# Slum Clearance Proposed For Nation

## Incentive Tax Plan Offered By Realtors

A broad-scale urban redevelopment program to harness "incentive taxation" to the job of clearing slums and rebuilding American cities has been brought forward by the National Association of Real Estate Boards

The plan, according to Herbert U Nelson executive vice-president of the organization, opens the way to private initiative to clear slums build true low rent housing, and rebuild decayed areas of cities on a large scale It has been endorsed in principle by the executive council of the Realtors' Washington committee, a policy group of the association

The plan has two fundamental points. These are 1 That necessary public operation involved in rebuilding American cities should be carried out completely on a local level thru municipal redevelopment authorities under local control and not dependent upon the federal government 2 That necessary low rent housing for low income groups can be built by private initiative and should replace present public housing programs

"The use of incentive taxation to encourage slum clearance and the rebuilding of decayed neighborhoods is a powerful instrument that should be used" Nelson said in announcing the plan "From one fifth to one-sixth of urban property is deteriorated local tax resources are becoming imperiled, and we have bad housing conditions as a result This attrition of urban resources must be stopped Our cities will have to brush their teeth and shine their shoes if they are to continue to provide good living conditions

"This program, which is advanced for public discussion, shows how that job can be done It can put private initiative into a multi billion dollar building program after the war, offer wide spread employment, and provide the private operation answer to the public housing question"

The plan provides for the payment of full local taxes in the redeveloped areas Rebuilding of blighted areas will restore local tax sources and contribute to the financial solvency of municipalities Applied in large scale, redevelopment of blighted areas should end the process of diminishing local tax income

While some of the final details remain to be worked out the general outline of the plan has been put under discussion by the NAREB group Here is how it would work

Municipal Redevelopment Authorities would be established under state law with the power of eminent domain and the right to issue redevelopment bonds Proceeds from the bonds would be used to assemble large areas of land in blighted areas The areas would be replanned on a modern basis, and the land sold or leased under long-term contracts, the yield of the annual payments retiring the bonds Land would be sold in large or small amounts to any private developers who would rebuild the area in conformity to the over-all plan Necessary public buildings would be built in the usual way The areas would be rebuilt into attractive close in neighborhoods with good home environment or could be used for commercial purposes, according to the best land use as determined by the redevelopment plan

To get land costs down to low levels, redevelopment bonds would carry a low rate of interest, and the land cost would be amortized over a long period Redevelopment bonds would be tax exempt, and in addition, current income used for purchasing such bonds would not be subject to federal income tax. Thus, upper bracket income, normally subject to heavy taxation, could be put to work in clearing out blighted areas and thus serve a public purpose in exchange for the exemption right

Privately built low rent housing projects would be built in the new areas as needed Truly low rents would be made possible by low land cost and by cheap building money thru the same income tax exemption device Any current income invested in low rent housing projects would be exempt and the field from the operation also would be exempt up to a limited return Additional earnings would be plowed back in low rents Earnings would be limited in exchange for the exemption privileges, and the exemption would be granted because the projects would serve a public purpose — housing low income families — and make unnecessary the spending of public funds on public housing

## Joseph Cotten Stars In "George Is A Noble Guy"

Comedy takes the spotlight on "America—Ceiling Unlimited," broadcast over Station WABC on Sunday at 1 p m, when Joseph Cotten plays the part of a soldier on furlough who finds himself in love with two girls in Will F Jenkins' story, "George Is a Noble Guy" Constance Moore sings "Suddenly It's Spring" and "It's Love Love, Love." Wilbur Hatch conducts the orchestra

Riley's family gives him a surprise birthday party and Riley is not the only one who is surprised in William Bendix's comedy show "The Life of Riley" on Sunday, at 2 p m over Station WIZ Chased out of the house by Mrs Riley and Uncle Baxter Riley (played by Bendix) broods but only until he meets a neighbor and launches a campaign to paint the town red Supporting the screen star are Paula Winslowe as Mrs Riley Hans Conried as Uncle Baxter, Conrad Binyon as Junior and Sharon Douglas as Babs

The highly controversial Russo Polish dispute is the topic for discussion on the "University of Chicago Round Table Sunday over WEAF at 12 30 p m EST

Speakers on the program to be heard from New York's Radio City are Louis Gottschalk professor of modern history University of Chicago Sidney B Fay professor of history Harvard university and William Henry Chamberlin author and journalist

With Chico Marx to assist in the gaiety radio's illustrious and unrehibited "Chamber Music Society of Lower Basin Street" will observe its first sponsored birthday, Sunday, at 8 15 p m, EST, over WJZ.

### SUNDAY, APRIL 2

**Eastern War Time P M —Subtract One Hour for CWT 2 Hrs for MWT.**

*(Changes in programs as listed due to corrections by networks made too late to incorporate)*

12 00—The Paul Laval le Concert—nbc
Texas Athletic Call Exchange—cbs
Esquire Houston Solo Serenade—blu
Music From Lou Huff & Trio—mbs
12 15—Meylan Sisters and Vocals—blu
The Nashville Varieties Comm—mbs
1 00—Voice of the Dairy Farmer—nbc
John B Kennedy in Comment—blu
The Church of the Air Sermons—cbs
Stanley Dixon in Commentary—mbs
1 15—Luther for Victory Series—cbs
Songs & Folklore Joseph Marais—blu
Sunday Concerts—nine mbs stations
1 30—U of Chicago Round Table—nbc
J I Murrow's News Comments—cbs
Sunny Knoxes Sunday Serenade—blu
The Lutheran Hour—mbs basic
1 45—Fifteen Minute Talk Time—cbs
2 00—These We Love Dramatic—nbc
Chaplain Jim U S A Dramas—blu
Feeling Unlimited Variety Prog—cbs
Platoon Radio Hours Services—mbs
2 30—John Chas Thomas Prog—nbc
National Vespers Dr Loudick—blu
News of the World Songs Spot—cbs
3 00—Upton Closes Commentary—nbc
Life of Riley and Wm Bendix—blu
N Y Philharmonic Symphony—cbs
This Is Fort Dix Tom Slater—mbs
3 30—Official Film by the Army—nbc
Hot Copy New paper Drama—blu
Bulldog Drummond Adventures—mbs
4 00—Al Pearce and Gang—blu basic
In Those Good Old Days—other blu
Wide Horizons & Ed Dowling—mbs
4 30—Land of Free Drama News—nbc
Metropolitan Opera Aud Listening—blu
At the Kostelanetz & Orchestra—cbs
Abe Lincoln's Story Dramatic—mbs
5 00—NBC Symph Oscar Levant—nbc
Family Time Gladys Swarthout—cbs
Mary Small in a Music Revue—blu
Ocean Valley U S A Dramatic—mbs
5 30—Musical Cocktail Prog—blu
The Shadow Mystery Drama—mbs
5 45—Irene Rich & Her Drama—blu
6 00—The Catholic Radio Service—nbc
The Radio Hall of Fame Hour—blu
U S Sunday Theater, Dramas—cbs
Lowell Thomas Comedy—cbs
6 00—Great Gildersleeve Comedy—nbc
America in the Air Dramatic—cbs
Lum & Abner Sponsored Comment—mbs
6 15—Dance Music Orchestra—mbs
7 00—Jack Benny Mary Connell—nbc
Drew Pearson in War Comment—blu
Walter Winchell Sponsored Commentary—cbs
Old Fashioned Revival Service—mbs
7 15—Perry Como and Song Show—cbs
Dorothy Thompson & Comment—blu
7 30—The Bandwagon Orchestra—nbc
Quiz Kids and Joe Kelly M C—blu
We the People & Guests—cbs basic
8 00—Charlie McCarthy, Bergen—nbc
Star & Story Walter Pidgeon—cbs
The Greenfield Village Chapel—blu
Alexander & Meditation Band—mbs
8 15—Andy Russell's Song Voice—blu
8 30—One Man's Family Drama—nbc
Keep Your Music Merry Sketch—blu
Crime Doctor Dramatic Series—cbs
8 45—Gabriel Heatter Comments—mbs
9 00—Lux Music News Period—cbs
9 30—Sinbad's Merry Go Round—nbc
Walter Winchell Weekly Report—blu
Conrad Nagel Magazine Drama—cbs
Cleveland Symphony Orchestra—mbs
9 45—Basin Street and Its Music—blu
9 50—Album of Familiar Music—nbc
The Fred Allen Show & Variety—cbs
9 45—Jimmy Fidler & Hollywood—blu
10 00—Phil Spitalny & Gir Orch—nbc
Phil Baker Take It or Leave It—cbs
Listen the Women Quiz Series—blu
Cedric Foster's War Comment—mbs
10 15—Good Will Prog 45 min—mbs
10 30—Bob Crosby and Company—nbc
Adventures of Thin Man Drama—cbs
Guy Lombardo and Orchestra—blu
11 00—Late Variety with News—nbc
News Variety Dance 2 hr—cbs-blu
Dance Orchestra Variety (3 hr)—mbs

## GUNNER MISSING IN ACTION OVER GERMANY

KENTON April 1 — S Sgt Walter I Byer 22 gunner on a B 17 and B 24 bombers of the U S Air Forces is reported missing in action over Germany, March 6 according to a telegram received by his parents, Mr and Mrs E L Byer, 732 Vernon st.

Sgt Byer wrote two letters March 5 the day before he was reported missing Included in the letters were three notices, two of oak leaf citations and one of an air medal citation and a photograph which he had taken late in February

### SOLUTIONS OFFERED

Common causes leading to the unsatisfactory operation of hot air heating plants, and recommended solutions are listed and described in a booklet "Heating Correction Guide" issued by the Federal Public Housing Authority The recommendations in the booklet are based on a survey of hot air heating plants in public housing projects made by consulting engineers

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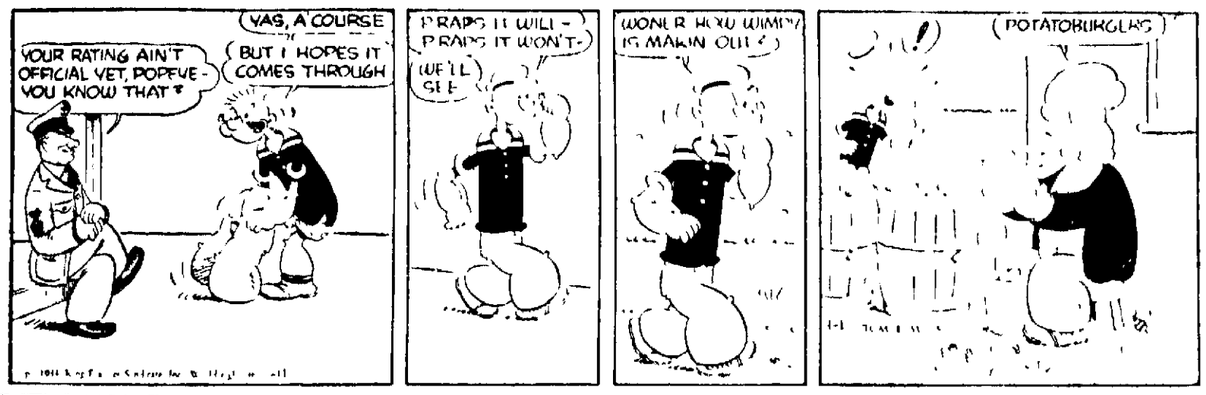


## Week's Real Estate Transfers

The number of recorded instruments received this week at the office of the Recorder of Allen co was 307

Trend of the realty market in the county is shown by the following report prepared by County Recorder W E Faller

| Week Ending | Last Year | Last Week | This Week |
|---|---|---|---|
| Deeds | 86 | 105 | 83 |
| Mortgages | 77 | 3 | 41 |
| Cancellations | 43 | 12 | 4 |
| Chattel Mortgages | 77 | 17 | 92 |
| Miscellaneous | 24 | 30 | 39 |
| Other Discharges | | 11 | 7 |

Real estate transfers this week in the following

**City of Lima**

Pat M Kennedy to Jos F Mc Carty part lot 3176 Martins addn
Paul M Kendall et al to Ingel Brown part lot 2632 S A T Roberts ns addn tax $13
Frank Laughlin pub ref sl by Michael F Laughlin part lot 309 Sensenbrenners addn
Harold L Hamilton to Helen M William lots 19 & 20 Forest Park addn ext and lot 13723 Hardin Park addn
Lima Home Builders to Essa M Tipton part lot 1608 Limes ns 2nd addn tax $140
William A and Helen Martin to James W Thione unit 7363 Maplewood Place condo tax $7 70
Marcella and C F Wasserman to Albert L & Apollonia A Kringer unit 13248 O Briens addn tax $35
Mary E Simard to Carl L McMann pt unit 341 Faster & Sur addn tax $1 10
Fred Klipfel to H F Piel various lots O Briens addn
H F & Agnes Piel to Andrew J Gruner sam tax $5
Katherine L Klipfel to same various lots O Briens addn
Lima Home Inc to Edward F & Jessie Hedrick lot 19461 Shadyview addn tax $ 50
George T & Martha M Kocher to Willis F & Ethel M Mauk pt lot 1 22 Lee addn
Marie P Hempker to Frank O Hempker unit pt lot 1692 Jane ns 2nd addn
Lulu D Hiegel to The National Bank of Lima Trustee unit 1546 Frank H Rentz 3rd addn
Glen F & Goldie M Gould to Mildred Sum Johnson pt lots 1091 tax $3 85
Floyd R Griffin Aud to Florence Lyman lot 839 H C Bells subdiv
Floyd R Griffin Aud to Helen English lots 1 & 14 7 North Park addn
N P Bridge Corp to Norman C Black lot 18281 Ridgewood addn tax $
The Citizens Loan & Bldg Co to Bernice Ford Rinehart pt lot 2 2 1 5 pt tax lot 4 tax $3 30
Lima Homes Inc to Bernard C & Samantha Stidham lot 19868 Shadyview addn tax $1 10
Belle Alts nul to Harold H Hawker unit 492 McHenry s addn tax $5 50
Willard A & Mae M Thomas to Anna Reams St lot 12620 lot 12621 pt 12622 Beechwood addn tax $2 30
Mary C Flowers to George E & Margaret C Stier unit 11613 B S Flowers 2nd addn tax $1 65
The National Bank of Lima Tr to Rhea W Cable Trustee lots 6970 4 5
F K Jacobs Bellefontaine av addn
L Wa Inc to William L & Clara Anna Heatwole pt lot 1 19 8 Beechwood addn tax $1 6
Alice L & Albert J Downend to Byard E & Irene E Epp unit 1 1 John E Thomas subdiv tax $8
Harlan O Dixon unit C Hunter & Ruby N Newland lot 1870 Holmes 5th addn tax $
Mary Lou Fleeman Alex E Mary Lou Fleeman unit lot 1114 Lincoln Park addn tax $14
E Emerson & Lillie L Smith to E & Clara Dorlach unit 1516 Irving Place addn tax $
Lima Home Inc to Paul A & Dorothy M Berry lot 1 Shadyview addn tax
Nick & Mary Faust to Lillian White lot 1 Oakhill Heights
Floyd R Griffin Aud to Tom and Lois Nolan lot 1 Lee
Ethel L Bertolet et al to Ira M Lavell M Stump lot 5 West Lakewood subdiv tax $1 10
Gladys and Kermit A McLean to Clarence S and Rachel Hughes lot 8781 Belmont addn tax
Lima Home Inc to Paul H and Lucille S Sunderman lot 19461 Shadyview addn tax $1 10
Donald L and Lucille Bumgarner to Edward R and Mae L Lee lot 1 Lakewood Southview addn tax $ 50
Delphia and Harry Gilbert to Gladys McPherson lot 8788 Belmont addn
Lee Valentine to Joseph Hall and Baker Brown lot 30 Oakhill Heights addn
Letty Bowlby to Verne Henrich unit part lot 2839 W H Clement addn
Clarence E and Rowena W Kohlbrenner to part lots 1113 M Pond addn tax $1 30
Clarence H and Georgia S Vandemark to Neill L Ross part lot 11 Sensenbrenners addn tax $11
The Citizens Loan & Bldg Co to Lima W M Farm unit 1218 Frank H Rentz 1st Subdiv tax $3 8
Same to L B Law part lot 9 10 Overmyers addn tax $1 10
The Citizens Loan & Bldg Co to Max E Ely part lot 24 Wolf addn tax $1 6
Neil M and Mildred M Shaw to Xenophon Franklin unit Alice Hayes lot 400 L R Allen addn tax $1 10
Robert W and Ella Miller to Albert and Mildred Ray unit Sub A Ln Sub A Ln 8 Lot 1 unit lot 1 Wolfs sub lot 1 1 1 1 Dumas Mullen addn
Raymond M and Lucille C Hoffman to Paul D Dunn part 2 2 1 ns 3rd addn tax $1 65
Charles M and Leona A Lindell to C Bruce Griffith part lot 1 H Allens addn tax $ 5
Lewis L and Mabel B Bennett to Anna M Swartz unit 40 Vanderbilt addn tax $1 6
E B Ayres et al to Martha H Hubbell part lot 1 in home addn tax $ 9
A Lawrence Lee to William Grant and Mae A McKee part lot 15 Lee addn tax $ 9
Mae A Lee to Grant and Mae Lee part lot 15 Lee addn tax $ 9
Ethel A and Mae E Bowlby to Ethel A and Mae E Bowlby lot 1 Park View addn
**SPENCERVILLE**
Wert Co to D Bell Fox to Elizabeth Fox part lot 1 tax $ 6
Mary E Wheeler to Jesse M H Beck lot 1 A Keith addn tax $
**WESTMINSTER**
Joseph Lowry to W Wm Dowdy part lot 1 Lowry addn tax
Paul D and Anna to Leah M Chapman lot 1 tax $ 9
**PERRY TP**
Lucy Hart to Edgar L and Orlie M Dewhirst lot 1 Mulikaen
Lima Mortgage Loan Co to Wm Lewis and Mae Lewis lot 1
Hattie Bertolet N Lupp to Frank Hoover lot 1 Park View Lim Industrial Alliance
Anna M and Harry A Lupp to Lucy Mae Sohl et al part lot 1 Wright addn tax
Floyd R Griffin Aud to Hayley Industrial Alliance
**HARROD**
Anna Lawrence Wolfe to Emma Guy unit lot 10 tax $2
**DELPHOS**
Cora Lawrence et al to Dorothy M Kinney unit lot 1 tax $
**CAIRO**
Mae Kerr et al to Cora Mae Kerr unit lot 1 tax $1 10
**AUGLAIZE TP**
Nellie Ann Hull to Andrew H Sell tax $1 10
Lim Auto et al to Raymond M Hull part lot 1 Lind NE 7 tax $1 10
**MARION TP**
Cora A and Lewis L Sullivan to Ada May Hoover Hoover SW 6 tax $1 10
William Craig and H L to Hoover SW 6 tax $1 10
**BATH TP**
Albert and Clara O Fuhrke to Alvin E Hart lot 19 20 1 tax Salary
Same to same part lot 1 Lee M and Ira L Lemell 6 tax $1 10
**AMERICAN TP**
Minnie Wilkinson to Chas and Delphine Whitington NW tax
Tom Wand Tax Clerk to Hattie Beckman 187 NW tax
**SUGAR CREEK TP**
William L Dunn et al to Elizabeth Boyd Ruth M Brown 90 tax $1 1
**SHAWNEE TP**
Kent H and Ora M Rice to Will

HOLD EVERYTHING

"Enemy trying to bollix us with new code in only all the short now by 'mouty dot and dotty dot'"

## NO BAZAAR TO BE CONDUCTED

BLUFFTON April 1 For the first time in many years the Easter bazaar sponsored by the Women's auxiliary of the Bluffton Community hospital will not be held. Wartime hoarding of sugar and canned food is given as the reason

In place of the sale of food products plans have been made to collect the rest of the money needed to defray expenses in the purchase of the new oxygen tent. Mrs Lloyd Van Meter chairman of the way and means committee of the hospital auxiliary is in charge of all committees of churches and other organization cooperating in raising the money

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