

Argentina Housing Deficit Estimated About 1.5 Million Units

By LARRY DAY
Buenos Aires (UPI)—The fetid "Villas Miserias" or "Misery Villages" that surround Buenos Aires are symptomatic of one of Argentina's most acute problems—housing.

A team of experts from the Inter American Development Bank which visited Argentina recently estimated there is a deficit of 1.5 million dwellings in this country.

Worst of the problem are the rag-tag tin and packing crate shacks clumped together in the "Villas Miserias," in which some 750,000 persons live.

In thousands of other cases three and four families of middle class Argentines live under one roof, sharing one bathroom and one kitchen. Engaged couples either have to move in with their in-laws when they marry or put off the wedding, sometimes for years, while they hunt for an apartment.

And yet, Argentina is not a landlord's paradise. Not long ago a man who owned three apartment houses committed suicide because, as he said in a note, he couldn't even pay taxes on his property with the earnings from the apartments.

'Key Money'
It is an exaggeration with all too real consequences. Landlords place ads saying "Lovely Two-Room Apartment, Close In, 13,000 Pesos (115 dollars) a Month." To rent a house in a nice neighborhood costs anywhere from \$350 to \$1000 dollars a month. People who rent apartments with relatively low monthly rents pay the owner as much as \$1000 dollars in a sort of down payment called "key money."

Then there are families who occupy whole floors of apartment houses and pay less than \$50 dollars a month rent. Families living in three or four room homes who pay \$5 a month. Owners of entire apartment houses have married children living with them because they can't vacate any of their apartments.

A military junta caused this situation in 1944 when it overthrew the existing government. The junta's freeze rents at their 1944 level and ruled that no one could be displaced from their dwellings for any reason except non-payment of rent.

Then came the era of Dictator Juan Domingo Peron. The 1944 decrees were made law and put on the statute books. An inflationary spiral that started in the 40's and continues today pushed prices sky high. But rents stay frozen. It was then that the black market "key money" came in.

Silent Auction Is Set This Weekend At Ashland Library

Ashland—The annual Silent Auction of books and prints from exhibits and collections of the Institute of Renaissance Studies will be held Friday through Sunday at the Ashland public library.

A number of fine prints and valuable publications will be offered, to be awarded on the basis of the highest written bid submitted by interested persons.

Of particular interest in the collection is a print of Rembrandt's famous "Aristotle Missing on the Bust of Homer." The original of the painting was brought last year by the Metropolitan Museum of Art for a reported \$2,000,000.

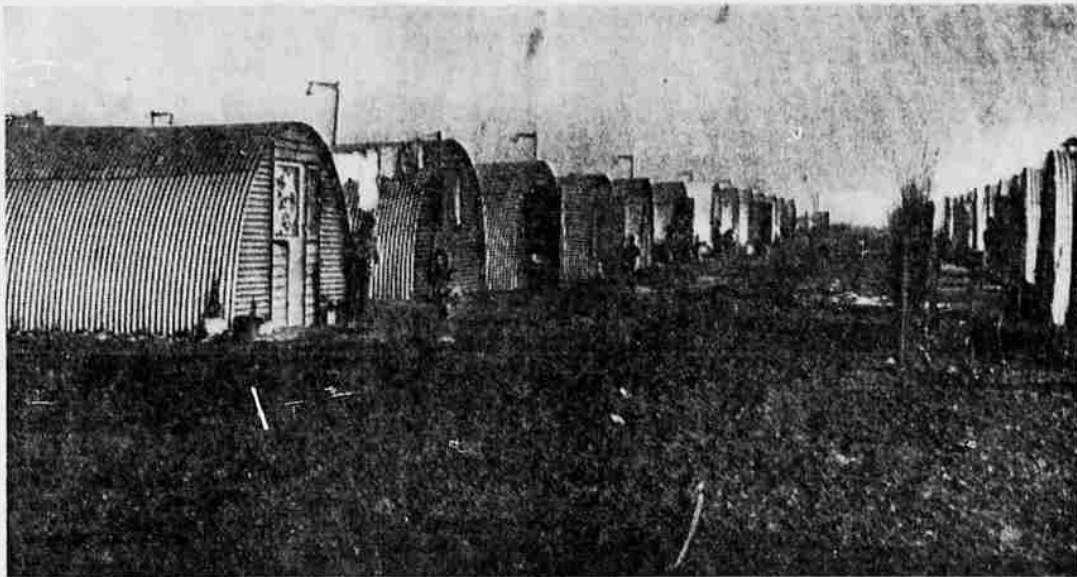
Among publications to be sold are a number of duplicate books from the Festival collection. Also available will be copies of "Drama and Religion in English Mystery Plays," an authoritative work by recent Institute Lecturer Dr. Eleanor Prosser.

Included in Selections
Included in the large selection of prints to be offered will be "The Queen's Leaves," a portfolio of four illustrations bearing on the current Festival season.

The 1962 edition of the Queen's Leaves features "Street Cries of London," the work of Orlando Gibbons which formed the musical basis for this season's musical production of "A Thieves Balled." Each print bears a number of figures and musical notations from Gibbons' famous work.

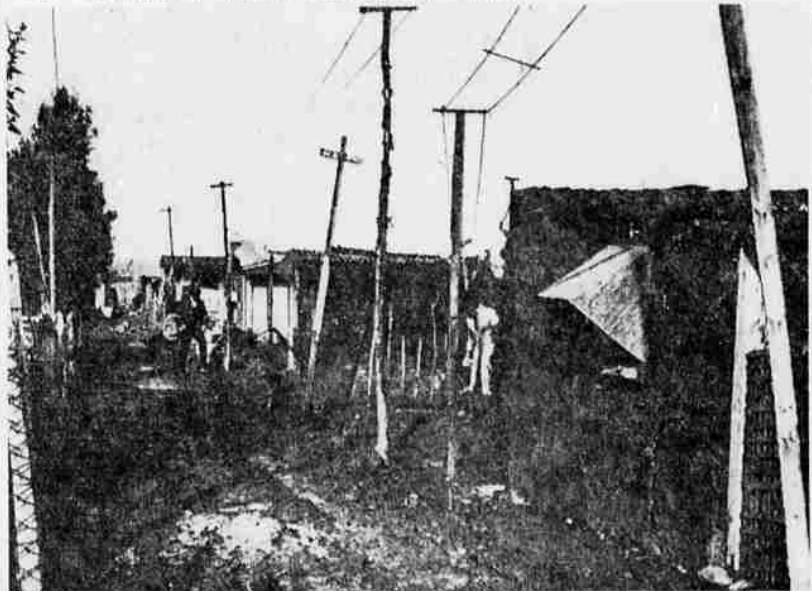
Bidding sheets may be obtained at the library desk or the Plaza information booth. The written bids should be left with Institute personnel or at the library desk only.

Institute Director Dr. Margery Bailey has reminded patrons and Festival company members that the Friday-Sunday period marks the final sale of the noted publication "Ashland Studies in Shakespeare."



'QUONSET TOWN'—Housing is one of Argentina's most acute problems. A team of experts from the Inter American Development Bank which visited Argentina recently estimated there is a deficit of 1.5 million dwellings in Buenos Aires. One solution is "Quonset Town," a couple of miles

from the "villa miseria" or "misery town" of Lacarra. Two hundred metal quonset homes have been built and sold to former misery town dwellers. This picture was taken earlier this month. (UPI)



VILLAS MISERIAS—This is one of the worst problems in Argentina, according to a team from the Inter American Development Bank. These are rag-tag tin and packing crate shacks clumped together in fetid "misery towns" that surround Buenos Aires

like an ugly necklace. This picture, taken earlier this month, shows main street of Lacarra on the outskirts of Buenos Aires. The man in the background is selling bread and soup bones door to door. (UPI)

Federal Grant for 'Project English' Is Given to University

Eugene—University of Oregon President Arthur S. Fleming announced this week the university has received a \$250,000 federal grant to activate a half-million-dollar "Project English" center.

The grant from the U.S. Office of Education of the Department of Health, Education, and Welfare is for the establishment of a Curriculum Study Center in English at the university.

The center will be financed with the quarter-of-a-million-dollar grant, supplemented with funds and services from the university and from Oregon public schools.

"Project English" is a national program for the improvement of the study of English in the United States.

With the grant, Oregon becomes one of four universities and the only western university in "Project English" up to now. Grants were made last year, under the program, to the University of Nebraska, Carnegie Institute of Technology, and Northwestern University.

Oregon's new study center will be involved in "A Five-Year Study of Sequential Curriculum in Language, Reading and Composition" under the direction of Dr. Albert R. Kitzhaber, according to Dr. Kester Svendsen, head of the university's English department.

The five-year program of the Center will be directed to ward major revision and improvement of the curriculum in language, literature, and written and oral composition in grades seven through twelve.

A major aspect in revision will be that the curriculum will be conceived on a broad base to take account of the needs and limitations of all students except the slowest.

Clarification of the aims and content of the English curriculum in language, literature, and oral and written composition will be an objective of the Center, which will endeavor to develop a sequential pattern of instruction and bring the content of the curriculum into harmony with the current state of knowledge about languages, writing, the relation of speech to writing, and other relevant subjects.

Development of tests and measures for achievement of students in the new curriculum also is an objective. Means of training competent teachers for presentation of the revised curriculum also will be a phase of the Center program. Summer institutes and in-service programs during the school year will be included in this part of the program.

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conveniences were unknown, so it was nothing new to have the nearest running water five blocks away at a public faucet. Kerosene lamps for light were an improvement they didn't enjoy in the country. In short, a ramshackle tarpaper and packing crate shanty was an improvement over the dirt floors and thatched roofs they had known.

Peron and his wife Eva were responsible for many of today's villas miserias. The Perons brought thousands of country folk into Buenos Aires to take part in their demagogic mass rallies. Once here they never returned.

Another cause of the misery villages' growth were economic or political crises in other Latin American countries. In times of strife or poverty, thousands of Paraguayans, Chileans and Bolivians pour into Argentina. They too usually ended up in a misery village.

Mud Knee Deep
Pedro Gontangelo, 43, lives in a villa miseria called Lacarra. Not far from his home 33 children were killed recently when a train hit their school bus. Gontangelo's own three children take turns fetching water in converted

to use. Landlords could charge only the given price set by the rent administration for their dwellings. To make up for the loss they charged exorbitant under-the-table flat payments—key money.

Relaxed Law
When Peron was tossed out, the government relaxed the rent laws. Landlords can now charge as much as they want for new apartments or dwellings newly vacated. But old tenants can be charged no more than they paid the day they moved in, with slight increases for things like upkeep.

The misery villages and their occupants present another problem.

The villages started to be a serious problem right after the war when people streamed from the farms and small towns to urban centers.

These people invariably were unlearned, unskilled and unprepared for any but the most menial tasks. They came from the interior where con-

cooking oil cans from a public faucet two blocks away. Gontangelo's wife washes her clothes in a concrete tub installed near the same faucet. When it rains the trails between the houses get knee deep in mud.

Gontangelo isn't from the interior. He used to work on the railroad and his family lived well. But he ran into a string of bad luck. "When you live here," he told a reporter "and you wade in the mud and you watch your children run barefoot, and you know you've done everything you can and it isn't enough, you lose hope. You get so you just don't care."

A couple of miles away

from Lacarra is a project which might help people in the misery villages start cutting again. Two hundred metal quonset homes have been built and sold to former Misery Village dwellers. There are a few hundred more in other parts of the city.

Outsiders call the houses "Tin Pipes" and say they'd never live in one. But those who have a floor for the first time, and a dry ceiling, don't knock the quonsets. Plans have been made to build 10,000 of them. They cost 70,000 pesos (roughly \$800 dollars) and are sold with no down payment and \$6 dollars a month rent.

Is Example

An example of the problem of the homeless middle class is Pablo Casal, 23, a Paraguayan university student. He is married and has a one-year-old son. A reporter accompanied him in his search for a home.

For two weeks Casal haunted the rental agencies. Usually he'd pay a fee (up to \$4 dollars) for a list of prospects. Typical of these "listings" was one found in a rundown area called Villa Ballester outside Buenos Aires. The house was an hour and a half by train and bus from downtown.

Located on the corner of two unpaved streets, the house was unfinished both inside and out. The apartment

for rent consisted of two unplastered rooms, a three foot wide bath and a small patio. A naked bulb dangling from the ceiling in each room provided the only light and running water was "conditional." That is, you got water when it wasn't all used up by people further up the line.

The owner—who lived in the other half of the house—wanted 2000 pesos (about \$20 dollars) rent. Casal was heartened. Such a rent was within his budget. He earned about 9000 a month. "But of course you have to pay me 36,000 key money," said the owner.

Casal finally packed up his family and went back to Paraguay.

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