Building Forum Stresses More Low-Cost Housing

By Marjorie Goodwin

[An] overflow crowd at Friday's [forum] luncheon of the Chamber [of] Commerce heard C. Verne [Elliott], assistant state director for [the] Federal Housing Authority, [make] a call for action on the pro[duction] of low-cost homes in the [Eugene]-Springfield area.

[De]claring that builders "can't [stay] in the Rolls-Royce business [when] the customer is looking for [a Ford]," Elliott urged his audience [not] to ignore the live market for [homes] within the reach of the [middle] and lower income buyer.

[S]peaking personally, and not as [a Fe]deral representative, the FHA [direc]tor declared that the housing [short]age presents a problem to [every] individual because it [touch]es families, and each person is interested in a home. From a business standpoint, he said, the housing industry is a business of considerable stature, faced with great responsibility to take advantage of its opportunities for profit.

" 'Housing shortage' has become a household phrase during the past few years," he said. "But is there a shortage of $15,000 homes? At no time in my trips over the state have I received the impression or report that there is difficulty in finding such a home, and I think the realtors will agree with me in that.

Shortage Exists

"But there is a shortage of housing within the paying ability of the lower middle income bracket," he declared.

"There is a large group wanting low-cost housing, and they constitute a live market. I plead with you to use this market. The people who want to buy have modest incomes; they have some savings with which to make reasonable down payments and monthly payments. They represent a market which provides just as fine an opportunity for personal gain.

"Don't build to a market which is weakening fast when you can build to a healthy market. Let's not wait for that market to disappear. The hue and cry for cheaper housing may reach Congress, then the government will have to accept some other means of providing housing," he warned.

Private industry must accept the responsibility of awareness of the market and the available profit, he declared, not on altruistic factors concerning the community as a whole, but as a business proposition.

Shortage of materials colored construction during the war, but materials are plentiful, the speaker said. "We have a market based on some uncertainty. We must look to the real market now, recognizing that we are at present producing houses at a price which slows up sales and makes the future uncertain.

"The Federal Housing Authority is not here to tell you what to do, but to assist you in planning," Elliott said. "We are not asking the impossible, but do invite you to engage in professional cooperation, toward a goal that you can realize."

Mortgage loans will at present handle 95 per cent of the total value of house and real estate, with over 30 years amortization. A modest income purchaser can buy a home with down payments in many cases of $300 to $700, and with low monthly payments, he said.

Offers Finances

"The FHA doesn't build houses, doesn't want to. But it does want you to build and can offer assistance, plus the provisions of the National Housing Act. We can help you with financing," Elliott explained.

The builder who accepts this challenge, the FHA director declared, must plan carefully and must cast off bad wartime habits with a result of fair profits for the builder and the buyer.

"Labor must receive generous compensation for its time, but must deliver a full day's work," he stated. "In my talks with labor leaders throughout the state I find agreement in this. Banks must make funds available within sound practice, but business must lead," he concluded.

Warm Days May Stay

By United Press

Balmy, spring-like weather which has kissed the Pacific Northwest for the past few days, appeared Monday to be here to stay for a couple of days.

High temperatures were the rule throughout Washington and Oregon over the week-end. The mercury hit a high of 67 at Kelso, Wash., and Haquiam, Wash., was only one degree lower.

A storm front 700 miles off the Washington Coast was travelling north, and weather bureau officials said they did not expect it to affect the Pacific Northwest.

The storm would give Southeastern Alaska some rough weather, however, and forerunners of the blast produced winds around 35 mph early Monday, they said.

The general forecast for the next three days was "still quite warm" and although some cloudiness could be expected Tuesday and Wednesday, there would not be much rain, the weather experts forecast.

Temperatures along the coast were slightly lower than those of points further inland owing to a bank of fog rolling along a short distance off-shore. North Bend, Wash., reported a high of 43 while Portland, also reported the same temperature Sunday.

Other temperatures around Washington were Bellingham 59, Seattle 57, Olympia 58 and Spokane 52.

'Macbeth' Stage Portable Set

A specially designed set that can be put up in less than an hour will be used for "Macbeth" Wednesday evening. The play will be presented by the Margaret Webster Shakespeare Company in McArthur Court at 8:30 p.m.

The traveling company uses a set that relies on the audience's imagination "which is better than most producers think," according to Wolfgang Roth, the designer. This set can be used for any Shakespearean play, Roth said.

Scenery Poetic

He said it illustrates the theory that scenery should not be a painted or built background, but an active part of each production in a poetic sense.

Steel posts, seven and a half feet high, connected with rods on which curtains can be rolled up like blinds, stand on wooden platforms four by five feet.

An automatic slide changer from the switchboard projects the color, mood and atmosphere of the scenes on a 24-foot screen serving as a backdrop.

Accent on Actors

The shadows of the three witches will look like trees on the screen, according to Roth. The major accent, he pointed out, "is on the actor and on the work itself."

Tickets for the Eugene performance are available at the box office in Johnson Hall on the University of Oregon campus. Reserved seats are on sale from 10 to 12 a.m. and 1 to 5 p.m. daily.

PILOT FOUND ALIVE

KALISPELL, Mont.—(AP)—Missing Kalispell pilot Max Graham was found alive Monday after spending the night near his downed plane in snowy northwestern Montana.

NEW CABINET FOR PARAGUAY

ASUNCION, Paraguay — (AP) — Paraguay, where revolutions have become a habit, has a new cabinet Monday, composed entirely of civilians under Provisional President Felipe Molas Lopez.

Trolley lines in the United States once had special cars to carry milk and mail, also street sprinkling cars, and in one instance, a funeral car.

Tax Committee Recommendations Face Showdown in Legislature

By Eldon Barrett

SALEM — (UP) — House members Monday armed themselves with facts and figures for a showdown Tuesday on key tax committee recommendations.

What the House does with the proposals may decide Oregon's future tax policy.

A majority of the 11-man tax committee will urge:

1. Transfer of approximately $38,000,000 of corporation excise taxes from the property tax offset account to the general fund for the next two years. This would come close to balancing the budget.

2. Referring to the people a proposition to abolish property taxes for state purposes after 1951, but permitting property levies for local governments.

3. Repeal of the "Walker Plan" for income tax rebating when a surplus exists.

4. Exemption of farm and other casual workers from withholding tax laws.

The House also will be asked to decide on minority-supported recommendations that call for referring to the voters the question of permanently diverting personal income taxes to the general fund; permanent transfer by the Legislature of corporation excise taxes; and outright repeal of the one per cent Withholding Tax Act.

Debate on the majoritiy recommendations will start Tuesday, but it may take a week or longer to decide all the major tax issues. After the House gets through with the measures they must run the gauntlet in the Senate.

When the House settles its more important tax issues, a bill to tax slot machine profits is scheduled to be defeated. A majority of the tax committee recommended that it not be passed. Rep. Giles L. French (R-Moro), who introduced the bill, has filed a minority report.

Other tax measures which the committee may decide to settle on the House floor include legislation to tax business ½ of one per cent and at the same time repeal tangible property taxes; change income tax rates and exemptions to bring in more money; tax cigarets two cents a pack and at the same time establish "fair trades" prices for cigarets.

Monday is the 50th day of the 45th session, the last day the lawmakers will draw their $8 a day pay, and most of them believe they will be here for at least a month more.

With seven weeks behind them, the legislators have not passed a single major measure.

The Legislature has killed, however, legislation to repeal milk control; lower the voting age from 21 to 18; provide a lieutenant governor for Oregon; permit the sale of colored oleomargarine; petition Congress to repeal the Taft-Hartley Labor Law; provide a method for reapportioning legislative districts; and tighter liquor laws.

A total of 740 bills were introduced the first seven weeks, 119 of which have been passed by both houses.