

These Days

Or - Behind The News
From Washington
By -
John Chamberlain

Worcester, Mass. — Is the bloom off the do-good promises of business to do something on its own about cleaning up the slums? The U.S. life insurance industry, in response to a request from President Lyndon Johnson, had originally promised to put \$2 billion into urban housing. It is still some \$400 million short of its goal, and, according to a gloomy account in the Wall Street Journal, many of the projects it has already underwritten with its policyholders' cash are falling into disrepair.

The Wall Street Journal describes what has happened at the "noble experiment" of Babar Village in Maryland, 17-building low-income housing development which was started in 1968 by the African Methodist Episcopal Church with a big loan of \$2.9 million from the Prudential Insurance Company. The sewers are now backing up at Babar, there have been rent strikes, and one resident manager ran off with some \$3,000 in rent money. The Department of Housing and Urban Development has had to assume the Babar Village mortgage to avoid foreclosure.

Why do such things happen? Is it because the "slum is in people's heads," as some cynics aver? Or is it because of some break in the chain of responsibility? Could Babar Village have failed because the insurance company that provided the funds for its construction was a distant uncle, with no authority to provide for a follow-through in seeing that its funds were well used?

LEGAL NOTICE STATE BOARD OF EXAMINERS OF PLUMBING AND HEATING CONTRACTORS

As of July 6, 1971, North Carolina General Statutes 87, Article 2 requires license of ALL plumbing, heating and air conditioning contractors as defined by the Statute (1931, c. 52, s. 6; 1939, c. 224, s. 3; 1951, c. 953, ss. 1-2; 1953, c. 254, s. 2; 1967, c. 770, ss. 1-6; 1969, c. 445, s. 8; 1971, c. 788).
G. S. 87-21(d) provides as follows: "License Granted without Examination. - Any resident of North Carolina who was engaged in business as defined in this Article in any city, town or other area in which General Statutes 87, Article 2 did not previously apply, shall receive license without examination upon submission of an application on forms provided by the Board, together with reasonable proof that he was engaged in business as defined and upon payment of the annual license fee; provided, the completed application is submitted to the Board on or before December 31, 1972." If you believe that you qualify for license without examination under the provisions of G. S. 87-21(d), please request application forms from the undersigned.
Applications under G. S. 87-21(d) must be submitted to the State Board of Examiners of Plumbing and Heating Contractors on or before December 31, 1972.
This 16th day of August 1971.
F. O. BATES, Executive Secretary, P. O. Box, Raleigh, N. C. 27602.
9/2/4tc

Here in Worcester a different approach is being tried. Maybe it, too, will encounter heavy going. But if it does, it will not be because of a responsibility gap. The Worcester-based State Mutual Life Assurance Company of America subscribed to the insurance industry's big program in 1968, but instead of diffusing its effort by spreading money around the country for various projects as other companies were doing, it decided to build a big 430-unit housing complex in its own home town, where it could keep an eye on it and provide its own follow-through management.

The housing complex — Plumley Village East — is named for State Mutual's head, H. Ladd Plumley, which means that it just can't be allowed to fail. Its total cost will run to \$15 million, with some \$4 million of the company's own equity in it — an added spur to good watchdog practice. Part of the complex is still under construction, and the rest is so new that it obviously hasn't had a chance to run down. The completed sections are esthetically with units arranged around semi-circular courtyards. The low-rise buildings are for the bigger families, the theory being that kids must have easy access to the out-of-doors. There are plenty of sandboxes and at one corner of the development there is a Little League diamond.

The whole ensemble suggests a college community rather than low-income housing project, and it could be significant that the architect is Benjamin Thompson and Associates of Cambridge, Mass. So intent on comeliness were the architectural planners that they overlooked an archaic clause in the building code that would have forced fire escapes on the high-rise part of Plumley Village. Since the buildings are fireproof, a variance can probably be arranged.

If the "slum is in people's heads," not even close managerial responsibility and a planned social-service program will keep a low-income development from degenerating. But the Plumley project, availing itself of "Section 36" of the Federal Housing and Urban Development Act of 1968, will permit families to remain in the Village even if their income should rise above the old predetermined FHA level of acceptance.

With a continuity of residence guaranteed the more able families, this provides for prouder occupancies. Moreover, residents displaced by the initial bulldozing on the Plumley site were given first whack at moving into the new apartments, which means that old regional tradition can be maintained.

Plumley Village East in Worcester is an offset to the sort of thing chronicled by the Wall Street Journal in its story of Babar Village in Maryland. Its fate will be worth watching to see if it has found the right principles for providing low-income housing for those who need Rent Supplement assistance.

SAY I SAW IT IN THE TIMES

At The College

Jones And Taylor Get New Directors

Mrs. Nina McCurry is the new Residence Hall Director for Jones Hall. She maintained this same position at Western Carolina University prior to her coming here.

Mrs. McCurry is a native of Bryson City, North Carolina but now makes her home at Western Carolina University. She has one son, who has made a career of the Army, and two daughters. She is very proud of her two grandchildren (both girls) and her German daughter-in-law!

"Mrs. Mac," as she is called by the girls of Jones, enjoys arts and crafts as a favorite pastime.

She sums up her feelings towards Brevard College by saying, "I am looking forward to working at Brevard and am sure to enjoy it."

Taylor Hall also received a new Residence Hall Director. She is Mrs. Sarah Camlin, who has recently spent two years as Residence Hall Director at Western Carolina University.

Prior to her position at Western Carolina, she spent eleven years as executive secretary to the Waynesville Red Cross and ten years as a member of the Methodist Church Choir at Waynesville.

Mrs. Camlin is a native of South Carolina, but has lived at Lake Junaluska for twenty-two years. She has three children and three grandchildren.

Smokey Says



... along with women and children

Her favorite pastimes are sports and crocheting, and she enjoys reading current literature and novels.

Mrs. Camlin says, "I am real happy to be in Taylor Hall and am enjoying working with these nice men!"

"Compensation," VA payments for veterans and dependents for service connected injury or death, is often confused with "pension" paid on the basis of need to veterans disabled from non-service connected causes.

When you think of prescriptions, think of VARNER'S. adv.

Senator Sam

(Continued from Page Two)

trade relations with other nations. He expressed doubts about the wisdom of continuing the foreign aid program when we can no longer afford it. He suggested that Americans take jobs and not welfare. And, he urged that Congress curb Federal spending.

I have no quarrel with these sentiments which I have expressed many times during my service in the Senate. It was distressing to me, however, that when the President gave his prescription for our economic ills, he failed to urge the Congress or the Nation to take a hard look at the basic causes of our dilemma. While he urged that Congress hold Federal spending in line with his recommendations, this is about like giving an aspirin to a patient that needs surgery.

The fact is that the President did not call for any major revision of the fiscal 1972 budget which he submitted in January, and the latest estimates on that budget indicate a deficit of from \$23 to \$30 billion, one of the largest in history.

Nor did the President actually call for an end to foreign aid. Quite to the contrary, Secretary of State Rogers has been urging Congress to approve another \$3.3 billion to give to other nations.

At the very time the President was urging people to take menial jobs, he was also trying to persuade Congress to pass a measure to expand the welfare rolls by many millions of recipients.

It is well to urge, as the President did, "a new prosperity

LETTERS TO THE EDITOR

(Continued from Page Two)

those improvident or grasping individuals who built on land historically subject to flooding and be asked to rescue a city whose present water system is so inefficient that half of what they have is lost in distribution? Should Mills River community be sacrificed to those parasites who, when their victim is dead, will attack another? Me? You?

Our country, as any country or civilization, will remain strong only as long as the majority of its citizens are free and willing to create value, spiritual as well as monetary. When they are no longer able to do so we will die. Civilizations before us died when those people who could not create forced the creators to support them to the point where incentive and ability disappear. So Rome died!

A gentleman with a salvage business in Asheville is a parasite in the basic sense of the word. His business creates nothing! It consumes the superfluous creations society no longer needs, in this it is merely sappy and makes a limited contribution. But when he demands that others give up their values for him — to save his business from the results of the bad decision to build it in an area known to be subject to periodic flooding — he becomes a parasite and a threat to the very fabric of our society. When he and his kind are able to seize for themselves the values created by others our country is doomed. When a city can perpetuate its ineptness at the expense of its neighbors we are no longer the land of the free.

I hold that the people who have created

ed this situation should, by their own efforts, get themselves out of it. They will need assistance, but they can do much on their own initiative. This includes the City of Asheville which issued the building permits and mis-built its water supply, its citizens and those of Buncombe and other counties who have cluttered the river channel and industrial plants who are polluting the river. To demand the homes, livelihoods and future of even one community is too high a price to pay for stupidities which can be corrected in other ways.

The cost in dollars and cents is also too high. At a time of galloping inflation, increasing taxes and a weakening dollar, we need to look for ways to save money — not waste it and decrease the tax base for the county, state and nation. The Soil Conservation Service produced a plan which will prevent most floods at a much lower cost in terms of money, land and human values. This seems to have got lost in the shuffle. Even TVA does not claim that the fourteen dams will prevent all flooding.

As for recreation and clean water, the Upper French Broad basin has them now. With the advent of people bent on "recreation" with outboard motors on the lakes, litter on the land and gasoline fumes in the air, the pollution of air, water and land will increase, not decrease. Yosemite and Yellowstone National Parks are no longer unspolled havens. They once were!

Thank you for the chance to present my opinion.

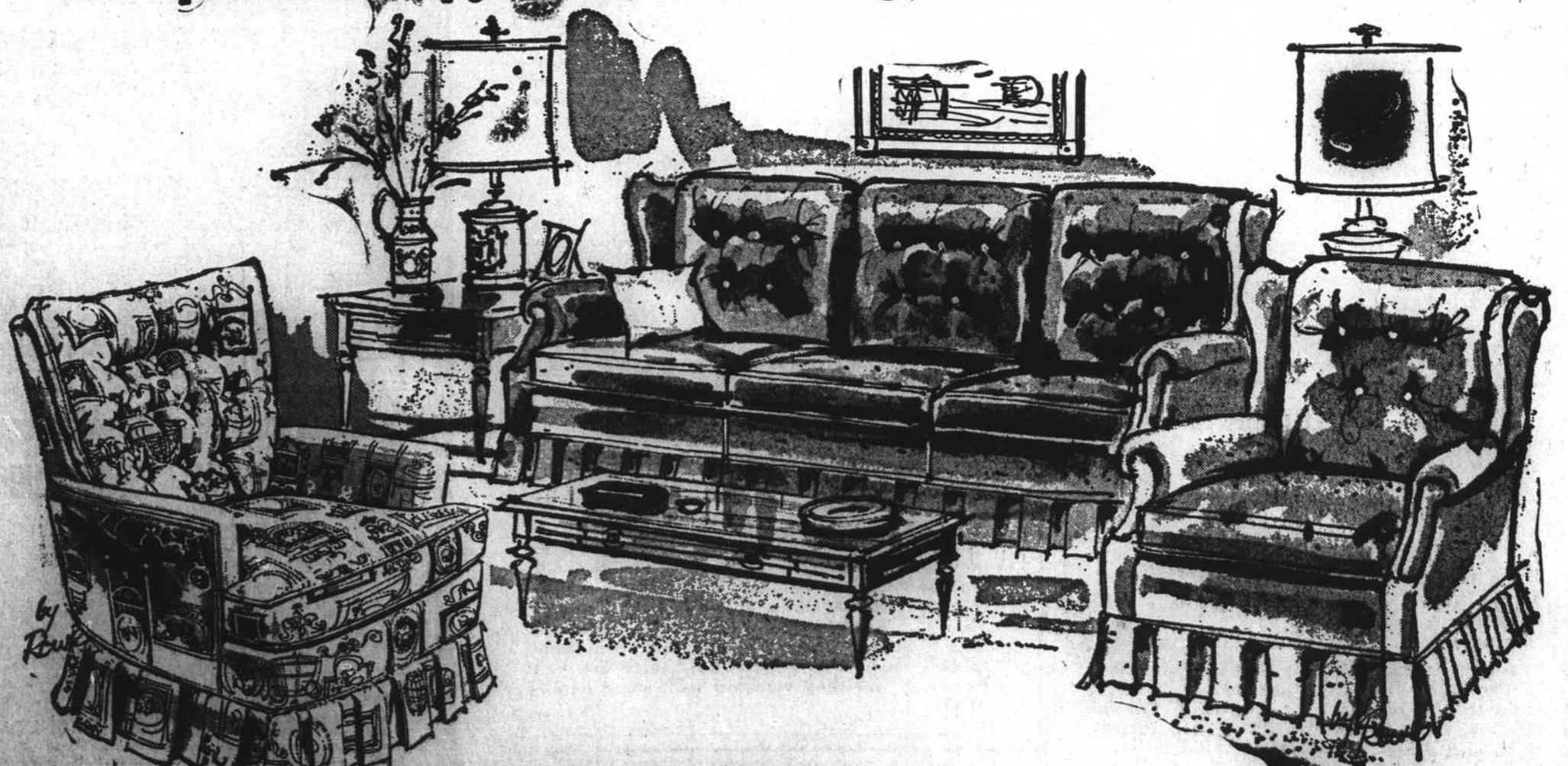
(Mrs. Fritz) Elizabeth F. Albrecht

seem read to change this. I frankly doubt that even if Congress goes along with all of the President's suggestions for more direct loans available to our veterans who live in eligible areas.

New Veterans Administration authority to sell mortgages to veterans from direct loans to veterans at prevailing market discount rates is expected to make more direct loans available to our veterans who live in eligible areas.

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