



THE CHARLOTTE NEWS

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Hard Lesson In Rent Control

OVER IN Japan, the landlords are more mischievous than the landlords in this country during this period of inflation and Government controls. One of the things chiefly responsible for the plight of the Japanese proprietors is that like the American landlords, they have not understood the theory of emergency controls. The result in both cases is that controls have been applied haphazardly, with the landlords putting up the main resistance to the whole business and getting it in the neck.

In Japan, the landlords didn't like it when the Government put a ceiling on the price they could charge for their land in sales under the land reform introduced by the MacArthur occupation. Occupation authorities were willing to pass the land prices to the price fixed officially for rice, the island's principal commodity. However, the landlords, suspicious on principle of all Government price controls, rejected the idea.

Our own landlords, in 1947, when the rent price had been beaten badly. One 5 per cent of the tenants signed the leases and paid the 15 per cent increase, the others guessing shrewdly that the inflation still would be with us and rent control would have to be extended in 1948. Congress now must do something, and whatever it does will be painful.

With an election coming up and tenants still free to negotiate with landlords, it seems certain that the law will be removed in some form. One good guess is that the present arrangement will be continued and another is that the 15 per cent increase will be made general. In any case, it is obvious that our tenants or our landlords, or both, are soon going to start screaming that they have been given a raw deal. Like the Japanese, we are learning the hard way.

Our own landlords, who have a rather uniform system of price-war, regulation and rationing during this emergency and which probably will be more complicated when the best minds in Washington get through working on the problem of what to do

We may think that the Japanese have less economic sense as well as less democratic spirit than the Americans but this feeling of superiority is seriously deflated when we consider the mess we have made of rent control, which currently is serving the interests of Communists and which probably will be more complicated when the best minds in Washington get through working on the problem of what to do

Gallup Poll Angers The GOP

REPORTS from Washington say the Republicans are maddening as well as Dr. George Gallup. On the way to the Presidential election, the party is running. They have been netted for a year by the showing of rising Truman popularity in the cross-section sampling of the popular mind which is conducted by Gallup's American Institute of Public Opinion. Their distress has been heightened by the recent straw balloting which shows that even with Henry Wallace in the race, President Truman leads Senator Taft and Governor Dewey although he trails General Eisenhower.

The Republicans dispute the accuracy of the Truman trend in the Gallup Poll because "it has been bearing on the independent vote, which always plays a much larger part in Presidential elections than in Congressional or state elections in off-years, and which has been an important factor in the Gallup Poll. The extent to which the voters exercise their independence in picking a President is indicated in the Gallup Poll heat balloting, in which the Republicans lead the Democrats 37 per cent of the total to 27 for Taft and 10 percent for Dewey, as against 46 for Truman when opposed by Taft and 45 for Truman when his opponent is Eisenhower.

Now that Eisenhower has eliminated himself from the race, the Republican strategists must correctly analyze the sources of the popularity of the man who consistently has run second to the General in the Gallup Poll, and in the Fortune Survey as well. They must do this because the independent vote probably will decide the November election. If the Republicans hope to win, they will have to pay more attention to the mood of the country in 1948 than to "historic indicators." They will make a fatal blunder if they now concentrate on efforts to discredit the Gallup Poll rather than on the development of a leadership which will swing the Poll in their favor.

Chancellor Flowers

IT IS symbolic of the role which Robert Lee Flowers has played in the development of Duke University that the Board of Trustees, acting on his request for retirement from the exacting burden of the presidency, assured itself of his continuing service by asking him to accept the new position of chancellor. No man has served Trinity College and Duke University longer than Chancellor Flowers, and few can ever serve it as well.

President Flowers has been associated with the institution since 1901, when as a young graduate of the U. S. Naval Academy he began teaching mathematics at Trinity College. It was as a professor for nearly 40 years that he won a lasting place in the hearts of Trinity and Duke men and women, but when he gave his services to help to mold the great educational center which sprang from the small denominational college to which he came.

If it can be justly said that Duke University was the dream of James B. Duke and the great William Preston Few, then credit for transforming this dream into reality must, in large measure, be granted to Robert Lee Flowers. He was Few's ideal

about extension of rent control, scheduled to expire Feb. 28.

Tenants being five times as numerous as landlords, it is not hard to understand why the decontrol principle stopped short of rents when the politicians consulted their Washington pressure charts before voting on the matter. In an effort to work out of the dilemma, Congress last year passed a modified rent-control measure which enabled landlords to make a 15 per cent "cost of living" hike in rents in cases where tenants "voluntarily" accepted the increase in exchange for leases running through 1948. This bright idea was adopted on the assumption that all rent control would be ended by February, 1948, and those who signed the leases would be protected through 1948 against rent gouging.

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People's Platform

Folly In 'Preventive War'

Editor, The News:

A strong argument for stronger measures in our dealing with Russia, leaning heavily to the idea that a "preventive war" on our part might be the course of action, was advanced in an article in another publication which urged, first, an ultimatum to Russia that she withdraw from all territory occupied since the beginning of the war; second, an ultimatum to the United States to show our power to enforce the ultimatum; and third, in case of non-compliance by the Kremlin, bombing of the Kremlin.

I would like to call attention to Henry L. Stimson's remarks appeared in the People's Platform section of your paper on this question in his "Challenge to Americans" which appeared in the October Foreign Affairs. Speaking as he does from an exceptional position of knowledge, he says: "I am sure that Senator [Hoover] Secretary of War under both Taft and Roosevelt [Dr. Frank D. Roosevelt]. Mr. Stimson's opinion is unquestionably authoritative. Neither is radical, nor does either represent a narrow type of thinking which I believe many readers will welcome in this era of confusion and distortion."

At the end of the war, he points out, we sincerely wanted to maintain friendly relations with all nations, and specifically with Russia. He was one of those who counseled patience. Says Mr. Stimson: "I have believed—and still believe—ever since that the best way to deal with the Russians and that only by doing so can we leave the door open for Russian good faith toward us." But the so-called American policy makers have chosen to pursue an uncompromising policy. U. S. citizens who now travel in contact with American Communists are "very clearly other nations or foes."

The fellow-travelers, however, are not only ones who are badly mistaken. An equal and opposite error is made by those who argue that Americans must go to war with Russia to "protect" us from the "Red" world.

Worst of all, this theory indicates that the physical properties of the Foundation still belong to the Roosevelt estate. If it is, in fact, an unnecessary retaliation directed to destroy, it should be held responsible for the damage done to the morale of the American people.

Even if we could not have the opportunity to do so, we could not take that opportunity without destroying our true inheritance. Americans as con-

querors would be truly miserable."

With that, he ends. We do not know of all, in dealing with the Russians, he should remember that "with unscrupulous traitors and unmitigated belligerence are impossible. There is a middle course." That middle course, he says, is one which, according to wise, that "freedom and property, hand in hand, can be safely sustained in the Western democratic world. The human and practical change in the Western Countries, the first opportunity in the nation may have rendered a real national service. Often we take too much for granted. This may be just such an incentive.

It is true, however, that in authority do not take time out and give the American people such information as every private corporation has to furnish its stockholders, for the people are going to be asked to bear the cost of the war.

Another item that is especially interesting is the statement that the American people are to be asked to take more vacations in France, so that they have just reduced the value of their francs. Whereas you used to get a legal 11 francs for your dollar, by waiting in line at American Embassies in Paris, you now get only 8 francs. This is due to odd little characters in doorway ways off the Place de l'Opera, which is no insignificant item.

It is true, too, that bad bed bugs in the hotel rooms of Europe are forced, by economic laws, to reserve their best beds for the well-heeled American. He is the hope of foreign trade. His appearance in the Red world might topple.

Of course, the same old little drama is being played out in Britain, too, where the people are going to be asked to do what they can name, under the theory that the way ultimately to get the things that we want is to buy them.

That is the way the British government wants to do it, to gain an enormous amount of foreign currency.

It is true, however, that the poor man in France? One must choose as the full ships head for the empty countries."

John W. Hester.

Quote, Unquote

It's not we object to, only the nervous tension that goes with it.—*Hearst's Times*.

In Italy tax collectors have gone on strike. The spread of these foreign ideas may not be so bad after all.—*Fort Myers News-Pilot*.

Drew Pearson's Merry-Go-Round

WASHINGTON

WHEN Gen. Douglas MacArthur failed to respond to a second term as chief of staff and called to organize the Philippine Constabulary, he took with him to Manila the 100,000-strong men of the Army's 1st Cpt. Dwight Eisenhower.

But after some time in the Philippines, things didn't go well and he was sent back to the command of the American Army.

The fact that MacArthur fired Eisenhower has been denied by MacArthur, but it is true. Since then the two men have not been on particularly good terms. In fact they have not seen each other since.

When MacArthur got to the Philippines, friends close to him say that he got a little extra tick out of inserting the admittance that a military man should not nurture the ambition to be President of the United States. He was to be the chief of the U. S. Army in the Far East and commander, the only military man who aspired to be President—Douglas MacArthur.

Battle Inside KKK

THE split inside the Ku Klux Klan over the Klan canary to elect Herman Talmadge as governor of Georgia is one of the most significant developments in Klan history.

Grand Dragon George is not at all happy about it—especially the split between the last two Klan masters. Here is the latest story.

At the first January meeting of Klans No. 1, Atlanta, Dr. Richard Bokum, acting cynical in Dr. Green's place, told the Klan that he wanted to nominate Talmadge. Bokum said it was the duty of every Klanman to do so.

Judging from the murmur of approval, the anti-Talmadge Klansmen were just as strong as the Talmadge supporters.

Grand Dragon Green has now returned to Atlanta and held a meeting early last week to try to head the breach.

GOP Fires At Generals

WITH the political exile of General Eisenhower, GOP stragglers have decided to use Harry Truman's yen for the military as one of their most potent weapons in an attempt to discredit him.

Gen. George C. Marshall, the head of the military service, has been called in to boost this appointment.

But in the private session between the President and the Senate Armed Services Committee, it was George who did.

"I agree," concurred Truman. "And I want you to know that it is not my intention to appoint military men to civilian posts."

"I can't get civilians to fill them. I don't think, on the other hand, that we should lose the outstanding abilities of a man just because he is in the Army."

What For? It Ain't Raining'

Washington

GEORGE V. ALLEN, who has been

returning to Washington to take

on the post of Assistant Secretary of State in charge of the program of information to be headed by him,

Allen, a career service diplomat,

was nominated after four or five

months of civilian life had seen no

action in the field of information.

His fifth choice is no reflection on Al-

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it is to give him a chance to get

the information after others with

perhaps more obvious qualifications

had turned it down.

With one exception, the Con-

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Summer and Fall learned how im-

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They were soon disillusioned.

One reason, of course, was that

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Many of the ablest men

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