

**STATEMENT OF ISADORE CANDEUB, PRESIDENT, CANDEUB,
FLEISSIG & ASSOCIATES**

Mr. CANDEUB. Mr. Chairman and members of the committee, my name is Isadore Candebub and I am president of the Candebub, Fleissig & Associates, a firm of counseling planners and economists. I have had many years of experience with urban problems, have prepared plans for a great many urban renewal areas and, prior to going into consultant work in 1953, had experience at the Federal level as chief planner for the northeastern regional office of the then Department of Slum Clearance and Urban Redevelopment.

I have come here to testify in support of the Demonstration Cities Act. Here are my comments on the need for this legislation and its potentialities.

Measure of need. For more than 30 years we have had various figures cited on the number of slum dwellings, the millions of people living in slum housing, the number of square miles of blighted neighborhoods, and similar indications of the degree to which the promise of the good life in America is denied to many of our citizens. During this time we have been content to tackle this problem in pieces—through public housing, through mortgage assistance, through redevelopment, code enforcement, and other measures. While the benefits from these programs have been considerable, nowhere can we find a community where a full measure of success has been achieved.

What is possibly more tragic is that there are very few older communities where it is even possible to prepare a realistic program for the comprehensive elimination of poor housing conditions.

I would like to illustrate this point by reference to a few cities for which we recently prepared comprehensive community renewal programs.

In Hamilton, Ohio—population 73,000—the extent of renewal needs were so substantial that certain areas were placed into deferred categories outside of the limits of the proposed improvement programs. The renewal of those areas incorporated in the program were estimated to require funds in excess of \$26 million.

In Akron, Ohio—population 298,000—estimates were made of the net costs of carrying out all of the improvements needed, and these estimates came to \$164 million.

In Elmira, N.Y.—population 45,000—the estimated net costs came to \$36 million.

In East Orange, N.J.—population 77,000—the estimated net cost of the entire program was approximately \$12,500,000.

Of the four communities listed, Elmira receives three-quarter Federal grant aid and the others are eligible only for two-thirds. Elmira is also eligible for State aid since the State of New York shares the local costs of renewal with the community.

Of the four communities listed, only one—East Orange—could reasonably embark upon a total program of blight elimination that could be financially feasible within a 15- to 20-year period of execution. In none of the other communities, including Elmira where State funds are available, was this level of community effort financially feasible under the existing grant provisions.

As consultants familiar with the needs of many communities throughout the country, we know that this situation prevails in most