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Clarification Of Governmental Control Of Residential Housing

Clarification of the current status of Government control over residential construction has been the most frequent request made to the Federal Housing Administration since the Housing and Rent Act of 1947 became effective on July 1, 1947, according to John E. McGovern, district director, FHA.

The FHA has now but one function to perform under the new Act, Mr. McGovern said, and that is to handle appeals made by builders or owners of properties, constructed through the use of priorities or permits for waivers of veterans' preference requirement, and for increase in ceilings established by the FHA prior to July 1, 1947; other effective controls are administered by the Compliance Division of the Office of Housing Expediter, and the Area Rent Control Office.

Appeals, by the builder or owner, for waiver of veterans' preference may be considered by the FHA in those cases which meet the following criteria:

1. One or more units in the project have been completed and affirmative steps taken during construction and for 30 days after completion to publicly offer the unit or units for sale to veterans without finding an eligible veteran purchaser, and
2. That compliance with the veterans preference requirement of the regulation after completion would constitute an undue hardship to the builder; and
3. That applicant agrees to take affirmative steps to publicly offer all uncompleted units for sale to veterans, and apply the waiver only to units after they have been completed and held for veteran occupancy for the required period; and
4. That applicant agrees to give any subsequent prospective veteran purchaser preference over non-veterans in the sale of available completed units.

In instances of requests for increase in sales ceilings, FHA may consider increases in the established ceilings based upon submitted evidence of actual increased costs, which are within reason, over initial estimates made at the time of submission of the application for priority or permit provided title to the property has not passed.

As for rental properties, if completed on or after February 1, the property is exempt from the regulation unless, on June 30, 1947, it was rented to a

Urge Housewives To Continue Fat Collection Here

The necessity for American women to salvage and turn in used fats still exists. The worldwide shortage of fats and oils still remains acute. These statements made by Mr. A. G. Hemming, Chairman of the U. S. Department of Agriculture, County Agricultural Conservation Association, should serve to remind all of us, especially the housewife, that much work remains to be done.

According to Mr. Hemming the total collections in Los Angeles County for June totaled 399,998 pounds. This is a decrease from collections for May, which totaled 439,957 pounds in Los Angeles County. The collections for June, 1946, totaled 430,350 pounds. In the face of these figures all housewives are urged to continue turning in fats so acutely needed by American industry.

Torrance and Lomita housewives turned in 2,133 pounds for June as compared with 2,327 for May.

BEACH TRANSFER DEAL COMPLETED BY SUPERVISORS

The signature of Raymond V. Darby, chairman of the Board of Supervisors, was finally affixed to deeds transferring title of beaches to the state at the meeting of the Board of Supervisors held on Tuesday.

The beaches conveyed to the State by the County are Castle Rock, Colorado Avenue, El Porton and Redondo. This action climaxes a long period of negotiations which were settled with reservation of oil rights to the County with the privilege of slant drilling at 1500 feet.

LARGE HALIBUT TAKEN

Large halibut were taken last week off China Beach north of Capitola, Santa Cruz County. Most of the fish were being taken by skiffs trolling just outside the surf.

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Restoration Work Wins High Praise

"Reclamation work now under way at Redondo Beach may well prove to be a historic beginning of beach restoration and conservation in Los Angeles county," declared supervisor Leonard J. Roach following a beach inspection trip this week.

While at Redondo Beach supervisor Roach observed initial work in the construction of the first of three granite groins as a means of preventing further erosion south of Monstad pier.

Holder of the contract, Claude Fisher Company, will also pump 100,000 yards of sand to the area from the section between Nob Hill and Malga Cove to replace that lost by tidal action. Recalling the extensive beach which once existed south of Monstad pier, Roach remarked that man-made structures together with occasional heavy seas have altered much of our shoreline.

"It is time to take positive action in restoring our beaches," Roach said "because our increase of population requires adequate recreational areas to guarantee health and clean living for our people."

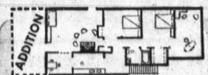
Roach states that if this type of beach restoration is successful it may be applied in other locations.

Joint School, City Park Use Is Provided

Torrance City Council Tuesday decided to hook up the plumbing at Fern avenue park, property which belongs to Torrance City School district, and thus take advantage of the offer of the Torrance Board of Education to provide a man to assist in upkeep of the park and in the recreation program.

The offer of the Board of Education was contingent upon the city providing sanitary facilities. The toilets had not been installed by the city but not connected to sewer lines.

The Council agreed to spend \$75 for this work, and the schools now will assign an assistant to the grounds.



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