

HOUSING FOR MINORITY GROUPS

\$200 MILLIONS FOR WATTS--

FOR WHAT?

ANOTHER AND BETTER GHETTO???

The Los Angeles City Council has unanimously approved a plan for the development and rehabilitation of the Watts community and a 19-square mile section of Southeast Los Angeles.

According to the Los Angeles Times, "The aim of the plan, which provides a framework for the furtherance of specific projects in the area, is to bring about a rapid economic and 'visual rehabilitation' of the city's master plan."

The plan calls for:

1. A three-eighths-of-a-mile pedestrian MALL along 103rd Street between Compton and Wilmington Avenue.
2. The east side of the MALL to be occupied by a 21-acre shopping center and the west portion by a medical, dental, and professional center.

The plan includes:

1. A new County Hospital.
2. Garden-type residential Housing.
3. Parks.
4. Recreation Center.
5. Enlargement of existing Public Schools.
6. A new Civic Center.

What is wrong with the PLAN?

EACH SERVICE IS ENTIRELY SEPARATE FROM THE OTHER:

The separate GARDEN-TYPE residential Housing will presumably be safe from being BURNED UP; but can the same be said of ALL OTHER facilities?

The least discontent - the least True or False accusation against a shopkeeper in the MALL or Shopping Center - may spark the cry "BURN, BABY, BURN!!"

In order to prevent disgruntled inhabitants of the area from:

Setting fires,  
Looting stores and breaking windows of the same,  
Dumping garbage into the streets,  
Throwing Molotov cocktails from rooftops, and  
Creating other disturbances,

it is of vital importance that all facilities (with the exception of the parks) be integrated into the same "structure", as previously described, in order to prevent fires and riots.

The structural design requires a complete departure from all conventional concepts of the past.

To put it in a NUTSHELL: ALL of today's existing buildings must be considered 100% obsolete.

An entirely new departure will provide not only better housing, but also better services at less cost.

By "better services" it is not meant better services of one structure but of the entire community.

Paramount among these is to obtain more efficient police and fire systems with fewer men, thus saving a good deal of money to the taxpayers.

Today's system of garbage collection is dependent upon large trucks which slow traffic in the streets.

In the new concept these trucks would be ELIMINATED, thus effecting a considerable economy.

Where the housewife today places the garbage in a garbage can, in the future she will dump the garbage into a chute (located in the kitchen) leading into a main directly underneath her habitat.

The complex, which would include housing, schools, movie theaters, restaurants, and coffee shops, would routinely be inspected by the Health Department.

Any serious sanitation offense would not only close the restaurants but also any apartment that does not maintain proper sanitary conditions.

The Sanitation Inspector would be accompanied on his visit by a man (or woman) of the Narcotics Squad.

Tenants with criminal records, while they will not be excluded from residence, will be kept under strict observation.

The DeVall concept will enable the police, for the first time, to police the interior of buildings NOT on foot but on MOTORCYCLES or in AUTOMOBILES. As the police efficiency increases, the number of policemen can be reduced, thus saving the city treasury millions of dollars.

The novel design of the DeVall structure will enable tenants to sun themselves in spacious open-air sun patios. The tenants will also have a MALL 2,500 feet long; clinics, doctors' offices, and pharmacies will also be included.

Supermarkets will be found next door to beauty shops, barber shops, and department stores. All facilities could be reached by the tenants either by car or by foot, or MONORAIL or buses.

Parking for cars will be provided in the same structure.

The roof of the structure will be used for housing depots for the MONORAIL System and HELICOPTER BUSES.

Each square foot, with the exception of the open-to-the-sun patio and the MOTOR FREEWAYS, will bring a revenue corresponding to the location within the structure.

Where the structure runs through factory areas, the rent for apartments will be commensurably low.

In more desirable areas the rents will be higher.

Welfare recipients will be in the least desirable locations.

It will be an encouragement to them to improve themselves in order to move to better quarters.

The income provided by a multitude of tenants will be sufficient for private enterprise to build on land which has been donated by the city or state for 99 years.

The income from the structure will pay taxes like any other business, thus returning the roads to the tax roll, where today they are exempt from tax and render poor services.

Guy B. deVall  
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Santa Monica, California