from applicants and occupants of the village for this purpose. The sponsoring organization, which is also a nonprofit corporation of oldsters, had to pay for these items in order to activate the villages which other oldsters will enjoy.

I recommend that under section 202, housing for the elderly, the following provision be added :

(1) Unattached furnishings and other necessary equipment for community centers be included in loans to nonprofit corporations.

In Los Angeles we find multimillion-dollar, high-rise structures on expensive land sites, financed at the low 3½ percent interest under the Urban Development Act. Huge projects with expensive rental apartments that only people with high incomes can afford to occupy—projects, if you please, with a 90 percent vacancy factor. Yet here we are seeking Government help in order to create quality low-rent housing

for the elderly, having to purchase low cost land in Antelope Valley many miles away from the city of Los Angeles—paying  $5\frac{1}{4}$  percent interest under FHA—because under urban development it is required that a project under that act has to be within the limits of a city.

I recommend, as an alternate to section 231 and section 202, housing for the elderly, it be provided under the Urban Development Act that—

(2) In order to create quality, low-rent housing for the low-income group, inclusion under the Urban Development Act can be extended beyond city limits within the county.

My report today has been made possible by laws that Congress has passed, and the amendments to these laws you gentlemen have adopted. Further, it has been necessary for me to seek the enactment of State laws. There have had to be changes of local ordinances, and still we are only at the beginning in this field.

California, with its 1,400,000 persons 65 and over—more than half are receiving social security or public assistance—is second only to New York in its population of elderly.

California's State constitution prohibits public housing except by local option. This requires the slow process of circulating petitions to qualify a measure for the ballot, and conducting a costly campaign for its passage. At California's recent State primary election, proposition 4, put on the ballot by the legislature, provided for \$100 million for housing for the elderly. This measure was defeated by a vote of 2 to 1, because it provided for public housing. Therefore, our State's elderly can only secure quality, low-rent housing through developments such as ours. We believe that the Community Facilities Administration of the Housing and Home Finance Agency should take this important factor into consideration.

So that California's elderly will not be discriminated against, the subsidy contained in section 503 of the 1961 housing bill should be:

(3) Extended to include nonprofit organizations producing quality, low-rent housing.

(4) We further urge, under section 202, the 100 percent financing of nursing homes for the elderly.

(5) While H.R. 11877, recently passed by Congress, establishes the age of occupants at 60, we urge that similar consideration be given to section 202 and section 231 which originally was at age 60, but inadvertently was changed to age 62.

Gentlemen, I have used many words to describe and praise the senior citizens villages in Fresno and Antelope Valley, Calif. But with it all, until you have seen it yourself, you will have only a faint idea of what a tremendous undertaking these villages have proven to be. Therefore, I would like to take this opportunity to invite this committee and the members of its staff to come to Fresno, which is in full operation, spend a day or more in the village, and experience first hand what a dramatic step forward has been made in the field of housing for the elderly.

With permission of the chairman, may the attached exhibits become a part of the record.

(The exhibits referred to follow:)



## FACT SHEET

- LOCATION:** Within the Sunnyside area - elite section of the city of Fresno, at 1917 South Chestnut Avenue, Fresno 2, California, phone 251-8656. Office located in the Community Center off Chestnut Avenue on George McLain Boulevard.
- DIRECTIONS:** From Fresno city take Municipal Bus Route 1 to Village. Out-of-towners take Highway 99 to approximately 2 miles South of Fresno, turn on Chestnut Avenue approximately 2 miles.
- SPONSOR:** California League of Senior Citizens, Headquarters, 1031 South Grand Avenue, Los Angeles 15, California. Telephone Richmond 9-7686.
- A non-profit organization that has been serving the welfare of the aged for over 20 years.
- ☆☆☆☆☆☆☆☆
- FINANCING:** Certified by Federal Housing Administration for government insured 40-year loan under Housing for the Elderly, section 231 of the Federal Housing Act. Interim financing is furnished by private capital.
- PURPOSE:** A \$4,500,000 low-rent community designed and engineered for elderly persons, 62 and over, the first and largest FHA-financed, non-profit, private enterprise project in America sponsored by the elderly themselves with the aim of providing quality low-rent housing and a dignified, useful retirement in a neighborly environment with country club living features.
- BUILDING DATA:** 42½ acres - 81 ranch-style buildings, all one-story, arranged in casual fashion around a Community Center. Gently curved streets with low, rounded curbs. Long, roomy porches for each building, and beautifully landscaped throughout. 557 living units will accommodate 1000 elderly residents. Type of construction: reinforced masonry, insulated roofs with rock covering for additional protection - buildings are expected to last 150 years with normal maintenance.
- LIVING UNITS:** Two choices of soundproof roomy apartments, furnished or unfurnished. (Type A) - 3-room apartment with bedroom, living room, kitchen and bath. (Type B) - Studio-like apartment which includes a living room-bedroom combination, kitchen, dressing room and bath. Spacious storage and closet space in both apartments. Full privacy is assured, with community activities available according to the individual's tastes and interests.
- STANDARD EQUIPMENT:** Wall-to-wall carpeting in living, bedroom and halls, individual air coolers and panel ray wall heaters thermostatically controlled. All kitchens have a table top range with full oven, an electric refrigerator, spacious built-in kitchen cabinets, ceramic tile top around sinks, automatic garbage disposal units and vent fans. Laundry room in each building, with modern electric washer and dryer.
- SPECIAL FEATURES:** Ramps everywhere instead of steps. Soundproof walls for peace and privacy. Grab-bars for tubs and showers and other convenient locations. Genuine non-skid bathtubs with smooth surface. Cabinets and shelves at easy-to-reach levels to minimize danger of falls from ladders, etc., or straining from stooping or awkward positions. In summary, all units designed for maximum safety and convenience of elderly occupants.
- COMMUNITY CENTER:** Shopping facilities in a \$500,000 Community Center, containing administrative offices, safe deposit boxes for occupants of the Village, a library, stage and recreational facilities for entertainment, arts and crafts; large cafeteria furnishing breakfast, lunch and dinner with "meals on wheels" room service; medical, dental and optical clinic with infirmary, grocery store, pharmacy, barber and beauty shop. A continuous transportation system around the Village for the foot-weary.
- INCLUDED IN RENT:** The monthly charge for furnished and unfurnished apartments includes the cost of rent and utilities, plus \$4.50 for yard care. These services total \$23.80. Not included in this figure is use of the Community Center - and free medical care, if needed, to those eligible under State law.
- MAINTENANCE:** The skills and talents of the residents, wherever possible, will be used - to provide productive activity for those you want to keep their hand in their trades or professions.
- OCCUPANCY:** Now.

# America's First . . . . . Country Club Living for the Elderly The Senior Citizens Village

**Available  
Now  
in Fresno**

1917 So. Chestnut Ave.

Fresno 2, California

Phone: 251-8656



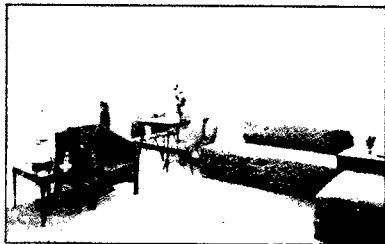
LARGEST SENIOR CITIZENS VILLAGE IN AMERICA, COVERING 42½ ACRES, CONTAINING 81 RANCH STYLE BUILDINGS AND A \$500,000 COMMUNITY CENTER.



**"TYPE A"**

3-room apartment with bed room, living room, kitchen and bath, for one or two persons. Unfurnished - \$80.50 per month; Furnished - \$93.50 per month.

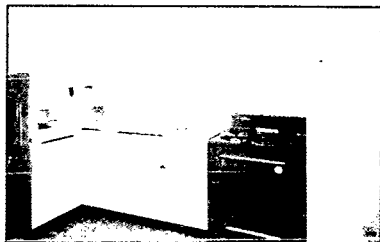
*Included in the above rents are the utilities and other services amounting to \$23.80 per month.*



**"TYPE B"**

Studio-like apartments which include a living room-bedroom combination, kitchen, dressing room and bath, for one or two persons. Unfurnished - \$70.50 per month; Furnished - \$82.50 per month.

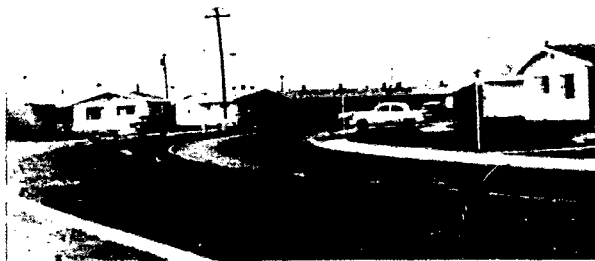
*Included in the above rents are the utilities and other services amounting to \$23.80 per month.*



Both "A" and "B" apartments have a complete kitchen with all modern appliances.

# YOU MUST SEE IT TO BELIEVE IT ..... THEN YOU'LL NEVER LEAVE IT!

This is YOUR Village \* It has everything \* Privacy or Active Community Life!

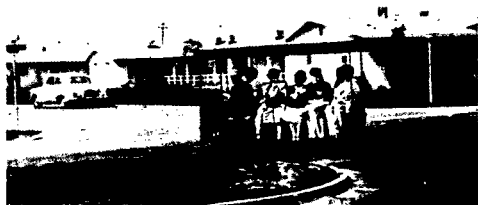


Comfort, Beauty and Pleasant Surroundings in the smart section of Fresno adds to the enjoyment of a full life.

Gently curved streets throughout the Village.

The "Surrey with the Fringe on Top" - Village transportation.

LIVELY LEISURE ... Theme of Village Life. The Community Center, hub of Social Activity and Services. Below is lovely fountain in the center Plaza.



Preparation of tasty food in modern kitchen.

Below, Villagers and friends at a Banquet in cafeteria.



PRIDE OF THE VILLAGE

Good food served in convenient Community Center Cafeteria at reasonable prices.



***CONSTRUCTIVE HOBBIES - WHOLESOME ACTIVITIES AND  
COUNTRY CLUB LIVING - THEME OF THE VILLAGE.....!!***



The creative Busy Bee Sewing Circle shows happiness over completed sewing projects.



Open air meetings bring out Villagers.



Village activities keep idle hands and minds busy.

Problems of the day concern residents at coffee time.

# *The Village Community Center*



The Community Center floor space, 22,000 square feet, gives ample room for Village activities.



The Village Jitney Taxi serving residents and visitors.



92 year old Francis C. D. Smith, and 85 year old Essie M. Edwards being crowned Village King & Queen by George McLain.



After an eye opening tour of the Village, Gov. Edmund (Pat) Brown of California takes time out for lunch at the Community Center cafeteria.

Senator WILLIAMS. Fine, Mr. McLain, a very fine statement and description of the senior citizens village. Your great work and our knowledge of it, of course, has preceded you. I know Senator Engle has a particularly warm feeling of affection and gratitude for you and of your work. Jim Sundquist has been to the Fresno village and has described it eloquently to me as just the kind of housing program that Congress thought would be the ideal development under the tentative legislation that we have enacted.

I have no questions. Maybe my colleagues have.

Senator RANDOLPH?

Senator RANDOLPH. Mr. McLain, I am intensely interested in your comments concerning the Fresno project.

Using this as a yardstick, and it apparently is a successful yardstick, I wonder if you could tell us how it compares with the other Federal housing projects in California, inasmuch as it was financed through Federal Housing Administration.

Mr. McLAIN. Yes, sir.

Senator RANDOLPH. Will you please give us detailed information on the costs involved?

Mr. McLAIN. I would like to say, Senator Randolph, I have had the pleasure of appearing before your Committee on Aging on many occasions in the past; that our senior citizens village in Fresno has an \$8,130 cost per living unit. This cost includes a \$450,000 community center building, as well as every other expense in developing the project.

The 16 FHA projects in California average \$13,480 per living unit. We are now \$5,000 under this average, and then under the direct loan provisions, the 40 projects under the direct loan program for the entire country averaged \$11,205 per living unit. You see, we are \$3,000 per living unit under the direct loan average over the Nation.

I think that you gentlemen will be interested in what we have been able to accomplish, both in the direct loan and in the FHA.

Senator RANDOLPH. Am I correct that your application was submitted about a year and a half ago?

Mr. McLAIN. We applied for our direct loan after you gentlemen adopted that section in the Housing Act.

We applied a year and a half ago, Senator.

Senator RANDOLPH. Is there any additional information?

Mr. McLAIN. Well, my legislative assistant has been in contact with Washington on that and perhaps he would like to make that statement.

Mr. EVANS. Yes, Senator; my name is James Evans. I am assistant to Mr. McLain.

The main trouble that we have run into is the ponderous activities of the Community Facilities Administration, whereby they had to go over and audit all of the works and books that FHA had already completed. So this, we find, has held up this loan for a year and a half. We finally received notice from the agency within the past few days that they will grant the loan, and we will probably close with them within the next week or 10 days, but I would like to point out, Senator, it still took a year and a half from the day the application was made.

Senator RANDOLPH. We have had similar difficulty in West Virginia. Of course, with some overlapping in the Small Business Administration and the Area Redevelopment Administration, but you have reason to believe that your loan now is being processed and you will receive the loan?

Mr. EVANS. Yes, Senator, we do.

Senator RANDOLPH. Mr. McLain, I commend you. I am certain the committee will be helped by, as you say, "a wordy description," but it is a realistic description of what is being done effectively.

Mr. McLAIN. Thank you, Senator Randolph.

Senator WILLIAMS. Senator Long?

Senator LONG. Mr. McLain, you, in outlining the activities on the recreational side, stated that you had put on a Hawaiian luau, I think you said.

I should like to inquire as to whether that was really an authentic Hawaiian luau? By that I mean, did you—

Mr. McLAIN. Senator, I had the pleasure of taking my bride on my honeymoon trip a year ago this month on the Matsonian liner to your beautiful Hawaii and—

Senator LONG. That shows good judgment.

Mr. McLAIN (continuing). And with all of the experience I had in that very wonderful group of islands, I took back with me all of the thought of a Hawaiian luau, and, of course, we did everything we could within our modest means, I being fortified with the experience that I had on the island, and we put on a luau that was attended by 800 people there at the village, and it got them all steamed up over Hawaii.

We had muumuus, the sewing circle was making muumuus, and the boys were going around with their Hawaiian shirts, and I naturally had mine, and leis, we had leis there. It was a very colorful thing.

Senator LONG. Did you have hula dancers?

Mr. McLAIN. Yes.

Senator LONG. Did you also serve raw fish?

Mr. McLAIN. Unfortunately no, Senator. Unfortunately Fresno is sort of inland.

Senator LONG. I am sure it was a great success.

Mrs. Long and I went to Hawaii on our honeymoon 45 years ago last June 28.

Mr. McLAIN. Isn't that wonderful.

I would like to say, Senator, that I had a very good writeup in your local paper a year ago last December about my ideas on housing in Fresno, and it created a great deal of interest, and from what I understand, some local group is going right ahead with it, and I hope they will be successful.

Senator WILLIAMS. Thank you very much. It was most helpful.

Now it is our time to be less formal, in the nature of a town meeting.

I think perhaps if those of you who want to avail yourselves of our House of Representatives style 1-minute rule, if that microphone can be carried over there you can stand so that everybody will be able to see the speaker.

We will have Mrs. Kenneth Brown, who did want to tell me something about the reasons for—do you want to stand up here and make this real town meeting style?

I asked the question of why the rehabilitation loans are not more useful.

#### STATEMENT OF MRS. KENNETH BROWN

Mrs. BROWN. Yes. May I preface my remarks by saying that I was one of those displaced by the Sawtelle rehabilitation project. The rehabilitation loans were of no value to our people.

First, our properties didn't qualify because of the fact that they were substandard. You cannot rehabilitate a substandard house.

Secondly, our properties did not qualify because of size. This the FHA should have known when they came into our community.

Next, our properties did not qualify because of many physical conditions, such as dead end alleys and so forth.

Our people did not qualify because of their age. Our people did not qualify because some of them were unmarried.

This does not—if you cannot prove—it goes back to the saying, "If you want to borrow money, you have to go to the bank and prove that you don't need it in order to obtain it," and this is what happened in our community.

Now, as for the question about relocating senior citizens, I want to leave this one thought in your mind: Senior citizens and elderly people are like majestic old trees; you can't transplant them. You will kill them. That's what we did in our community.

Today I hear you discussing cures. I don't hear one person that has spoken today who is trying to prevent the sort of thing that happened in our community.

Now, as for Mr. Monning not answering the request to be here, this is true, the building and safety program will displace, within the next period, eight times as many people as will be displaced by other governmental actions. I think we need most of all in this city an investigation from the top to the bottom.

Senator WILLIAMS. Thank you, Mrs. Brown.

Mr. Robert M. Angier.

#### STATEMENT OF ROBERT M. ANGIER

Mr. ANGIER. That is correct, representing the California Home Defenders. Our motto is that we will defend the right of any individual to what he works and saves for against any treachery or trickery of law.

I have been pounding the pavement, mile after mile, and I know what I have run across, any number of elderly persons whose sole resource is the home they have. They subsist on a modest pension payment solely because they do not have to pay rent.



That is why it is my suggestion that in all of this crying about what to do about the senior citizens, my suggestion is to leave them alone.

Help them make the most of what little they have. Now, that can be done under section 213, which could lift them out of their semi-penury to a degree of affluence by the proper exercise of section 213.

This is a fact deliberately concealed from us and the public by our local redevelopment agency. In order to correct that situation, we have one definite, concrete suggestion, which we trust you gentlemen from the Senate will carry back to Washington, and that is this: that in all legislation pertaining to urban renewal, no Federal funds shall be loaned or granted to any agency or any redevelopment project unless all such projects are being conducted in the name of and for the benefit of the owners of record on commencing the project study, because we have found that the mainspring of all this program is those who are using it as a cloak for legalized larceny.

I have presented your committee with a written statement and with an illustrated leaflet which illustrates the point more fully, and I recommend it for your careful attention.

(The prepared statement of Robert H. Angier follows:)

PREPARED STATEMENT OF ROBERT M. ANGIER, CHAIRMAN, CALIFORNIA HOME DEFENDERS, LOS ANGELES, CALIF.

Gentlemen, our group which, as you can see by our letterhead, has correspondents in dozens of cities and towns in various parts of California, could talk for hours about the abuses of the authorities of the National Housing Act as we ourselves have observed them or as they have been related to us by our various correspondents.

However, since we are more interested in presenting cogent facts and in getting results than appearing in the public eye, it would seem better simply to assure you that the abuses are almost unbelievably extensive and, in our opinion, if allowed to go unchecked, will ultimately procure the destruction of what we know as America.

Therefore, we present in sufficient number for all members of your subcommittee—to study at your leisure—copies of our current leaflet, which is being distributed by the tens of thousands in this city, giving an idea of what is going on. One item not appearing in the leaflet is the provable fact that several deaths must be blamed squarely on the machinations and persecutions of our local Los Angeles Community Redevelopment Agency.

Legislation which would go far toward counteracting this evil is, in our opinion, relatively simple: this proviso must be inserted immediately and consistently in any and all arrangements or legislation having to do with urban renewal or redevelopment:

“No Federal funds shall be loaned or granted to any agency or for any project unless any and all such projects are conducted in the name of and for the benefit of the owners of record on commencement of the project study.”

In short, while we approve of betterment and progress, we demand that these shall not be used as a cloak for legalized larceny or destruction of our time-honored American systems of operation. All of our law and order is based on the right of the individual to the fullest fruits of his own efforts and capacities. And we feel that it is imperative that this principle should be vigorously reaffirmed and reestablished for the safety and security of all citizens.

## CALIFORNIA HOME DEFENDERS

R. M. Angier, Chairman  
1430 McDuff St., L. A. 26

Mrs. Dorothy Comby, Secretary  
307 Douglas St., L. A. 26

Mrs. Waunita Brown, Vice-Chairman  
2883 S. Barrington Ave., L. A. 84

## Correspondents in:

Altadena  
Apple Valley  
Arcadia  
Bakersfield  
Baldwin Park  
Cabasas  
Canoga Park  
Clermont  
Cotton  
East Whittier  
Gardena  
Glendale  
Hawthorne  
Inglewood  
La Canada  
La Mirada  
Long Beach  
Malibu  
Manhattan Beach  
Menlo Park  
Monterey Park  
Norwalk  
North Hollywood  
Oakland  
Ontario  
Pasadena  
Perris  
Pomona  
Rialto  
Roswell, N. M.  
San Bernardino  
San Francisco  
San Gabriel  
San Jose  
Santa Ana  
Santa Clara  
Sepulveda  
Signal Hill  
Studio City  
Tarzana  
Van Nuys  
Venice  
Westchester  
Woodland  
Woodland Hills  
Buena Park  
El Monte  
Fresno  
Lomita  
Norwalk  
Orange  
Redondo Beach  
Rialto  
San Diego  
Santa Rosa

**YOU - YES YOU  
ARE ON YOUR WAY TO THE BARRACKS,  
RUSSIAN STYLE,  
UNDER THE WHIPLASH OF "MASTER PLANNERS."**

They copy Russian methods to a "T". They fill your head with worry about enemies from outside -- help establish anti-communist crusades, etc. -- and then, with you being none the wiser, obtain laws and decisions that shove positively the ugliest plank of the communist platform under your very nose.

YOU -- no matter who you are -- may no longer call any home your own. And, if a man's home, which may be his chief if not his only asset, may be taken away from him for a "junk" price, under the legalized larceny of urban renewal and disposed of to someone else, as is being done, how short a step to taking everything else up to and including his bank account! Indeed, plans are already laid for taking more money out of your pockets, via income tax, not for legitimate costs of "government" but to keep you from having it to spend.

Ex-Mayor Poulson tipped the lid when he said, "The individual residence, except for those wealthy enough to maintain an estate, is on its way out." And his successor seems to have swallowed the same thought-poison: Mayor Yorty is asking \$2,739,000 from Washington and \$1,369,000 from City taxpayers to make the whole city one huge "redevelopment project" from which no one may escape. "Experts" trained (to quote his prospectus) in "the disciplines involved," are to boss the job. Meanwhile, State officials are planning demands for "certificates of occupancy" -- permission to occupy your own home.

Under this program, every resident, whether tenant or owner, becomes subject to eviction -- called "relocation" -- by a U.S.-model "politburo." Russia was not "communist" (or turned over to gang rule) by any invading army but by about 2% of its own people. And the same type of egomaniacs, greedy for power over their fellows, are raiding state and nation. They show pretty pictures and models of what they plan -- like bandits luring accomplices with promise of a cut of the loot. But neither you nor the smothered victims will have any share. You're only being compelled, already, to help pay for it.

The very first paragraph of our State Constitution declares your right to "acquire, possess and protect property." And the second says that "All political power is inherent in the people" -- not a relative handful of politicians who abuse authority permitted them, to serve private aims of their backers.

But you must exercise that power. Urge family, friends and neighbors to join with you in replacing the Assemblymen, Congressmen and Councilmen, who have brought about the present ugly situation, with others who will exert themselves to provide the protection which should be yours.

A meeting, at which you may find out more, and what you can do, will be held at

California Home Defenders

R. M. Angier  
R. M. Angier, Chairman

**PASS THIS MESSAGE ALONG!**

CALIFORNIA HOME DEFENDERS

R. M. Angler, Chairman  
1429 McDuff St., L. A. 28

Mrs. Dorothy Comby, Secretary  
383 Douglas St., L. A. 25

Mrs. Wauvita Brown, Vice-Chairman  
2083 S. Barrington Ave., L. A. 64

Correspondents in: The California Home Defenders, a non-partisan, non-profit group, defend your American right, supposedly guaranteed by Federal and State Constitutions, to the fullest possible use, enjoyment and control of what you work, and save, and honestly pay for.  
They defend it against those who are provably

attempting to deprive you of that right by trickeries of law. They welcome progress and betterment, but insist that these be accomplished by humane, American eyes, not the merciless, communistic ones too readily apparent.  
For instance: do you think homes like these should be torn down?

- Altadena
- Apple Valley
- Arcadia
- Bakersfield
- Baldwin Park
- Calabasas
- Canoga Park
- Claremont
- Cotton
- East Whittier
- Gardena
- Glendale
- Hawthorne
- Inglewood
- LA Canada
- La Mirada
- La Puente
- Long Beach
- Malibu
- Manhattan Beach
- Menlo Park
- Monterey Park
- Norwalk
- North Hollywood
- Oakland
- Ontario
- Pasadena
- Perris
- Pomona
- Rialto
- Rosemead, N. M.
- San Bernardino
- San Francisco
- San Gabriel
- San Jose
- Santa Ana
- Santa Clara
- Seawood
- Signal Hill
- Studios City
- Tarzana
- Van Nuys
- Venice
- Westchester
- Woodland
- Woodland Hills
- El Monte
- Fresno
- Lomita
- Orange
- Redondo Beach
- Rialto
- San Diego
- Santa Rosa



Monterey Hills



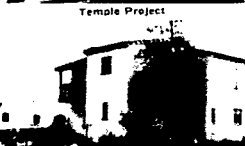
University



Naomi Project



Temple Project



Above are samples of the new or well maintained homes included in a few of the dozens of projects, where thousands of people are to be ousted from their homes -- not for any public necessity, but for the private profit of a favored few. (Section 33004 of the Redevelopment Act allows "structures that are NOT detrimental to public health, safety and welfare" to be destroyed.)

No effort is made to help present owners make the most of what little they have by keeping their property and making more profitable use of it -- as could be done under Section 213 of the Housing Act. To the contrary, redevelopment agencies conceal how this could be done, or cleverly arrange projects so that few can "qualify," or even wipe out former streets, while constantly chanting about "relocation." Their main aim is to force people out of their homes.

Nor are owners paid, investigation shows, more than about half, possibly two-thirds, enough to obtain reasonable replacement of what is taken from them, so those too old or crippled to earn more may find their homes forever lost.

If you feel that such injustices should be stopped, fill in and send the petition below to California Home Defenders, 1439 McDuff St., Los Angeles 26.

Members of the Council, City of Los Angeles:

Sirs and Madam:

Since sociologists and psychologists agree that insecurity of home is a prime cause of delinquency and crime, for the public safety and security you are requested to withhold further action on any urban redevelopment project or program until and unless it is established in law that every project must be conducted in the name of and for the benefit of present owners.

Name Address Zone or P.O.

91888

022

Senator WILLIAMS. Thank you very much, Mr. Angier. I wonder if the Venice folks would be ready to come down after we hear from the next gentleman?

Mr. BALTZER. Mr. Chairman, I would like to ask for 2 minutes.

Senator WILLIAMS. What is your name?

#### STATEMENT OF ALVIN W. BALTZER

Mr. BALTZER. My name is Alvin W. Baltzer, 1423 South Catalina, Los Angeles.

I want to say that when one lady talks of the aged are lonesome, this may be true of women; who love to talk, but I have never heard of an old man saying he was lonesome. I may be wrong.

I think this statement is because—has become an old fable. This lady stated low-rent housing to senior citizens cannot become a fact without Federal help. This may be true in part, but the Federal Government can help with its surplus lands, as the Navy, the Army, and the Air Force release them for other purposes.

This land might all be allocated to the elder citizens' needs. All such lands so released should be placed in trust in the Department of Welfare and Education in Washington, and from that point on elder citizens may draw for either:

(a) A lot for building;

(b) To hire an architect to design a home to build thereon.

FROM AUDIENCE. Why doesn't someone hold the microphone for that old man?

Senator WILLIAMS. He doesn't want it. As a matter of fact, he refused it.

Mr. BALTZER. My principal reason to offer the different plan is, first, to get away from the real estate sharks and developers and finance companies of that sort. I mean, gentlemen, I refer to the unethical ones.

To keep away from mortgages, because the seniors will not be able to mortgage or sell his allocated lot or house. He can only trade it for another in another State or another part of the State.

Everybody seems to think that all the elders—I can't read my own writing there—well, elders do not want some small—well, elders do want some small, modern, brick homes, not cheap stucco or frame, excepting frame houses in the country, where the lumber industry is developing.

That is all I have to say, for I did not have time to typewrite my notes.

Senator WILLIAMS. Are you in an area of renewal or redevelopment or anything?

Mr. BALTZER. I am in that so-called Hoover renewal, and it took me 2 months to find a place to live in this town, and I was only given that place because the man was a telegrapher, which I was, and his father was a telegrapher before him. Otherwise, I would be without a home.

Senator WILLIAMS. Thank you. We have heard from this young lady earlier this morning, and, forgive me, I have forgotten your name.

**STATEMENT OF MRS. DON BLESSING**

Mrs. BLESSING. My name is Mrs. Don Blessing, and I have evidence here that there is low-rent housing in Los Angeles, \$62 a month. Would you men like to look at it?

Forty-eight units available now, either for sale or for rent in the city of Los Angeles. It is an untrue statement to say that we do not have housing available.

And the other thing I have to say is that we would not need to have men from Washington on a subcommittee investigating if we had fair representation by our own men—and I notice that Engle is not here, but as I have already said, that “snow” job that was done to us in the last election, I have the evidence here what the Democratic Party did. They passed these stamped, marked ballots out within a hundred feet of the polling places to put their measures across. That is the the kind of unfair election that we have in southern California. Do you want to see it?

Senator WILLIAMS. All right.

Now, how about it? We promised the folks from Venice, and we certainly want to hear from them—and are you from Venice, sir?

Mr. SCHAUBLE. No; Santa Fe Springs.

Senator WILLIAMS. How about the Venice folks? Are they here? No; this gentleman, he is in line first. I meant after him.

**STATEMENT OF FRANK SCHAUBLE**

Mr. SCHAUBLE. My name is Frank Schauble. I came here 11 years ago from Jersey City. I am one of your former constituents. I have a sheet here I picked up from the Hoover plan. So there are 10 points listed here which I agree with quite a bit. I may be able to improve on them if I try, but I think the Senators from Washington should take a long look before they approve any more for these urban renewal projects.

I think these men who back these projects, they sound like very crafty political opportunists. I have been to quite a few of the meetings, and down in the city council when they discuss that, they make allusion to the fact that anyone who wants to speak on any subject is just a publicity seeker. It seems to me that they discourage any discussion on the subject.

So, in fact, they don't send any notices around to the property owners. When that property was controlled by the county, whenever there was a zone change they would send a notice; now we have to look in the paper for a legal notice.

So there is very little publicity in the newspaper about it. You just have to keep looking for it. So it seems to me as though most of the information is kept quite secret; but I think I agreed with most of the speakers against this urban renewal. I think a long look should be taken on any funds put out for any of these agencies.

Senator WILLIAMS. Thank you. Who is the spokesman for the Venice group?

**STATEMENT OF MRS. ELEANOR LOLLI, CHAIRMAN, SHORELINE  
LANDMARKS SOCIETY**

Mrs. LOLLI. I am Eleanor Lolli, chairman of the Shoreline Landmarks Society. It was formed shortly after code enforcement came into our area.

I think just about everything has been covered. There was a remark that we have urban renewal code enforcement. We do not have an urban renewal program. We have a strict code enforcement program.

It is a house-to-house investigation. The demands on these people are so great that they amount to demolition.

Now, the people are here to speak for themselves, and I would like to introduce Mrs. Carr, one of our members.

**STATEMENT OF MRS. CARR**

Mrs. CARR. I had hoped I wouldn't have to speak. I am not much of a speaker. I am one of those—I am one—I would like to read you a letter that I received from the department of whatever it is:

The department of building and safety grants an extension of time to March 1.

The letter was dated November 29; it grants an extension of time to March 1, 1963—

in which to comply with the requirements of the conservation bureau inspection letter of September 9, 1962, provided the building is vacated or utilities disconnected and the necessary demolition permits obtained on or before December 1, 1962.

The press got hold of this letter, which is so fantastic that it gave me 1 day to get out a permit, to vacate.

Two days later I received a letter, delivered by Mr. de Nogle, one of the inspectors. Now, there is a lot of legal—could I skip that?

According to the so-and-so division of so-and-so of the Los Angeles Municipal Code, you are hereby ordered to vacate, abolish, remove the substandard two-story, four-unit apartment house located at the above address on or before January 7, 1963—demolish and remove the substandard, two-story, four-unit apartment dwelling—obtain the required permits and comply with the above.

Division so-and-so.

Now, I feel that advising me to obtain the required permits is requiring me to obtain the required permits to commit economic suicide, because this is the only means of my support.

Meanwhile, together with this, they have served notices to all my tenants, five of them, to move January 7, without giving me a chance to have the place inspected and find out what is necessary in order to fix it. We feel it is almost impossible because it is an old building and I can't possibly bring it up to present-day codes.

Senator WILLIAMS. Thank you.

Mrs. GRAHAM. We can't hear. It is a strange thing that something happens to that microphone every time one of our people wants to say something. It is very strange, it seems to me.

Senator WILLIAMS. You don't need a microphone. Why don't you get up and say something?

**STATEMENT OF MRS. SABRA CATHERINE GRAHAM, VAN NUYS,  
CALIF.**

Mrs. GRAHAM. I am Sabra Catherine Graham from Van Nuys, Calif., and for your information, sir, this is about 18 miles out of the center of Los Angeles.

We were a threatened area on this business, and we petitioned against it and then they have left us alone; but, so help me, this is what happened in the Temple area. All of these places first had a threat of building and safety, or something just like these people are telling you. Can you people hear?

FROM AUDIENCE. Yes.

Mrs. GRAHAM. All right. I practically don't have to get up—listen, if you will only listen to the people, they will tell you, but not in just a little, meager hour.

There are things in this program that are not right.

I am a teacher. I don't work at it, but that is my profession, and—

Mrs. BLESSING. I am a teacher, too.

Mrs. GRAHAM. The longer I look into this program, the more corrupt it looks.

I have been all the way through. This thing needs to be looked into thoroughly.

Listen to the people who are involved. They know something about it.

Senator WILLIAMS. Thank you.

Mrs. GRAHAM. I will get out here so they can see me, throw my weight around a little bit.

FROM AUDIENCE. Talk this way a little bit.

Mrs. GRAHAM. Is there anybody that can't hear me?

The committee has seen me. They know me pretty well.

Senator WILLIAMS. Thank you. You have done a good job as spokesman for your group.

Mrs. GRAHAM. That is right.

Senator WILLIAMS. We appreciate it.

Next?

Mrs. LOLLI. Mrs. Johnson, would you tell your story?

Senator WILLIAMS. Now, let's hope the mike works.

**STATEMENT OF MRS. VERA JOHNSON, GRANADA HILLS, CALIF.**

Mrs. JOHNSON. I am Vera Johnson, 17212 Westboro Drive in Granada Hills.

We have property in Venice which is under code enforcement by Los Angeles Building and Safety. My husband and I purchased this property 2½ years ago for \$13,500 and when we were given a 6-page report, the repairs came to over \$12,000.

These two buildings are frame structures, 2-story, and wonderful for bringing up families in, but, after all, they are low-rent housing.

We have been offered, since code enforcement has come in, we were offered \$9,000 for the property. So it degraded our property.

We have been advised that we have until the 8th of December in which to instigate action.

We were given 30 days in which to instigate action, and after that we don't know what we are going to do.

We have a family of 4 children to raise, and we figured in about 30 years we'd be senior citizens also and we wished to be property owners.

We wish to keep our property up, but we wish to do it ourselves. And we do endorse the master plan which private citizens have given, 315 of us in Venice in the 45-acre area which is under code enforcement.

Now, as private citizens we have each donated \$25 apiece and have gotten an architect, in fact two architects, who have given us a high-rise master plan which takes care of old-age housing. We have places for people with families, children, recreation areas and we have asked the city if we may have property-owner participation, which is what we want to do for ourselves and that is what we would like to do. Thank you.

Senator WILLIAMS. Thank you.

#### STATEMENT OF DAN BRYAN, VENICE, CALIF.

Mr. BRYAN. My name is Dan Bryan. I am a property owner in Venice. Last night I showed Mr. Sundquist around Venice; went to several of the homes, and we looked at a lot of the different areas that have recently been inspected or are about to be inspected, at the homes that were condemned, and he asked me, "What is this object behind all this heavy inspection and these repairs that are imposed upon you?"

I said, "I don't have the answer. All I know is I bought a hotel 4 days before an inspection came, because of a little room fire that I had, and there are \$60,000 repairs against my hotel and I can't really give you an answer because every time the council comes out he says there is not going to be urban renewal. Everybody in the area has been told this."

Well, my questions are, Mr. Mead L. Ritton here is the head of the Venice Planning Committee; I should think it is time that he takes the people off the hot spot; tells just what he has got in mind for Venice.

#### STATEMENT OF HENRY GREEN

Mr. GREEN. My name is Henry Green. I am trying to offer something quick and constructive.

I know you will go back and probably, I hope, recommend rent subsidies for displaced and older people. Be sure that you recommend, if there are any subsidies, that there is a follow-up and that these people aren't spending this additional money to subsidize slum laws.

A lot of these places aren't to be defended in this condition, and since there is so much money in this low-rent housing, make sure that these have vented heating, and so forth; that these caseworkers make reports.

I made the same appeal to a State and county hearing in this room a couple of years ago. I think the State is on the right track on this.

I would like you to recommend that lot sizes be stricken from FHA requirements. A 30 by 90 lot is considered substandard and people



can't get loans. These people would be thus prevented from being displaced persons.

The third thing to look for is closely into the self-help programs, a master plans like the one referred to here. If the city puts the kibosh on it, it never gets to first base and some of them are better than the city's alternatives.

Senator WILLIAMS. Thank you very much, sir.

Mrs. LOLL. The point that we are trying to get over here is that code enforcement in Venice seems to be without purpose. Urban renewal, on the other hand, is something that is a naughty word down there and we have been warned by Mr. Postell, and Mr. Loyd, and Miss Brown and Miss Colbee, and all the others that have suffered through it that we should not ask for renewal, but we seem to have the worst of the two evils and we are caught inbetween.

Now we have hired architects; we have a master plan; it has been submitted to the city planning commission. We are hoping that through FHA we may be able to bring this into a reality.

We thank you very much for listening.

Senator WILLIAMS. Thank you.

#### STATEMENT OF MEAD L. RITTON, PRESIDENT, VENICE PLANNING COMMISSION

Mr. RITTON. My name is Mead L. Ritton. I am president of the Venice Planning Committee. I didn't intend to speak, but since one of the people has asked me to speak I would like to offer the information that Venice at one time was slated for urban renewal, known as project No. 7; passed by the City Council of Los Angeles, and the people in Venice decided they didn't want urban renewal and there was a committee formed, known as the Venice United Renewal Advisory Committee, and it consisted of some 13 organizations in Venice and we opposed the urban renewal to such an extent that the city said, "We will give you a certain length of time to upgrade your property and show us that you can upgrade and rehabilitate by your own methods."

The understanding was we would have approximately 5 years. The 5 years was practically up some year and a half ago, year ago. It was up and nothing had been done in Venice in a constructive way to upgrade.

So we were threatened then with urban renewal coming back or else having a program that would keep urban renewal out. Therefore, we went to city offices, council, and mayor, and so forth, and asked them to give us code enforcement, with the understanding that it would be a minimum code enforcement; properties would be brought up to a minimum standard, such as health, welfare, and structural hazards, which they have complied with, and they are a minimum standard. They are not bringing them up retroactive back to a certain date.

FROM AUDIENCE. Not true.

Mr. RITTON. As far as 30 days is concerned, the law says they have 30 days to answer after the inspection is made. The inspectors go out and inspect them to bring them up to the 1962 code. So if you want to bring your building up to a 1962 code you can, but if you don't want to you ask for a hearing in 30 days with these inspectors, and anything

in there that is not required, in other words, if you don't want to bring it up to a 1962 code, they will cross these things out; work it out.

FROM AUDIENCE. No, no.

Mr. RITTON. Now these people—

FROM AUDIENCE. That is a pack of lies.

Mr. RITTON. The reason we asked for code enforcement was to keep urban renewal out.

Now we know, and I think you gentlemen will agree, that if your area when it is surveyed, if it cannot be certified as a slum area then your urban renewal cannot come out.

Therefore, we have this plan of code enforcement which, when we are finished with it, the department of building and safety, through all these buildings and those buildings that are not economically feasible to put them up to minimum code, they will be torn out. The people still own their land. It is not like urban renewal. You still own the land.

The buildings that are left will have a certificate of occupancy; the people in the building will have a minimum cost at which they can rent and sell under a minimum code.

Therefore, if urban renewal program comes in, which the Los Angeles City is talking about, the whole city coming in, then when they come down to Venice we will have had this code enforcement; our properties will meet a minimum code; therefore, when they survey this they cannot certify Venice as a slum area and urban renewal cannot come in.

Senator WILLIAMS. May I ask, are the remaining speakers right here? Are there any others who want to come down?

In order for our committee to make its next appointment we must adjourn here in about 5 minutes. If you are all down we will strictly observe the exigencies of time; we will meet our obligations. Yes?

FROM AUDIENCE. Building and safety came into the Temple area and we all brought our places up to code.

No sooner had we brought our places up to code, October in 1957, I had just finished my home where I was raised, 365½ Douglas, which was 365; I borrowed and I couldn't—I was blackballed.

I have lived in that neighborhood all these years, but I was too old to get a loan, and I am still too old to do anything but talk.

Me, I paid taxes since 1906 on the little house. First it was \$6; now it is \$327.87. I don't mind paying it. I want to stay there and, as the lady said, she worked with her hands, my husband passed away April 20, 1962, and on his—his dying words were, in the hospital, was, "Dorothy, fight for that land. Stay on the land. It took us 42 years to get it."

Senator WILLIAMS. Thank you.

#### STATEMENT OF MRS. HAZEL BELTRAM, HOOVER AREA IMPROVEMENT ASSOCIATION

Mrs. BELTRAM. My name is Hazel Beltram from the Hoover area. I think it must be evident now to the subcommittee and to everybody here that the people in Los Angeles are the most unhappy people with the urban renewal. All the urban renewal programs, whether it's building and safety, urban renewal, urban redevelopment, public housing, anything you want to call it, we hate it all. We want noth-

ing to do with government programs, and with anybody on the platform here, or anywhere else.

I am thinking of one night I was out at one of the Venice meetings and I heard someone say, "Oh, James Roosevelt is going to be in town next month. We will talk to him."

A woman rose to her feet and said, "I have already talked to him. He says he can't do anything; it's just a local affair."

I have James Roosevelt's voting record and I know that he voted for all the housing programs, which is an appropriation, and don't tell me it's a local affair.

If the Government got out of it we wouldn't have any trouble. It's because of those big loans from Washington; there are greedy people around here and people in power who know how to get themselves very, very rich. They are the ones who are causing all our trouble.

Senator WILLIAMS. We've got to rush along. I think you have stated your viewpoint. Mrs. Murphy is back for a return. You opened these hearings and you are closing them.

#### STATEMENT OF MRS. MURPHY—Continued

Mrs. MURPHY. I just want to say that Abraham Lincoln grew up in a log cabin and nobody made a fuss about where he lived and he grew to be President of the United States, and a great man who fought for freedom, and I want to say that what our country needs is a new rebirth of freedom and less asking the Government to do too much for us, and let us get busy and use our God-given energy to take care of ourselves.

FROM AUDIENCE. Right, right.

#### STATEMENT OF MRS. ARKISYON

Mrs. ARKISYON. I am Mrs. Arkisyon and I have some documentation, but I will try to say it verbatim.

First, since Jimmy Roosevelt was mentioned, may I say that I heard him over the air, I believe on April 7, and he said he didn't know why we didn't help Red China when we helped all the other satellite countries. Jimmy Roosevelt doesn't know the first thing about the Constitution, or the Government, or any other government, so far as I can see, because this Government is made of the people, and they own the right to support their own Government and no other.

For the last 15 to 16 years we have had nothing but blackmail and—

Senator WILLIAMS. Now—

Mrs. ARKISYON. No. I have this to say on the subject of money.

Senator WILLIAMS. Thirty seconds.

Mrs. ARKISYON. The Government has taken \$66 billion, in round numbers from California in the last 11 years and has given grants and aid to the tune of \$4 billion and kept the \$62 billion. I am forgetting the millions in between.

Now, Mr. President Kennedy says that there are scarcities in education, scarcities of classrooms, of teachers, of facilities, of supplies. These scarcities are artificially created by siphoning off California funds elsewhere.

This urban renewal would not be existing at all if the California people, when they were working, who have come to be seniors, had not had their incomes siphoned off to Washington.

Senator WILLIAMS. Thank you.

Mrs. ARKISYON. And we don't want senior-citizen ghettos, when the Jewish people got free of ghettos.

Senator WILLIAMS. Do you know what the complaint is back East?

Mrs. ARKISYON. What?

Senator WILLIAMS. California gets more defense contracts than we get.

Mrs. ARKISYON. \$66 billion speaks louder than anything else, and this is from the Department of Commerce report.

Senator WILLIAMS. Lockheed, North American, the others.

All right, we have two remaining spokesmen. We will be pleased to hear from them.

I think we ought to put in a call to Roosevelt and give him equal time.

FROM AUDIENCE. I would like to see him.

#### STATEMENT OF MRS. SOPHIE MORRIS

Mrs. MORRIS. I am Sophie Morris. I think you will hear me without the microphone. I have spoken so many times in this place.

I am Sophie Morris, the widow of Samuel Morris, the war veteran who kept a flag from touching the ground, and I have been in this world 81 years and stood for good government and paid my taxes in this city from the time it was a grape arbor, and I still live in the same area. But in the last 30 years I have had to get rid of quite a bit of my little property I had on account of Government rentals was low.

I couldn't get the people out; I couldn't raise the rent. I had to sell the property to get from under the Government. Now, the next time I am up against an urban renewal of some kind, I am opposed to all of it, because I have lived for all these years without asking aid from the Government or anybody else. I have never had any security from any of the agencies in Los Angeles, no welfare. I have lived on my own and my little retirement that I get is \$40 a month from my husband's social security. It ought to be more, but that is all, and I put in for it when he passed, 1943, and I didn't get it until 1951. They had spent all of it and didn't have the money to pay us.

I am getting older and my taxes have been raised so high that I can hardly raise it, but I will not ask the city to help me. I won't ask the welfare, and I am not asking the Government. All I ask them to give me is a good, honest way to work, earn, and let me work my own problems out like I have done these 80 years.

Senator WILLIAMS. I have a feeling you will succeed.

Mrs. MORRIS. I forgot to tell you I represent the West Side Property Owners' Protective Committee; I represent the Urban League, and anything else that is good for this city. I was living here when it was nothing but the country when I moved in.

Senator WILLIAMS. Yes?

**STATEMENT OF MRS. BENNIE WILSON, VENICE, CALIF.**

Mrs. WILSON. I am Mrs. Bennie Wilson, and I am from Venice, and I didn't have a speech because I didn't know we were going to be asked to talk, but I would like to make one statement on the Venice situation.

Out there it would be very helpful if we knew what we are up against in Venice. We would like to know if we are heading for urban renewal. We would like to know if this political program is going to be successful and if we are going to go ahead with it. We would like to know if it is going to the city there. We don't want to do it again and 2 years later have urban renewal.

I don't feel that people are going to work together until they know exactly what they want, and my question is, What do the people do in Venice?

In other words, we'd like to know what program they want us to do out there; then we might get together and do it. Until we know that we are never going to get anyplace in Venice with any program.

Senator WILLIAMS. Well, you keep after your community planners. That is the answer.

Mr. LOYD. In answer to the last question, which I think this committee should be aware of in regard to Venice, this is a very deep subject in this city. I think the committee should be aware when I spoke of the mayor's urban advisory committee, headed by a man from Pasadena. Earlier this year Mr. Manley, from the building and safety conservation bureau, appeared and made a report to the mayor's CURAC committee.

After he had made the report and left the room, I am told by Mr. James A. Passa, who reported on the meeting—we usually manage to get down to attend the meetings—Mr. Mendenhall, the architect who did the work in the Sawtelle area, arose and made the statement that when these people are through with the building and safety in Venice, they will be happy to open their arms for urban renewal.

Senator WILLIAMS. Thank you.

I want to say on behalf of Senator Long, Senator Randolph, Senator Engle, we have had a very interesting and a very illuminating day. Now, our windup witness is before us.

**STATEMENT OF JOHN FLYNN**

Mr. FLYNN. My name is John Flynn, and I live at 317 South Olive. That is two blocks south of the new courthouse, and I live up here where they are tearing everything down, and this man said he bought a hotel out in Venice.

Well, if he doesn't know it, and anybody in this room doesn't know it, the building and safety has winked their eyes at certain people with political connections out here for years, but just as soon as they sell their property, the new guy is stuck. So he got his \$80,000 hotel, and he is stuck with \$80,000 repairs, and they have been doing that for years, and they winked their eyes up on the hill for years, and some of the guttersnipes that bought property after the depression for \$3,500 and sold it for \$15,000 in 1960, that is the trouble with the country, too many little shots want to get rich, and they take

advantage of me and everybody else in the room to get a house and another house and another house, and we are all suckers for a few that want to get on top, and they can't.

We've got to have social assistance, and the Government is doing it, and it is the only thing they can do.

Senator RANDOLPH. I don't want to take time except to compliment our chairman on the manner in which he has conducted the hearing. I think it is apropos to recall Abraham Lincoln's significant statement, "Public opinion is everything." As members of the U.S. Senate, it is important to attempt to sense the public's feeling, to hear what the public has to say, and to a degree to do what the public desires to have done.

Senator WILLIAMS. Thank you.

(Whereupon, at 4:25 p.m., the subcommittee recessed to meet in San Francisco, Calif., December 7, 1962.)

