

MINUTES OF A REGULAR MEETING OF THE HOUSING
AUTHORITY OF PORTLAND, OREGON HELD THURSDAY,
MAY 3, 1945, AT 2:00 P. M., IN ROOM 415 AT
THE CITY HALL, PORTLAND, OREGON.

Roll Call
Minutes of Previous Meeting
Report of Secretary-Treasurer
Audit of Vanport Cafe & News
Contract for Hauling of Coke from Vanport City
Trestle to University Homes Project
Contract for Hauling Pea Coal in Vanport City
Resolution for Leasing of Lunch Counter at
University Homes Project.
Resolution Authorizing Lease of a Portion of the
Cafeteria Space at University Homes to School
District #1 for Use as Child Day Care Center.
Statement on Need for Additional Workshop Space
in Maintenance Warehouse - Vanport City.
Amendment to Lease for Bellaira Court - ORE-35201
Deprogramming Vanport City & Other Projects
Housing for Returning War Veterans
Appointment of C. A. Moores to Committee of NAHO
on Disposition of Temporary War Housing.
Resolution Commending the Activity & Personal
Ability of Frank M. Crutsinger
General:
Correspondence - Coal
Disposition of War Housing
V-E Day
Trailer Camp - Fairview
Adjournment

The Commissioners of the Housing Authority of Portland, Oregon met in regular session on Thursday, May 3, 1945, at 2:00 P. M., in Room 415 of the City Hall. The meeting was called to order by the Chairman and, upon roll call, those present and absent were as follows:

Commissioners present:	C. A. Moores	
	H. J. Dahlke	Absent: S. E. Norby
	H. T. Capell	
	H. J. Detloff	

Also present were: Harry D. Freeman, Executive Director; and Lester W. Humphreys, Legal Counsel.

MINUTES OF PREVIOUS MEETING

The Chairman moved that the minutes of the previous meeting be approved as submitted. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed.

REPORT OF SECRETARY-TREASURER

Audit of Vanport Cafe & News

The Commissioners acknowledged receipt of the audit report on the financial records of Leonard Kaufman. Discussion followed regarding Mr. Kaufman's recent request for a reduction in rental rates and Mr. Freeman announced the recommendation of the staff that Mr. Kaufman be granted a reduction on beer and wine from 6% to 4%. Commissioner Capell said he could see no particular reason for a reduction on the over-all operation of the cafe and recommended that the subject be tabled until Leonard Kaufman appeared before the Board. Attention was called to certain differences in rental rates to various operators in housing projects and Mr. Freeman explained that some lower rates prevailed in grocery stores and higher rates in restaurants. Commissioner Detloff said that, following a telephone conversation he had with Mr. Kaufman, he believed that Mr. Kaufman has a legitimate complaint and suggested that Mr. Kaufman be invited to appear before the Commissioners.

Chairman Moores then moved that the question be laid on the table until such time as Leonard Kaufman wished to state his case before the Commissioners and that Mr. Kaufman be invited to appear before the Board at the next regular meeting, to be held May 17, at which time the Commissioners agreed to consider the recommendation of the staff that Mr. Kaufman's rental rates on beer and wine be reduced from 6% to 4%.

CONTRACT FOR HAULING OF COKE FROM VANPORT CITY TRESTLE TO UNIVERSITY HOMES PROJECT

The Executive Director reported that, in accordance with the motion passed at the previous meeting, the Authority called for bids on the hauling of 14,000 tons of coke from the Vanport City trestle to University Homes but that no bids other than that of Joseph A. Nance were received. Accordingly, the coke hauling contract was awarded to Mr. Nance, doing business as the Northwestern Fuel Company, and the following resolution was presented for approval of the Commissioners:

RESOLUTION NO. 309

RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND JOSEPH A. NANCE, DOING BUSINESS AS NORTHWESTERN FUEL COMPANY, FOR HAULING OF COKE.

WHEREAS, the Housing Authority of Portland, Oregon finds it necessary to haul coke from the Vanport City trestle to University Homes, and

WHEREAS, Joseph A. Nance of the Northwestern Fuel Company was low bidder for this service,

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Sec. I. The Chairman of the Housing Authority of Portland, Oregon is hereby authorized and directed to execute a contract to be prepared by the Legal Counsel of the Authority for and on behalf of the Authority with Joseph A. Nance to receive coke at the Vanport City trestle and to deliver it either to the bins at University Homes or to the stockpile in Vanport City and then to the bins at University Homes, and the Secretary-Treasurer is hereby authorized and directed to attest said contract and impress the Corporate Seal of the Authority thereon.

Sec. II. This Resolution shall take effect immediately upon its adoption.

Adopted:

Chairman

Attest:

Secretary-Treasurer

Commissioner Dahlke moved that the Resolution be adopted as submitted. The motion was seconded by Chairman Moores and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Detloff	
Capell	

The Chairman declared the motion unanimously passed and the Resolution adopted.

CONTRACT FOR HAULING PEA COAL IN VANPORT CITY

The Executive Director reported that, in accordance with the motion passed at the previous meeting, the Authority called for bids on the hauling of pea coal from the Vanport City trestle to the bins in Vanport City but that no bids other than that of Joseph A. Nance were received. Accordingly, the contract for hauling pea coal was awarded to Joseph A. Nance, and the following Resolution was presented for approval of the Commissioners:

RESOLUTION NO. 310

RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND JOSEPH A. NANCE, DOING BUSINESS AS NORTHWESTERN FUEL COMPANY, FOR HAULING OF COAL.

WHEREAS, the Housing Authority of Portland, Oregon finds it necessary to haul pea coal from the Vanport City trestle to the bins at Vanport City, and

WHEREAS, Joseph A. Nance of the Northwestern Fuel Company was low bidder for this service,

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Sec. I. The Chairman of the Housing Authority of Portland, Oregon, is hereby authorized and directed to execute a contract to be prepared by the Legal Counsel of the Authority for and on behalf of the Authority with Joseph A. Nance to receive pea coal at the Vanport City trestle and to deliver the pea coal from the trestle to the coal bins in Vanport City or to the stockpile in Vanport City and then to the coal bins, and the Secretary-Treasurer is hereby authorized and directed to attest said contract and impress the Corporate Seal of the Authority thereon.

Sec. II. This Resolution shall take effect immediately upon its adoption.

Adopted:

Chairman

Attest

Secretary-Treasurer

Commissioner Dahlke moved that the Resolution be adopted as submitted. The motion was seconded by the Chairman and, upon roll call, the vote was as follows:

AYES	NAYS
Moore	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed and the Resolution adopted.

RESOLUTION FOR LEASING OF LUNCH COUNTER AT UNIVERSITY HOMES PROJECT

The proposal of F. D. Kelly and Mrs. June McKnight to establish a lunch counter in a portion of the space formerly occupied by the University Homes cafeteria, which proposal was held over from the previous meeting pending determination of the exact status of the cafeteria space, was again considered. Mr. Freeman stated that the proposal has been recommended by the staff in accordance with terms

previously recommended whereby the Authority would receive 7% of the gross income and the Authority would pay the cost of utilities. The Legal Counsel reported that the question of jurisdiction over the cafeteria space had been settled with the Regional Office and introduced the following Resolution for approval of the Commissioners:

RESOLUTION NO. 311

RESOLUTION APPROVING & AUTHORIZING EXECUTION OF
A LEASE BETWEEN THE HOUSING AUTHORITY OF PORTLAND,
OREGON AND F. D. KELLY & MRS. JUNE MCKNIGHT FOR
SPACE IN THE FORMER UNIVERSITY HOMES CAFETERIA FOR
OPERATION OF A LUNCH COUNTER.

WHEREAS, F. D. Kelly and Mrs. June McKnight desire to operate a lunch counter in the University Homes Housing Project, ORE-35051,

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF
PORTLAND, OREGON:

Sec. 1. The form of Commercial Lease prepared by the Legal Counsel for the Authority between F. D. Kelly and Mrs. June McKnight and the Housing Authority of Portland, Oregon for space in the former University Homes Cafeteria in which to establish a lunch counter be and the same is hereby approved and the Chairman is authorized and directed to execute the same for and on behalf of the Authority and the Secretary-Treasurer is hereby authorized and directed to attest the same and impress the corporate seal of the Authority thereon.

Sec. 2. This Resolution shall take effect immediately upon its adoption.

Adopted:

Chairman

Attest

Secretary-Treasurer

Chairman Moores moved that the Resolution be approved as submitted. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed and the Resolution adopted.

RESOLUTION AUTHORIZING LEASE OF A PORTION OF THE CAFETERIA SPACE AT UNIVERSITY HOMES TO SCHOOL DISTRICT NO. I FOR USE AS A CHILD DAY CARE CENTER.

The Executive Director presented a proposal to lease a portion of the space formerly occupied by the University Homes Cafeteria to be used by

School District No. 1 for a child day care center. Mr. Freeman said that School District No. 1 would assume the expense of conversion and that the lease would provide that, when the space is no longer needed for a child day care center, the School District agrees to convert it back to its original design, if so desired. During discussion the following Resolution was presented for approval of the Commissioners:

RESOLUTION NO.312

RESOLUTION AUTHORIZING EXECUTION OF A LEASE BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND SCHOOL DISTRICT NO. I FOR SPACE IN THE FORMER UNIVERSITY HOMES CAFETERIA FOR OPERATION OF A CHILD DAY CARE CENTER.

WHEREAS, School District No. I desires to establish a Child Day Care Center in the University Homes Housing Project, Ore.35051,

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND,

OREGON:

Sec. I. The form of Commercial Lease prepared by the Legal Counsel for the Authority between School District No. I and the Housing Authority of Portland, Oregon for a portion of the former University Homes Cafeteria to be used as a Child Day Care Center be and the same is hereby approved and the Chairman is hereby authorized and directed to execute the same for and on behalf of the Authority and the Secretary-Treasurer is hereby authorized and directed to attest the same and impress the corporate seal of the Authority thereon.

Sec. II. This Resolution shall take effect immediately upon its adoption.

Adopted:

Chairman

Attest

Chairman Moores moved that the Resolution be adopted as submitted. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed and the Resolution adopted.

STATEMENT ON NEED FOR ADDITIONAL WORKSHOP SPACE IN MAINTENANCE WHSE., VANPORT CITY

The report of the Management Division on justification for an addition to the maintenance warehouse at Vanport City was presented to the Commissioners.

It was the suggestion of Commissioner Dahlke that the expense of additional improvements to the maintenance warehouse at this time be abandoned. The Legal Counsel recommended tabling the subject and, should project occupancy again increase, the proposal could be renewed. The Chairman then moved that the subject be laid on the table. Commissioner Dahlke seconded the motion and, upon roll call, the vote was as follows:

AYES	NAYS
Moore	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed.

AMENDMENT TO LEASE FOR BELLAIRA COURT - PROJECT ORE. 35201

The proposal of the War Foods Administration to use the Bellaira Court Project, ORE-35201, until December 31, 1945 for housing Mexican agricultural workers in the Portland area, was again considered. Mr. Freeman explained that the project is at present in "stand-by" status and that approval of the proposal would be merely a matter of cooperation between two governmental agencies. The Legal Counsel presented the following Resolution providing for execution of an Amendment to the lease for Bellaira Court and for turning that project over to the War Foods Administration until December 31, 1945:

RESOLUTION NO. 313

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 3 TO INDENTURE OF LEASE BETWEEN THE UNITED STATES OF AMERICA, ACTING THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE HOUSING AUTHORITY OF PORTLAND, OREGON FOR SUSPENSION OF OPERATIONS UNTIL DECEMBER 31, 1945 BY THE HOUSING AUTHORITY OF PORTLAND, OREGON OF BELLAIRA COURT PROJECT ORE-35201.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

1. The Chairman of the Housing Authority of Portland, Oregon is hereby authorized and directed to execute a contract for and on behalf of the Authority with the United States of America through the Federal Public Housing Authority amending the lease between the Housing Authority of Portland, Oregon and the United States of America by acting through the Federal Public Housing Authority for the management and operation of Bellaira Court Project ORE. 35201 providing for suspension of operation of said project by the Authority through December 31, 1945, said contract is substantially in the following form:

AMENDMENT NO. 3 TO INDENTURE OF LEASE

Between

the UNITED STATES OF AMERICA
acting through the
FEDERAL PUBLIC HOUSING AUTHORITY
(Herein called the "Lessor")

and the
HOUSING AUTHORITY OF PORTLAND, OREGON
(hereinafter called the "Lessee")

THIS AMENDMENT made and entered into this 19th day of April 1945, by and between the Lessor and the Lessee as follows:

WHEREAS, War Housing Project No. ORE-35201 is now being operated and managed by the Lessee in accordance with the terms and conditions of the Indenture of Lease between the parties hereto, executed on the 17th day of February, 1944, as of January 1, 1944, same being Contract No. HA(ORE-35201) mph-102; and

WHEREAS, it is the intention of the parties hereto that the Lessee shall be relieved of all its responsibilities under said lease with respect to said War Housing Project No. ORE-35201 for a definite period of time in order to permit the Lessor to make suitable and adequate arrangements with the War Foods Administration for the housing of Mexican agricultural workers within the Portland area;

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE LESSOR AND THE LESSEE AS FOLLOWS:

(1) The Lessee does hereby surrender to the Lessor possession of War Housing Project No. ORE-35201, together with all the buildings and structures located thereon, and together with all facilities, equipment, fixtures, appurtenances and supplies installed in or located in said Project as of the 19th day of April, 1945. The surrender of possession of said premises to the Lessor shall be made as of the 19th day of April, 1945, and the Lessor shall retain possession for such purposes as it may deem necessary until the 31st day of December, 1945, and the Lessor shall have the use and enjoyment of said surrendered premises without interference and control by the Lessee.

(2) The surrender of possession of said War Housing Project No. ORE-35201 shall in no event operate as a termination of the Management Lease, Contract No. HA(ORE-35201) mph-102, but shall operate solely as a license to the Lessor to make free and complete use of the premises therein included, and as a suspension of the obligations and duties of the Lessee under said Lease with respect thereto. On the 1st day of January, 1946, the possession of War Housing Project No. ORE-35201 shall vest in the Lessee, and on said date the Lessee shall operate and manage said Project, and all the real and personal property pertinent thereto in accordance with the terms and conditions of the Indenture of Lease between the Lessor and the Lessee dated February 17, 1944.

(3) The Lessee shall discontinue its custodial management and operation of War Housing Project No. ORE-35201 as of the 19th day of April, 1945, and shall have no further responsibility or obligation with respect to custodial management until December 31, 1945. The Lessor does hereby discharge the Lessee from all further responsibility therefor during said period.

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this Amendment this 19th day of April, 1945.

UNITED STATES OF AMERICA
FEDERAL PUBLIC HOUSING AUTHORITY

By _____
Ass't. Director for Management

(SEAL)

ATTEST:

HOUSING AUTHORITY OF PORTLAND, OREGON

By _____
Chairman

Secretary-Treasurer

Approved by:

Attorney, Housing Authority of Portland, Oregon.

Sec. II. This Resolution shall take effect as of the 19th day of April, 1945.

Commissioner Capell moved that the proposal be approved and that the Resolution be adopted. The motion was seconded by the Chairman and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed and the Resolution adopted.

ADOPTED:

Chairman

ATTEST:

Secretary-Treasurer

DEPROGRAMMING VANPORT CITY AND OTHER PROJECTS

Mr. Freeman reported that the subject of deprogramming Vanport City was discussed at length at a recent meeting of Project Managers and that it was agreed that Project Managers would submit reports on their respective projects, after which an over-all plan for deprogramming would be presented to the Commissioners.

HOUSING FOR RETURNING WAR VETERANS

The question of housing for returning war veterans was again brought up. Mr. Freeman stated that the Authority has no way of knowing just how fast applications from veterans will be coming in but that certain housing projects are being designated to take care of veterans temporarily, until it can be determined just what the trend will be.

The Chairman recalled that, at the previous meeting of the Commissioners, it was voted to close the War Housing Center and to invite the activity of that office into the office of the local Housing Authority. Mr. Moores reported that he recently met with Mr. George Copelan, Regional Representative, NHA, and with Mr. Arthur Victor, Manager of the local War Housing Center, at which time another report was presented by Mr. Victor which contained the statement that, while the Board had voted to close the office of the local War Housing Center, he had received no official notification and that no other plans had been submitted. Mr.

Moore said he pointed out to Mr. Victor that the statements were entirely untrue and that he explained the recent action of the Board to the satisfaction of Mr. Copelan.

Mr. Moore said that he also described to Mr. Copelan the recent meeting held in the office of the Executive Director with a committee consisting of members of the USO, Mr. D. Gage of the OPA, Mr. Chown, and others, at which he presented the proposal of the local Authority to take over the activities of the War Housing Center and that Mrs. Williams of that office be added to the staff of the local Authority. Mr. Moore said that it was explained to the committee that, inasmuch as the local Housing Authority is indirectly responsible for the activity of the War Housing Center, certainly it should exercise control over it. Mr. Moore said it was unanimously agreed that returning veterans should not have to contact various agencies in an effort to locate housing and that the committee unanimously approved the proposal, one member asking whether the transfer of activities could be made immediately. It was explained that, while the local Authority would be ready to take over the additional work at any moment, the transfer would become effective as of July 1, 1945.

The Chairman said that Mr. Copelan suggested that returning veterans be placed in Columbia Villa but that it would be his recommendation that the veterans be housed in Gartrell units and Parkside Homes also, thus clearing some of the larger projects.

Mr. Moore said that, following the detailed explanation, Mr. Copelan agreed to accept the proposal of the local Authority and requested a letter from the Chairman stating reasons that prompted the proposed action. Mr. Moore then requested approval of the following letter to Mr. Copelan:

"Mr. George W. Copelan, Regional Representative
National Housing Agency
1022 Joseph Vance Building
Seattle 1, Washington

Dear Mr. Copelan:

"At a meeting of the War Housing Center Committee held April 19, 1945, the members voted unanimously to close the War Housing Center and to transfer its activities to the Housing Authority of Portland. There are a number of reasons which prompted this action.

- "(1) Because of the increasing number of returning war veterans it is logical that procedures for obtaining housing for them should be simplified. It is illogical to maintain separate centers for housing applications.

- "(2) It is proper also that listings of private property for rental to war veterans be maintained at the office where their housing applications are made.
- "(3) The Committee agreed that the expenditure of Federal funds of from \$1200.00 to \$1500.00 per month for maintenance of the War Housing Center was not justified when it is possible for the Housing Authority of Portland to assume this activity, with its experienced staff, in addition to its regular work, at very little extra cost.
- "(4) Since the meeting of April 19, we have discussed this transfer of activity with representatives of Veterans organizations and the Rental Department of the O.P.A. and they agreed that such a move would be logical, economical and timely, because of the circumstances.
- "(5) All of us recognized that a returning war veteran will be faced with much "red tape," that he will have to negotiate with many agencies in getting settled in civilian life and that, certainly, the veteran should not be forced to go to more than one public agency in seeking a place in which to live. We believe that shelter should be a first requirement for the returned veteran."

Sincerely yours,

HOUSING AUTHORITY OF PORTLAND, OREGON

/S/ Chester A. Moores

Chairman"

The letter was unanimously approved.

Chairman Moores then read employment figures from a "confidential" list presented by Commissioner Detloff regarding proposed reductions in shipyards by next December.

APPOINTMENT OF C. A. MOORES TO COMMITTEE OF NAHO ON DISPOSITION OF TEMPORARY WAR HOUSING

Mr. Freeman reported that Mr. Hugh Pomeroy, Executive Director of the National Association of Housing Officials, called at his office and advised that he had appointed a National Committee on Disposition of Temporary War Housing and that he had named William Peery of Vancouver and John Schlarb of Tacoma from this area, and that Mr. Pomeroy believed that Chairman Moores of this Authority should also be on this committee. Mr. Freeman urged that Mr. Moores accept the appointment.

Commissioner Detloff moved that the Board recommend that Chairman Moores accept the appointment to the National Committee on Disposition of Temporary War

Housing. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The motion was declared unanimously passed.

Mr. Moores said that he would be very glad to consider the appointment but doubted whether he could attend the first conference to be held in Washington, D. C. on May 15. Mr. Freeman said that Mr. Pomeroy would be in Portland again on Monday, May 7, between trains, at which time he and Mr. Pomeroy would call on Mr. Moores for further discussion of the appointment.

RESOLUTION COMMENDING THE ACTIVITY & PERSONAL ABILITY OF FRANK M. CRUTSINGER

Chairman Moores announced the possibility that Mr. Frank M. Crutsinger may be transferred to another assignment with the Federal Public Housing Authority in Washington, D. C., and stated that he had written personally to Senator Wayne Morse recommending that Mr. Crutsinger be retained in his present position as Regional Director, Region VII, FPHA. In the discussion that followed, members unanimously complimented the ability and accomplishments of Mr. Crutsinger, and the Legal Counsel presented the following resolution requesting that Mr. Crutsinger be retained in the capacity of Regional Director, R-VII, FPHA.

RESOLUTION NO. 314

RESOLUTION COMMENDING THE ACTIVITY AND PERSONAL ABILITY OF FRANK M. CRUTSINGER, DIRECTOR, R-VII, FEDERAL PUBLIC HOUSING AUTHORITY.

WHEREAS, in the early days of Public Defense Housing and of Housing Authorities in the Northwest it was necessary that great energy and the application of common business sense be applied for the speedy and economical construction of houses for war workers, Frank M. Crutsinger, because of his excellent background, knowledge of public and private housing, his good, common, business sense, and outstanding ability, was appointed Director of Region VII of the Federal Public Housing Authority;

Since those early days Mr. Crutsinger has, with outstanding ability, performed in an admirable manner the important and difficult duties thrust upon him as Director of Region VII in providing that housing. Through these trying times he has carried the burden of his duties pleasantly and yet has administered the business of this Region in a firm and business-like manner adhering simultaneously to Federal regulations. This has endeared him to those under his supervision and direction and has commanded their admiration and respect. As a result, there has been built in Region VII a strong and successful Federal Public Housing Authority Region;

Because of his attributes and because of his cooperation with local

Housing Authorities, which cooperation has been exercised with an unyielding demand that the policies of the Federal Public Housing Authority still be adhered to, Mr. Crutsinger became the hub of the wheel around which the functions of the Regional Office and local Housing Authorities in the Region revolve, and by which they are held in a solid and coordinated useful object; and

Because of these things there is now in Region VII one of the most perfect functioning, coordinating and cooperating groups of public housing officials, employees and local housing authorities;

With the end of the war in the near, if somewhat indefinite future, matters of great purport to the Federal Government, and particularly local communities, with respect to demolition and disposition of projects and post-war housing, are arising. Mr. Crutsinger is well familiar with these matters. He has the necessary knowledge of Public Housing and has his pulse upon the reactions, requirements and problems of local communities. This makes Mr. Crutsinger, as Director of Region VII of the Federal Public Housing Authority, more than ever vital to his continuance in this position;

The demolition and disposition of war housing and plans for urban redevelopment and for the development of future public housing is at present so imminently upon us that a removal of Mr. Crutsinger as Director of Region No. 7 or a replacement of him would cause great consternation among the employees of the Region and among local Housing Authorities which might throw the functionings of them both into such uncertainty and might so uncoordinate these functionings that a chaotic condition would result which it would take months to re-establish to the point of perfection which it now enjoys.

Careful, thoughtful, and unselfish consideration has been given this matter by this Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

That this Authority appeal to the Administrator of the National Housing Agency, the Commissioner of the Federal Public Housing Authority and such other person or persons as might be deemed advisable, requesting that Frank M. Crutsinger be retained and that he be not replaced as Director of Region VII of the Federal Public Housing Authority; and

BE IT FURTHER RESOLVED that a copy of this Resolution be immediately forwarded to the Administrator of the National Housing Agency, the Commissioner of the Federal Public Housing Authority, and such other person or persons as might be advisable.

Adopted:

Chairman

Attest:

Secretary-Treasurer

Vice-Chairman Dahlke moved that the Resolution be adopted. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	

The Chairman declared the motion unanimously passed and the Resolution adopted.

The Chairman then requested that copies of the Resolution be forwarded to: All Senators and Congressman in Region VII (Oregon, Washington, Idaho, Montana, Wyoming, and Alaska); to Governor Earl Snell; Mayor Earl Riley of the City of Portland; Mr. John B. Blandford, Jr., Administrator, National Housing Agency; Mr. Philip M. Klutznick, Commissioner, FPHA, Washington, D. C; to Wm. A. Bowes, Commissioner of Public Works, City of Portland; and to all local Housing Authorities in Region VII, to each Chairman and Executive Director.

GENERAL:

Correspondence - Coal

Chairman Moores read the following letter received by Mr. A. R. Riddell of the Liberty Fuel & Ice Company and complimented Mr. Riddell upon his efforts in assisting the local Authority to obtain pea coal direct from the mine:

"Mr. A. R. Riddell
Liberty Fuel & Ice Co.
Portland, Oregon

April 19, 1945

Re: Portland Housing Authority
Pea Coal Shipments

Dear Alex:

"This will confirm our telephone conversation today, in which we advised that since you are agreeable to releasing us from our commitment covering a substantial quantity of Royal Pea Coal, and since thru your good offices release has been obtained from others, we will accept from the Portland Housing Authority directly, for direct shipments to their handling facilities at Vanport, order for 10,000 tons - shipments to move at the maximum rate of 1200 tons per month from date until September; 800 to 900 tons per month thereafter until total quantity has been shipped, or unless prior reduction or cancellation is made by the Housing Authority.

"This order will, of course, be subject to the same conditions as other firm orders accepted by us, as provided by our usual "Confirmation of Order" forms, copy of which is attached hereto.

"We recognize the importance of keeping the Portland Housing Authority satisfactorily supplied, and will make special effort to fill this order in compliance with their wishes, keeping in mind, however, that we have no surplus of Pea coal (nor any other size); we have accepted and are filling our full proportion of the tonnage allocated for war industries, railroads, Army and Navy Depots and others whose demands are very heavy simply because of the World War now being fought, and that in taking this tonnage away from others and shipping to the Housing Authority we are motivated by a sincere desire to not only aid in the war effort, but to reciprocate the fine cooperation of Mr. Parker of the local Solid Fuels Office, and your good company. (Also, we are not unmindful of the fact that the taking of this tonnage away from other customers upon whose business we will depend when the

Portland Housing Authority is no longer in the market for coal, places us at somewhat of a disadvantage in a competitive way; yet, on the other hand we are pleased to know that we can count upon you, and most of our loyal friends to give full consideration to the propriety of our decision in this instance)."

Sincerely yours,

/S/ N. Odell Garff
Sales and Traffic Manager"

Disposition of War Housing

Commissioner Detloff inquired regarding procedure to be followed in disposition of war housing projects and called attention to various elements entering into that phase of the program. Mr. Freeman advised that it is the plan of the Authority to cooperate with industries and that projects would be gradually demolished by areas, keeping those which prove most useful and most economical to operate. Mr. Detloff emphasized that the long-established industries of the city warrant consideration because they are the ones that will be operating long after the shipyards are closed. Mr. Freeman told Commissioner Detloff that at the next regular meeting held in the office of the Authority he would show Mr. Detloff the plan prepared for Vanport City. Mr. Freeman also said that, in the very near future, the Authority will issue a simple questionnaire which would show how many members of families in Vanport City are employed at present and how many members of these families were employed as of January 1, 1945. Places of employment would also be stated. He said that he had discussed the idea with the Kaiser Company and they did not believe the workers would object to such a questionnaire.

Mr. Freeman reported briefly on the recent visit of Francis A. Stayton, Acting Assistant Director for Management, FPHA, who expressed the possibility that certain "demountable" war housing may be sent to Europe at the close of war.

V-E Day - May 8, 1945

The Executive Director announced that the offices of the local Housing Authority would remain open on V-E Day and that activities would be carried on as usual.

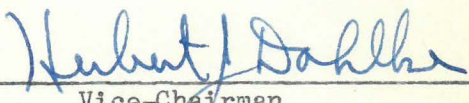
Trailer Camp - Fairview

Mr. Freeman again reminded the Commissioners that negotiations were

still under way between NHA, FPHA, and the Troutdale Aluminum Plant on construction of a trailer camp on a portion of the site occupied by the Fairview Homes Project. Mr. Freeman stated that he understood that Alcoa would pay the cost of site improvements and would manage the project but the local Authority had been asked to provide space in Fairview Homes for a dining room. Mr. Freeman made the statements as a matter of information, saying that nothing official had been given to him in written form.

ADJOURNMENT

There being no further business to come before the Commissioners, upon motion duly made, seconded, and passed, the Chairman declared the meeting adjourned at 3:45 P. M.


Vice-Chairman


Secretary-Treasurer

MINUTES OF A REGULAR MEETING OF THE HOUSING
AUTHORITY OF PORTLAND, OREGON, HELD THURSDAY,
MAY 17, 1945, AT 2:00 P.M., IN ROOM 404 ALDER-
WAY BUILDING, PORTLAND, OREGON.

Roll Call

Minutes of Previous Meeting

Secretary-Treasurer's Report

Financial Statement for April, 1945, Form 621

Correspondence - Congratulatory Letter from
Regional Office of FPHA.

Hearing for Leonard Kaufman on Change of Rental Rates
Statement on Negotiations for Termination of Winter
Brothers' Contract.

Report on East Vanport Cafe

Housing for War Veterans

Construction of 50 Trailers at Fairview Homes

Progress Report on Deprogramming of Temporary Units
by Projects.

Proposal to Amend Resolution No. 263 - Budget for
Statutory Project, Columbia Villa.

Proposal to Change the Percentage of Payments in Lieu
of Taxes for Columbia Villa from $8\frac{1}{2}\%$ to 10% in
Accordance with Provisions of Reso. No. 263 as
Amended.

Preliminary Proposal on New Temporary Loan Notes for
Columbia Villa for 1945-46, Proposing a Reduction
of the Principal Indebtedness of \$62,000.00.

Notices from Northwestern Fuel Company and Miesen Fuel
Company Advising of Increase in Price of .25¢ per
Ton on Utah Coal.

Proposal of Oregon Groceteria to Sub-lease Meat Markets
in Commercial Centers No. 4 & 5 in Vanport City.

Present Status of Coffee Shop Operation - University Homes
Report on Previous Proposal for Improvements in Vanport
City - Laundry for Hospital.

Report on Heating Units - Vanport City

Proposal of Midwest Studios and J. R. Watkins Company
for Door-to-Door Solicitation.

General:

Newspaper Publicity

Resolution Re: Frank M. Crutsinger

Coal Delivery

Survey on Future Needs of Low-Rent Housing

Adjournment

The Commissioners of the Housing Authority of Portland, Oregon, met in
regular session on Thursday, May 17, 1945, at 2:00 P. M., in Room 404 Alderway
Building, Portland, Oregon. The meeting was called to order by the Chairman and,
upon roll call, those present and absent were as follows:

Commissioners present:	C. A. Moores	Absent: None
	H. J. Dahlke	
	H. T. Capell	
	H. J. Detloff	
	S. E. Norby	

Also present were: Harry D. Freeman, Executive Director; Lester W. Humphreys,
Legal Counsel; and Leonard Kaufman, Operator of the Vanport Cafe & News.

MINUTES OF PREVIOUS MEETING

Commissioner Capell moved that the minutes of the previous meeting be accepted as submitted. The motion was seconded by Chairman Moores and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The motion was declared unanimously passed.

SECRETARY-TREASURER'S REPORT

Financial Statement for April, 1945, Form 621

The Commissioners acknowledged receipt of the Financial Statement for the month of April, 1945, Form 621.

Correspondence - Congratulatory Letter from Regional Office

Mr. Freeman read the following congratulatory letter received by the local Authority from the Regional Director of the Federal Public Housing Authority for its part in the development of the housing program:

Seattle 1, Washington
May 7, 1945

"Harry D. Freeman, Executive Director
Housing Authority of Portland
Room 404 Alderway Building
713 S. W. Alder Street
Portland 5, Oregon

Dear Mr. Freeman:

"As you well know, the development of our war housing projects has always been a race against time. Due to a variety of reasons beyond our control, we always started too late and the progress of our work was constantly impeded by material and manpower shortages, weather, transportation difficulties and a host of other disheartening problems. As a result, we have never been satisfied with our progress record and we have come to look on development as an unfortunate period in the history of war housing.

"Perhaps our dissatisfaction has been a consequence of our failure to achieve perfection. If so, it is a healthy feeling. But I believe, now that the development period is almost over, we should be able to see our work in a broader perspective, against the background of the national record of housing production.

"We have just received, from our central office, the whole story of housing production for the year of 1944 in all regions in which temporary family dwelling units were built. Eight regions and the general field office were rated on the following project records:

- (1) Average number of days, assignment to contract award.
- (2) Average number of days, contract award to project completion.
- (3) Average number of days, assignment to project completion.

"Region VII, with the second largest workload, ranked first in all three. A more detailed tabulation follows:

Category	Average All Regions	2nd Region	Region VII
Assignment-Contract Award	81 Days	60 days	45 days
Contract Award-Completion	211 days	195 days	169 days
Assignment-Completion	292 days	270 days	226 days

"I realize that this fine record is not the exclusive property of the regional office but belongs as much to the local housing authorities who worked so hard to win the vital local battles that are merged in this over all success.

"Your Authority had a significant part in the making of this record and has reason to be proud of its contribution. Please accept my congratulations and thanks for your fine work.

Sincerely yours,

/S/ FRANK M. CRUTSINGER
Director, Region VII"

HEARING FOR LEONARD KAUFMAN ON CHANGE OF RENTAL RATE

Leonard Kaufman, operator of the Vanport Cafe and News, appeared before the Commissioners to explain his request for a reduction in rental rates. Mr. Kaufman said that he believed he should be placed on the same basis as chain stores on wine and beer. He also suggested an adjustment on his rental rate for the restaurant. Mr. Kaufman explained that he was paying a 6% rental charge on everything but tobaccos. Commissioner Detloff asked how much grocery stores in the project are paying. Mr. Humphreys said 1-1/4% and 1-1/2%. Commissioner Detloff said he considered it entirely unfair to charge Mr. Kaufman 6% when other stores pay but 1-1/4% and 1-1/2% and recommended not penalizing Mr. Kaufman on his volume of business. Mr. Griffin, project manager, explained that Mr. Kaufman's rental rate was established in the early stages of the project and that it was understood that the rate would be 6% for restaurants. Mr. Detloff pointed out that at 6% Mr. Kaufman's rent would amount to approximately \$1400 per month, which he considered exorbitant. Chairman Moores asked Mr. Eckert, Director, Management Division, to state his justification for the difference in rental rates charged Mr. Kaufman and those charged grocery stores. Mr. Eckert said he believed the Authority would be justified in leaving Mr. Kaufman's rent at 6% as Mr. Kaufman has the choicest restaurant location in the project. Members unanimously agreed regarding the desirable business

location of Mr. Kaufman. Chairman Moores agreed that Mr. Kaufman's business could not actually be compared with chain stores that handle thousands of different items and explained that chain stores are an entirely different type of operation than that of Mr. Kaufman. Mr. Freeman said that was the original reasoning of the Authority in making the 6% rental charge to Mr. Kaufman. The Legal Counsel agreed that such was the case while restaurants were permitted to charge a higher price for beer than were grocery stores, but that the OPA has now placed restaurants on the same basis as grocery stores for the ceiling price on beer. Mr. Moores compared Mr. Kaufman's rent with downtown rents and expressed the possibility of Mr. Kaufman doing a much better business at Vanport City than many downtown locations. Mr. Griffin expressed the opinion that Mr. Kaufman's difficulty simply amounts to a lack of supervision, and recommended only a reduction on beer and wine from 6% to 4%. Mr. Kaufman reported that he was placed on the same basis as chain stores on beer by the OPA last December. Regarding Mr. Kaufman's complaints about profits on beer and wine, the Chairman stated that it is really of no concern to the Authority whether Mr. Kaufman sells beer and wine or not.

When questioned regarding profits, Mr. Kaufman stated that for the past 60 days he has paid no attention to profits and referred the Committee to the Auditing Department for this information. Mr. Freeman reported that, for a while, Mr. Kaufman's profits on over-all operation averaged \$2500 per month, i.e., for the first 20 months of operation, after all salaries, including Mr. Kaufman's salary of \$400 per month, were paid. Mr. Freeman questioned the increase shown in cost of sales, which included personnel costs, food costs, and the like. Mr. Kaufman said that he believed the increase in cost of sales was largely due to the seemingly uncontrollable thievery of food at the restaurant. Because of this thievery, and defacement of property, Mr. Kaufman said he is losing all interest in the business and lately spends only about two hours a day at the cafe. Mr. Kaufman stated it seems impossible to stop the thievery and defacement of property altho it has been reported to the police in the project. Mr. Freeman questioned Mr. Kaufman regarding his personnel and Mr. Moores pointed out that, if Mr. Kaufman spends only a couple of hours per day at the cafe, almost anything could be stolen. Mr. Kaufman stated that the cafe is operated 24 hours per day; with a personnel of three girls,

a cook, and a dishwasher, and that the man in charge is thoroughly experienced in the restaurant business. Mr. Kaufman said he also has two partners who draw no salary. Commissioner Capell asked Mr. Kaufman what his personal investment amounted to and Mr. Kaufman estimated this at approximately \$30,000. He said that he had always tried to keep the cafe in repair and that at the present time it is in first-class shape. Brief discussion followed regarding Mr. Kaufman's personal investment, income tax, etc. Commissioner Dahlke questioned the amount of over-all business during the past eight months. Mr. Griffin reported this amount at \$2150.00 per month. Mr. Griffin referred to the financial report which indicated an increase from 36.3 to 41.4% in cost of sales during the past eight months. Mr. Humphreys, however, called attention to the fact that the past four months indicate a decrease from the four previous months. Mr. Kaufman said that if it were not for the sale of beer and wine he would show no profit at all. He explained that many patrons with food checks for two different types of service (fountain and food) present only one check when paying the cashier. Following his report, Mr. Kaufman was excused from the meeting. Upon leaving, he again stated that he has lost interest in the business and would be glad to sell out.

Following Mr. Kaufman's departure, Mr. Detloff asked whether the staff had informed Mr. Kaufman regarding the proposed reduction from 6% to 4% on beer and wine. Mr. Freeman explained that Mr. Kaufman was not notified of the proposed reduction inasmuch as it had been suggested by the Commissioners that Mr. Kaufman first appear before the Authority.

Chairman Moores said that, while the Commissioners wish to be entirely fair with Mr. Kaufman, he did not believe the Authority should simply alter the contract and suggested that, if Mr. Kaufman is no longer interested in the business, perhaps another operator could be found. Mr. Eckert concurred in the opinion expressed by Mr. Griffin, that Mr. Kaufman's present situation is entirely due to poor management. Mr. Moores then questioned whether Mr. Kaufman's activities warrant the \$400 salary if he spends but two hours daily in the business.

Commissioner Capell stated that, in view of Mr. Kaufman's splendid location, and the large volume of business, he would definitely oppose any reduction in rental charges to Mr. Kaufman.

The various advantages of Mr. Kaufman's location and the large volume

of business were discussed at length, following which Commissioner Dahlke moved that the recommendation of the staff, presented at the regular meeting held May 3, that Mr. Kaufman be granted a reduction from 6% to 4% on beer and wine, be approved, and that it be made retroactive to December 18, 1944, the date that the OPA changed the ceiling price on beer. The motion was seconded by Chairman Moores and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	
Dahlke	Capell
Detloff	
Norby	

The Chairman declared the motion unanimously passed and requested that Mr. Kaufman be advised of the action taken by the Commissioners.

STATEMENT ON NEGOTIATIONS FOR TERMINATION OF WINTERS BROTHERS' CONTRACT

The Legal Counsel suggested that the two following commercials be considered, both of which, he said he had personally investigated recently: (1) Winters Brothers Cafe, and (2) East Vanport Cafe.

Winter Brothers' Cafe

Mr. Humphreys reported that he had been following up on this account since last February in an endeavor to collect the \$3636.00 owed by Winters Brothers for rent and utilities. He said that Winters Brothers had agreed to pay \$2000 in February and in March and the balance in May, but they have not done so. Mr. Humphreys added that he found that after Winters Brothers had made this agreement they depleted their bank account by several hundred dollars. Commissioner Dahlke asked just how Winters Brothers became so delinquent in their rent. Mr. Griffin explained that at first Winters Brothers paid currently and that the local Authority was accepting the report of their auditor until, during a periodic audit made by the Authority, it was learned that Winters Brothers' auditor was not reporting their entire sales. Mr. Humphreys stated, however, that since that discovery, \$750 has been recovered.

Report on East Vanport Cafe

The Legal Counsel reported that the East Vanport Cafe had paid no rent since October of 1944, which has now accumulated to the extent of \$1078, and that they have also accumulated utility bills to the amount of \$392.00. Mr. Humphreys said that about February 15 they took the matter up with Mr. Griffin, project

manager. He said that Thorsen and Magill are now operating under "East Vanport Cafe, Inc." He reported that they have no money and are wondering what type of settlement might be arranged. Mr. Humphreys said the Authority is now confronted with the question of whether or not to compromise on the amount owed. Mr. Griffin explained that the small operators are having difficulty in meeting their obligations because they do not have sufficient volume of business. Mr. Griffin offered the opinion that the smaller restaurants should have lower rent.

The Chairman recommended that the two above-mentioned contracts be left in the hands of the Legal Counsel, that he investigate further the possibilities of a financial settlement, and present a report at the next regular meeting.

HOUSING FOR WAR VETERANS

Mr. Freeman reported that he had attended a meeting of the Federated War Veterans Council on Monday, May 15. He said that members of the Council at first were somewhat apprehensive regarding the proposed transfer of activities of the War Housing Center to the office of the local Housing Authority because they had already extensively advertised the office in the Pioneer Post Office. Mr. Freeman said the Council, however, later recommended that the transfer be made June 1, if possible, instead of July 1, and requested that a war veteran be put in charge of this department who, along with Mrs. Williams of the War Housing Center, would be placed on the payroll of the Authority. Members of the Authority could see no need of employing a man in addition to Mrs. Williams, pointing out that the local Authority already has numerous veteran's wives in its employ. Mr. Moores asked whether Mrs. Williams had been contacted regarding the transfer. Mr. Freeman advised that, while Mrs. Robinson, Tenant Selection Supervisor, had called on Mrs. Williams, the transfer was not mentioned because it was believed that official notice should first be received from Mr. Coplen, Regional Representative of the National Housing Agency. Mr. Freeman said that the Council further suggested that, during the transition period, someone be placed on duty at the Pioneer Post Office to direct applications to the Alderway Building. The Commissioners unanimously approved of the transfer being made a month earlier but considered it unnecessary to place anyone on such duty, stating that a sign could be posted for that purpose.

The Chairman then recommended that, before taking any action on the above suggestions, a letter be written to Mr. Coplen outlining the recommendations of the Federated Veterans' Council and inquiring whether the proposed transfer of the War Housing Center activities to the local Housing Authority might be put into effect thirty days earlier than proposed, i.e., June 1 instead of July 1, and requesting an official statement by the National Housing Agency regarding the transfer.

CONSTRUCTION OF FIFTY TRAILERS AT FAIRVIEW HOMES

Mr. Freeman announced that the staff had received word from the Regional Office of the Federal Public Housing Authority that the Defense Plant Corporation would proceed with construction of 50 trailers adjacent to Fairview Homes, Project ORE-35092. He explained that, while the project is at present but 69% occupied, the trailers are to be constructed for workers in single status.

PROGRESS REPORT ON DEPROGRAMMING OF TEMPORARY UNITS BY PROJECTS

Mr. Freeman advised that reports suggesting various procedures for deprogramming temporary war housing units are being received from all projects, from which a digest will be prepared in the central office. This digest, he said, would be presented to the Commissioners immediately upon completion.

PROPOSAL TO AMEND RESOLUTION NO. 263 - BUDGET FOR STATUTORY PROJECT, COLUMBIA VILLA

The Executive Director explained the necessity of amending Resolution No. 263, Budget for the Statutory Project, ORE. 2-1, for the purpose of determining payment in lieu of taxes and annual contributions when the project is converted to low-rent housing. He said that \$1,833,700 was suggested originally by the Regional Office as total capital investment but that this sum was the amount of money actually borrowed. He recommended that this amount be reduced to \$1,605,000 which represents the actual investment.

Chairman Moores moved that the Legal Counsel be authorized to prepare a Resolution amending Resolution No. 263, Statutory Budget for Columbia Villa, by changing the item of \$1,833,700 under Part II (G) to \$1,605,000.00. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed.

PROPOSAL TO CHANGE PERCENTAGE OF PAYMENTS IN LIEU OF TAXES FOR COLUMBIA VILLA FROM 8 $\frac{1}{2}$ % TO 10% IN ACCORDANCE WITH PROVISIONS OF RESOLUTION NO. 263 AS AMENDED.

The Legal Counsel advised that the Authority's agreement with the City of Portland states that the Authority will pay 8 $\frac{1}{2}$ % in lieu of taxes for services of the City, but that some members of the staff believe it would be a good policy for the Authority to pay 10% instead of 8 $\frac{1}{2}$ %. Mr. Freeman explained that this question was raised only because some Authorities are paying 10% and the Federal Public Housing Authority asked whether the Portland Authority would want to do the same. Mr. Freeman said that at 8 $\frac{1}{2}$ % the Authority pays annually about \$13,600 and that at 10% it would pay about \$16,000.00.

Chairman Moores moved that the payments in lieu of taxes for Columbia Villa, Project ORE. 2-1, not be changed to 10% but should remain at the present rate of 8 $\frac{1}{2}$ %. Members unanimously agreed and the motion was seconded by Commissioner Norby. Upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The following resolution was later presented by the Legal Counsel for approval:

RESOLUTION NO. 315

RESOLUTION ESTABLISHING POLICY WITH
RESPECT TO PAYMENTS IN LIEU OF TAXES
ON PROJECT NO. ORE. 2-1, COLUMBIA VILLA.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON
AS FOLLOWS:

Sect. 1. That this Authority shall make, and it is hereby declared to be the policy of this Authority to make, voluntary payments in lieu of taxes in accordance with terms of Cooperation Agreement.

Sect. II. This Resolution shall take effect immediately.

Adopted:

Chairman

Attest:

Secretary-Treasurer

Chairman Moores moved that the Resolution be adopted as submitted.

The motion was seconded by Commissioner Norby and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed and the Resolution adopted.

(Minutes continued on next page)

PRELIMINARY PROPOSAL ON NEW TEMPORARY LOAN NOTES FOR COLUMBIA VILLA

Mr. Freeman announced that this subject would be coming up in July, that the advertising date for the sale of Temporary Loan Notes is scheduled for July 17, 1945, and that bids would be opened by the Authority on July 31. He said preparations are already being made and that it has been proposed that the Authority reduce the principal indebtedness of Columbia Villa by \$62,000 this year. Mr. Freeman said the proposal has been presented to the Regional Office and, upon their reply, a report will be made to the Commissioners.

Mr. Humphreys asked how much money was set up in the actual cash reserve for repairs and said that Columbia Villa is in need of painting. Mr. Freeman reported the following amounts in the various funds for Columbia Villa as of March 31, 1945:

Administrative Fund	\$32,731.40
Debt Service Fund	70,136.65
Development Fund	8,582.31

Mr. Freeman explained that the painting of the project would be taken care of by the reserve fund and the Chairman recommended that the Executive Director and the Legal Counsel consider the question.

NOTICE FROM NORTHWESTERN FUEL CO. & MEISEN FUEL COMPANY OF PRICE INCREASE ON COAL

Mr. Freeman presented notices received from the Northwestern Fuel Company and the Meisen Fuel Company to the effect that the OPA has raised the price on lump and nut coal from Utah twenty-five cents per ton, effective May 1, 1945, which increases the cost of the Authority's fuel supply approximately \$17,000.00.

PROPOSAL OF OREGON GROCETERIA TO SUB-LEASE MEAT MARKET SPACE - VANPORT CITY

The proposal of the Oregon Groceteria to sub-lease butcher shop space in shopping centers No. 4 and 5 to E. T. Ellingsworth, under the same terms and conditions as previously existed for such sub-lease, was presented for approval of the Commissioners. Chairman Moores moved that the proposal be approved. The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The motion was declared unanimously passed.

PRESENT STATUS OF COFFEE SHOP OPERATION AT UNIVERSITY HOMES

The Executive Director reported that the recently approved coffee shop established in a portion of the space formerly occupied by the University Homes cafeteria is proving very satisfactory. He explained that, due to difficulties with personnel, food, and the like, the Canteen Company has terminated its operation of the Vanport City cafeteria and that FPHA is negotiating for a new operator.

REPORT ON PREVIOUS PROPOSALS FOR IMPROVEMENTS IN VANPORT CITY - LAUNDRY FOR HOSPITAL

The Executive Director recalled that about $1\frac{1}{2}$ years ago it was proposed to install a laundry at the Vanport City Hospital and thereby effect a saving of about two or three-thousand dollars per month in the operation. The cost of the laundry, he said, was estimated at \$14,000.00. Mr. Freeman reported that the question of installing the laundry, which is still urgently needed by the hospital, has again been raised by the Regional Office of the FPHA who advise that money would be available from the Development Fund. Commissioner Detloff inquired regarding the percentage of occupancy at the hospital. Mr. Freeman stated that, two months ago, 90% of the beds were occupied. Mr. Freeman advised that all hospital laundry is at present sent out.

Commissioner Detloff recommended that the subject not be considered at this late date and moved that the question be tabled. Members unanimously agreed that it was somewhat late in the war housing program to consider installation of a laundry and suggested that the hospital continue with its present system. The motion was seconded by Chairman Moores and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed.

REPORT ON HEATING UNITS - VANPORT CITY

Mr. Freeman briefly described needed repairs to heating units at Vanport City as outlined in a report from the Management Division. He recalled various difficulties experienced in the past and methods of removal of certain fire hazards.

Mr. Freeman explained that a number of the breechings from hot water heaters have been burning out, thus creating another fire hazard. He said the condition is considered serious and that only recently a \$3000 fire at Vanport City was attributed to this condition. Mr. Freeman said the cost of necessary repairs to the hot water heaters had been estimated at \$17,000 and recommended approval of the expenditure. He explained that this expense would have to be charged to operating overhead but, with the approval of the Commissioners, the Authority could obtain permission to charge this cost to Development. Commissioner Norby moved that the relocation of hot water heaters, as described in Article II of the Management Report, and reinstallation of breechings, when necessary, be authorized. The motion was seconded by Chairman Moores and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed.

PROPOSAL OF MIDWEST STUDIOS AND J. R. WATKINS CO. FOR DOOR-TO-DOOR SOLICITATION

Commissioner Detloff moved that the proposal of the Midwest Studios and J. R. Watkins Company for door-to-door soliciting in Vanport City be tabled. The motion was seconded by the Chairman and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed.

GENERAL:

Newspaper Publicity

Chairman Moores read an article prepared by the newspaper from the weekly occupancy report submitted by the Authority. The article stated that there is still a need for housing in Portland and emphasized the number of families on the waiting list. Mr. Moores said that articles such as this create a false impression because they emphasize the number of occupants in projects and number of families on the waiting list instead of emphasizing the number of vacancies. The Commissioners unanimously considered the figures on the waiting list to be inaccur-

ate . Commissioner Dahlke recommended that the waiting list be deleted entirely from the occupancy report. The Chairman then recommended that the Authority prepare its own news releases from figures of the weekly occupancy reports, emphasizing the number of vacancies. Commissioner Detloff also expressed the opinion that the newspaper releases should be prepared and released by the office of the local Authority.

During the discussion it was unanimously agreed that Ada Hedges would prepare articles for all newspapers, to be released, if possible, for Sunday editions, and that the weekly occupancy report be attached to the story when submitted to the newspapers instead of being forwarded separately.

Resolution Regarding Frank M. Crutsinger

Chairman Moores presented the file on correspondence received in reply to the Resolution adopted by the Authority on May 3 commending the activity and personal ability of Frank M. Crutsinger which was sent with a letter to the various Senators, Congressmen, and other public officials, recommending that Frank M. Crutsinger be retained in his present position of Director, R-VII, FPFA. The correspondence was read aloud and, in view of the various statements contained therein, Commissioner Capell suggested that the Senators be advised that, while the Authority appreciates the efforts made by the various officials, the results were disappointing, and recommended that they further their efforts to prevent the ill-advised transfer of Frank M. Crutsinger as Regional Director of this area. The subject was again discussed at length. The Commissioners unanimously commended the cooperation of Mr. Crutsinger with the local Authority and the Chairman expressed the opinion that the Authority could have had no finer official in this area than Mr. Crutsinger. Mr. Moores then moved that the following telegram be sent to Senators Wayne Morse and Guy Cordon:

"The Honorable Guy Cordon
The United States Senate
Washington, D. C.

May 17, 1945

"Matter of threatened removal of Frank M. Crutsinger Regional Director of Federal Public Housing Authority was thoroughly discussed at today's meeting of Commissioners. It was unanimously decided to advise you that we will greatly appreciate it if you will continue your fine efforts to circumvent what we consider would be ill-advised action.

/S/ Chester A. Moores, Chairman"

The motion was seconded by Commissioner Detloff and, upon roll call, the vote was as follows:

AYES	NAYS
Moores	None
Dahlke	
Capell	
Detloff	
Norby	

The Chairman declared the motion unanimously passed.

Coal Delivery

Mr. Freeman reported that he had investigated the recent rumor regarding a possible delay in receipt of coal shipments by Northwestern Fuel Company. He said that Mr. Nance called on May 12 to reassure the staff that he was having no difficulties with his sources of supply.

Survey on Future Needs of Low-rent Housing

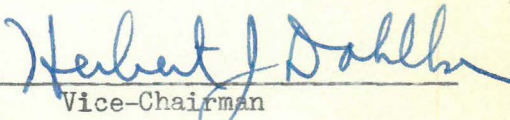
Chairman Moores inquired regarding progress of the survey to be made on future needs of low-rent housing in Portland. Mr. Freeman advised that data is now being taken on all returning war veterans. He reported that past registrations did not designate whether an applicant is a veteran and that no doubt the Authority is housing many veterans who are not registered as such on their housing applications. He said this information will be indicated on the new application forms.

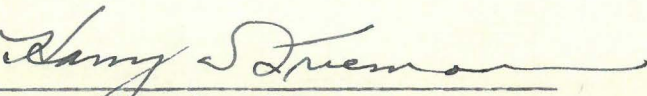
Mr. Moores asked if the local staff is cooperating with the City Hall on the proposed survey to obtain an over-all picture on future housing needs. Mr. Freeman said he is investigating the possibility of using the type of housing survey recently developed by the American Public Health Association.

Mr. Moores read a letter received from the Treasury Department regarding over accenting of the slum problem.

ADJOURNMENT

There being no further business to come before the Commissioners, upon motion duly made, seconded, and passed, the Chairman declared the meeting adjourned at 4:45 P. M.


Vice-Chairman


Secretary-Treasurer