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Nat. Comm. on Urban Affairs



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ERB MEMORIAL STUDENT UNION

1 liked Eugene, but Eng. didn't like me. So we went our separate ways. Glad to see Eng. survived the calamity; has done very well w/o me. I've grown 13 yrs older, it's grown 50 yrs. younger.

John Mauer; ^{1st fight over a girl, my first girl friend, Mrs. Craig Lumban of Council Bluffs} Vern Cook; Ben Mura

~~1st~~ 1st job t'chg. ^{1st job? ever quit.}

~~1st~~ 1st baby

~~1st~~ 1st college degree.

Learned a lot from girls, too.

13 yrs. ago. Remember bet. 1st son is 13. Long enough for money to double at 5% + — if no taxes. (apprec's. land, no pay until later, big advantage.)

Remarkable changes in Eugene. Walked around downtown, recognized O. — also an index to how seldom I took my wife out.

Walked up. Prosper Dr. ^{Hendrickson Park.} Thought I was pretty spry until some old man joggled past me!

Even more remarkable, some ^{un-changes.} things haven't changed. Vacant lots. I know some people commute 10 mi.; yet vacant lots here long enough for \$100 to become 200. And I don't doubt they were there 14 yrs. before, back to when ~~road~~ street was built.

Nice thing about being college prof. used to be no one took you seriously. Mauer & Cook out there taking the lumps, we could philosophize.

Now, revived interest in possibilities of exempt'g bldgs from local prop'ty. tax, making land the base. Maybe you think this idea went out with W.S. U'Ren, ^{father of the} ~~but~~ Oregon System, but much revived. Douglas Comm. Nat. Comm'n on Urban Affairs.

2

held recent hrgs, will undoubtedly include some of this in
final recommendations. Gov. Burns of Ha. is out
- also, assumt. on big under under. tracks. Frei is Chile.
Mo. Urban Redmt.

Wis. Assmt. freeze

La. " " for new indies

Victoria, local option, 100 munic. have switched since '45.
100s of local assessor, meeting ways -- e.g. Glendale.

Most of all, every central city in trouble, looking for ways out.