

TRACTS		CLASS		ARRESTS	POPULATION	ARRESTS PER PERSON	CRIMES PER PERSON
		I	II				
	SOUTH OF FREMONT	256	356	480	2877	.166	BOISE .210
22 A							
22 B		263	279	194	993	.195	RIVER FRONT .545
23 A	WEST OF NE 8TH	212	153	122	3241	.037	KNOTT C. .112
23 B		210	154	74	1979	.037	HOLLADAY .184
Total ex 23B		731	788	796	7111	.111	.213
24 A	SOUTH OF FREMONT	102	60	25	3665	.007	IRVINGTON .044
24 B	BETWEEN NE 8TH-NE 19TH	352	151	94	2461	.039	HOLLADAY .204
34 A	NORTH OF FREMONT	269	148	82	4053	.020	.102
34 B		208	230	175	3412	.051	.128
35 A	WEST OF UNION	138	80	39	4184	.009	.052
35 B		151	94	47	3084	.015	.079
33 A	NORTH OF FREMONT	162	93	45	3004	.015	.085
33 B	EAST OF UNION	146	89	70	3257	.021	.082
TOTAL		2469	1887	1447	36210	.040	.120
38C	NORTH OF KILLINGSW.	94	63	19	4640	.004	.034
37	WEST OF UNION	288	205	96	7499	.013	.066
36A	NORTH OF KILLINGSW.	216	104	36	4977	.007	.064
36B	EAST OF UNION	168	97	27	6799	.007	.039

TRACTS		CLASS I	CLASS II	ARRESTS	POPULATION	ARRESTS PER PERSON	CRIMES PER PERSON	
27A	BETWEEN NE 41ST-51ST PREMONT AND THOMPSON	46	(48)	6	3673	.002		.026
51	NORTH OF BURNSIDE WEST OF RIVER	435	(438)	3,704	2149	1.751		2.065
54	DOWNTOWN BETWEEN RIVER AND SW 4TH	395	(393)	3,829	1613	2.373		1.849
11B	LADD ADDITION	132	(132)	77	2351	.032	RIVER	.110
12B	AREA	97	(120)	30	3825	.008	EAST	.044

SIGNIFICANT RECORDED INCIDENTS RELATED TO THE DEVELOPMENT OF A
LOW-RENT PUBLIC HOUSING PROJECT IN ALBINA BY THE HOUSING AUTHORITY
OF PORTLAND, LISTED CHRONOLOGICALLY:

1961

- JAN. 3: The Board of Commissioners of the Housing Authority of Portland voted unanimously in favor of the development of a public housing project of up to 109 units in the Albina area. This announcement was given considerable publicity by all local news media.
- JAN. 10: Paul Sapp, PHA Regional Public Utilities Specialist (who last year saved HAP \$26,000. annually in Columbia Villa heating costs through establishment of new gas rate for HAP by the Public Utilities Commission) visited HAP, gave first notice that experimental "scattered sites" projects are proving economically unsound from a standpoint of exorbitant public utilities costs due to the fact that this type of development precludes the use of master meters and bulk rates.
- JAN. 24: Paul Sapp returned to Portland and reiterated his warning of January 10.
- FEB. 3: Mayor Schrunk publicly urged a "speed up" in the Housing Authority's plans for its announced Brooklyn and Albina projects.
- FEB. 7: With reference to regular February Board Meeting of the Housing Authority:
- (1) Rossman read Schrunk's letter, in connection with his Feb. 3 public announcement, to the Board.
 - (2) Louis Ambler, then Chief of Development of the PHA Regional Office in San Francisco and since elevated to the Regional Directorship of said office, discussed, among other things, the growing evidence that "scattered sites" housing, under the present limitations of federal contributions, is proving financially unfeasible.
 - (3) Kenward appeared before the Board, urging the development of a "scattered sites" project in Albina North of Skidmore. Chairman Renoud explained to Kenward why under existing arrangements with PHA this could not be done.

- FEB. 15: Mr. Hogan, of the City Planning Commission, visited the HAP office to discuss various ramifications of the Albina Housing project as related to possible development of a civic stadium in the area South of Russell. Hogan advised that if HAP's Albina project was located North of Russell, this would not conflict with any possible plans for a stadium in the South Albina area.
- FEB. 28: Jack Schonborn, Public Relations Officer and Assistant to the Regional Director of PHA, arrived in Portland to discuss HAP's development plans. He suggested that Clarence Johnson, PHA's Racial Relations Officer, be sent to Portland to assist HAP in disseminating information about the Albina project to individuals and groups residing in the Albina area and with specific interests there. Clarence Johnson is a very well educated and extremely able Negro gentleman with years of experience in public housing and racial relations. Subsequent to Feb. 28, Johnson came to Portland at HAP's request and held several meetings with individuals and groups in the Albina community. He has had a long-time acquaintance with and is highly regarded by community and religious leaders in Albina. Unfortunately, he was later involved in a serious automobile accident in San Francisco and has since been in the hospital.
- MARCH 7: HAP's Architect, Don Byers, announced his completion of necessary documentation for HAP's 2-5 development (which includes the Albina project) program and its submission to the PHA Regional Office.
- MARCH 28: Rossman and Architect Buers visited PHA in San Francisco on matters relating exclusively to HAP's development program. Plans for the Albina project were discussed in detail. The issue of "scattered sites" housing was discussed, and again PHA officials sternly warned against such a development in Portland due to the high cost of acquisition, maintenance, and utilities.
- APRIL 3: Rossman reported in writing to Ivancie, Keefe, and Kenward, announcing, among other things, PHA's Regional Office approval of the Albina project.
- APRIL 24: Meeting of Rossman, Keefe, Kenward and City Commissioner Bowes in Bowes' office. Rossman outlined HAP's development plans in detail -- including planning for the Albina project.
- MAY 2: Rossman sent letter to Keefe requesting specific site recommendations for HAP's proposed Brooklyn project.

MAY 4: Rossman sent second letter to Keefe with same request.

MAY 16: Report received from the Urban Renewal Committee of the City Planning Commission stating, among other things, (1) the Brooklyn project cannot be approved by the City Planning Commission because of the State Highway Commission's tentative plans to route the proposed Mt. Hood Freeway through the area eventually; and (2) a "scattered sites" project is recommended in the Portland Development Commission's "rehabilitation area" North of Fremont.

Same day: Phone call received from Louis Ambler of PHA who again strongly advised abandonment of "scattered sites" project planning due to accumulating reports that such projects elsewhere are proving financially disastrous from a standpoint of acquisition, maintenance, and public utilities.

MAY 31: John E. Slayton, recently-appointed Administrative Analyst in the office of the Mayor, called at Rossman's office and was given a detailed outline of all of HAP's development planning and problems -- including the Albina project and the "scattered sites" issue.

Same day: Letter from Keefe, stating that his opposition to an Albina project concerned only the idea of the site being located South of Russell Street.

JUNE 7: Meeting in Portland with Louis Ambler of PHA. Planning for Albina project discussed. Issue of "scattered sites" project again raised, with advice from Ambler that the Regional PHA office could not approve this type of project for reasons previously outlined.

JUNE 9: Meeting of Rossman, Kenward, and Keefe, in Keefe's office in which the following occurred:

- (1) Rossman stated that continuing strong counsel from PHA had resulted in HAP's abandonment of plans for "scattered sites" public housing in Portland -- due to accumulating information that such projects, when initiated, are proving financially impractical;
- (2) Keefe stated that so far as the City Planning Commission was concerned, HAP could continue its plans for a project in Albina if it did not go South of Russell Street. He suggested 50 to 60 units directly North of Russell, between Williams and Union, and close to the Knott Street Community Center.

- JUNE 14: Rossman announced to the HAP Board his June 7 report to Kenward that PHA had strongly warned HAP against any type of "scattered sites" housing at this time due to the fact that such experimental projects elsewhere are proving economically unsound. At this HAP Board meeting, the Board went on record as giving a priority to the Albina project because of the great need in the Albina area for such a project, instructed Rossman to investigate and report on two proposed sites: (1) the area bounded by Knott, Rodney, and Stanton, and (2) the 200'x217' location, at Williams and Stanton, owned by the Convent of St. Dominic, which the Albina Catholic interests had been urging the Housing Authority of Portland to buy for a site for an Albina Housing project.
- JUNE 16: Letter from Rossman to Keefe reporting that HAP was presently seeking an Albina project site in conformance with his suggestions of June 9.
- JUNE 22: Albina project planning and "scattered sites" issue further discussed with HHFA Administrator Melville and PHA officials Ambler, Schonborn and Spaulding, at the Regional Conference of the National Association of Housing and Redevelopment Officials in Eugene, Oregon.
- JULY 7: Letters from Rossman to Keefe, Kenward and Ivancie, enclosing copies of HAP's newly-adopted "Policy for Community Activities" and relating to its use in connection with the planned Albina Housing project.
- JULY 11: Board meeting of the Housing Authority attended by Lloyd Keefe. Keefe agreed to recommend specific sites for public housing projects in both the Albina and close-in Southeast area. Keefe was advised by the HAP Board Chairman that HAP had definitely abandoned the idea of "scattered sites" housing in any location in compliance with evidence supplied by PHA that such projects are proving to be financially unsound.
- AUGUST 1: Letter to Rossman from Keefe reporting the City Planning Commission "Urban Renewal Committee's" recommendation of specific sites for the Albina project and proposed Summer's Park housing project.

Same evening: Keefe's letter read by Rossman to the HAP Board. The Board approved Keefe's recommendation and instructed the HAP staff to arrange immediately for appraisals of the property designated by Keefe.

- AUGUST 7: Letter from Rossman to Keefe reporting Rossman's instructions from the HAP Board to proceed with appraisals of the recommended Albina project site property.
- AUGUST 9: Conferences between Rossman and Harry Buckley, and between Rossman and George Gwinn; these conferences resulted in no objection being raised by either the Park Bureau or the School District to either the proposed Albina or Summer's Park projects.
- OCTOBER 9: Meeting of "Mayor's Coordinating Committee" in Mayor Schrunk's office. Rossman distributed copies of an especially-prepared "progress report" on the Housing Authority's total development program.
- OCTOBER 12: Rossman addressed a meeting of the Urban League at the Knott Street Community Center, distributing copies of his prepared talk. The subject of Rossman's address included a background sketch of the Housing Authority's progressive development program, an explanation of the reason HAP had regretfully abandoned its one-time plans for "scattered sites" public housing, and a review of present plans for the 58-unit Albina low-rent housing project. The talk was well received, and, at the conclusion, most of the some 150 in attendance introduced themselves to Rossman and expressed personal gratification that the development of an Albina housing project, as described in Rossman's talk, was actually underway.
- OCTOBER 17: Rossman received a copy of a letter, dated October 16, addressed to PHA Regional Director Louis B. Ambler, noting that copies had also been sent to HHFA Administrator Robert Weaver, HHFA Regional Administrator John Melville, PHA Commissioner Marie McGuire, and Portland Mayor Terry Schrunk. The letter was signed by E. Shelton Hill of the Urban League of Portland, Harry C. Ward of the Portland Branch of the National Association for the Advancement of Colored People, Rev. T. X. Graham of the Albina Ministerial Association, William McCoy, Jr. of the Catholic Council on Human Relations, Mrs. Leland Harriman of the Albina Neighborhood Community Council, Rev. M. Stead of the Immaculate Heart Church, and Miss Mary C. Rowland of the Stella Maris House. The letter was critical of what it referred to as "the high handed manner in which the Portland Housing Authority has handled the Albina project". It stated that the signators have had no information of the actions of the Housing Authority. It stated that the signators had five times in the last year invited the Housing Authority to address the community and have been denied. It stated that the Housing Authority has not shown the signa-

tors the courtesy of answering its communications or consulting residents in the community. It strongly urged the Housing Authority to develop a "scattered sites" project in the rehabilitation project area of the Portland Development Commission in the Albina community. It stated that the Housing Authority's Albina project, as presently planned, is in an existing ghetto and would promote segregation. It stated that the Housing Authority's Albina project would contribute to future slum conditions by the increase in the number of families in an already overcrowded low-income area. It stated that it would urge the Housing Authority to "cancel plans for the proposed 58-unit project in the (Albina) site presently selected".

OCTOBER 18: Rossman met with HAP Chairman Renoud and HAP Vice-Chairman Hildreth in Commissioner Hildreth's office to discuss the letter referred to above. After a studied review of the letter, Commissioners Renoud and Hildreth decided to strongly recommend at the next meeting of the HAP Board of Commissioners that the Albina project be abandoned; and Rossman was instructed to discontinue, in the interim, all activity relating to Albina project development. It was considered that a special meeting of the HAP Board would at present not produce a quorum due to absence from the City and other extenuating circumstances involving certain HAP Commissioners, and that the matter would be brought before the Board either at its next regular meeting tentatively postponed to November 14th in Portland, or at a possible "special" meeting of the Commissioners in Washington, D. C., on approximately November 1st when a quorum of the Commission will be present and in attendance at the National Conference of the National Association of Housing and Redevelopment Officials.

Attachments:

- (1) Copy of letter of protest of October 16 to Louis B. Ambler signed by seven Albina community leaders.
- (2) Copy of prepared speech of the Housing Authority's Executive Director as delivered to the Urban League on October 12.

The foregoing report was prepared by Gene W. Rossman, Executive Director of the Housing Authority of Portland, for distribution at the meeting of the Keefe-Kenward-Rossman "coordinating committee" on October 20, 1961.

COMMENTS:

The following is in answer to specific charges raised in the aforementioned letter from Albina community leaders to PHA Regional Administrator Louis B. Ambler:

The Albina community has been in constant receipt of information relating to HAP's development program in Albina. PHA's regional race relations specialist, Clarence Johnson, established these lines of communication late last Winter. HAP Commissioner, Edgar Williams, through his residence in the Albina area for 35 years and close association with its residents and particularly in his capacity as an official of the NAACP, has been a direct "pipeline" from the Housing Authority to the Albina community. The door of the Executive Director of the Housing Authority has always been open to anyone and everyone, and all inquiries relating to all matters including the Albina project are promptly acknowledged and answered either by letter or by phone. The Executive Director of the Housing Authority has been invited to address the Urban League several times on planning and progress re the Albina project; in declining, he has always stated emphatically that he would be most happy to address the League as and when he would have something specific to report. With regard to a public announcement of the specific site to be selected for the Albina project, the Executive Director of the Housing Authority has counseled with Albina community leaders that revealing the location of the selected site far in advance of appraisals, and purchase negotiations could encourage private speculation and manipulation of the properties involved and thus work in opposition to the best interests of the Housing Authority and the taxpayers. The signators of the October 16 letter to Louis Ambler have chosen to completely ignore the explanation contained in the Housing Authority Executive Director's prepared remarks to the Urban League on October 12 regarding the Housing Authority's regretful determination to abandon all planning for "scattered sites" project development in Portland due to the demonstrated financial impracticability of such "scattered sites" projects.

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208 NE Weidler Street
Portland, Oregon
October 16, 1961

Mr. Louis B. Ambler
Director Region 6
Public Housing Administration
Housing and Home Finance Agency
1360 Mission Street
San Francisco, California

Dear Sir:

On October 12, 1961, The Portland Housing Authority made known its plans for a 58 unit Albina Housing Project. Mr. G. W. Rossman, Executive Director of the Portland Housing Authority, stated that a schedule for property acquisition, demolition and construction is being prepared and will be announced soon.

We represent the community and church groups of the Albina area. We are critical of the high handed manner in which the Portland Housing Authority has handled the Albina project. Up until now, when acquisition and demolition are about to occur, we have had no information of the actions of the Portland Housing Authority. In the last year we have invited the PHA five times to address the community and have been denied. Furthermore, PHA has not shown us the courtesy of answering our communications or consulting residents in the area. Up until now we have been eager to cooperate with the PHA, but now all we have left it would seem is criticism.

Perhaps Mr. Rossman has chosen to ignore us because we are not experts in housing. This is true. But in many ways we are experts on human relations in Albina. As residents of the area and as people deeply concerned with human values and human relations in the Albina area we feel we have some thoroughly examined testimony to give as to the type of housing suitable to our area.

In a communication dated April 13, 1961, the following proposal was made by the Urban Renewal Committee of the City Planning Commission to Mr. Rossman: "It is suggested that the Housing Authority seriously consider the 'scattered sites' project in the rehabilitation project area being presently proposed by the development commission. The condition of this area is such that in all probability new public housing would upgrade and would stimulate rehabilitation of existing structures." We strongly support this observation of the Urban Renewal Committee and feel that most serious consideration should be

given to "scattered sites" for the Albina area. We feel we have a right to hope that the long range improvement of a community will be a more weighty consideration than short term financial savings in the selection of types of housing.

A necessary concern for anyone planning housing for the Albina area is the fact that the majority of Portland's 15,000 Negro residents are located here. During the past year city officials, community and church organizations have worked hand in hand with the directors of the Urban Redevelopment Rehabilitation Project to prepare a program that has been accepted by Washington. But the rehabilitation of Albina can only be accomplished if all cooperating agencies agree on the importance of reversing rather than increasing the trend of minority concentration in this area. Unfortunately the Portland Housing Authority has not evidenced any concern with this matter.

We feel that the proposed 58 unit project in the Albina area is undesirable because of the following reasons:

1. The site location is in an existing ghetto and would perpetuate segregation.
2. The site location is in close proximity to already existing low income public housing -- the Maple-Mallory apartments.
3. The site location will contribute to future slum conditions by the increase in the number of families in an already overcrowded low income area.

In support of our third point we would like to quote from a recently published study "Residence and Housing" by Davis McEntire, the final and comprehensive report of the Commission on Race and Housing: "Much of this new housing, although modern, was worsening and perpetuating slum conditions by doubling and trebling the number of families in a limited space."

In view of the major consideration of the perpetuation of a segregated area as well as for the other reasons mentioned above, we urge you to reconsider the housing needs in the Albina area, and cancel plans for the proposed 58 unit project at the site presently selected.

Sincerely,

cc: Mr. Robert Weaver
Administrator, HHFA

Mr. John G. Melville
Regional Administrator
HHFA

Marie C. McGuire (Mrs.)
Commissioner, PHA

The Honorable Terry D. Schruck
Mayor of the City of Portland

Mr. G.W. Rossman
Executive Director
Housing Authority of
Portland.

E. Shelton Hill
Urban League of Portland

Harry C. Ward
Portland Branch, NAACP

Rev. T. X. Graham
Albina Ministerial Association

William McCoy, Jr.
Catholic Council on Human Relations

Mrs. Leland Harriman
Albina Neighborhood Community Council

Rev. Me. Stead
Immaculate Heart Church

(Miss) Mary C. Rowland
Stella Maris House

Knott Street Community Center

October 12, 1961

PROGRESS REPORT

ALBINA PUBLIC HOUSING PROJECT

INTRODUCTION

Since the war, all public housing in Portland has been confined to the extreme northern area of our city. Since the inception of the Housing Authority's new development program some three years ago, it has been the determination of the Board of Commissioners of the Authority that public housing shall in the future be distributed throughout the various districts of the city so as to more adequately meet the requirements of its low-income tenants who are needful of living in close proximity to the place of their employment as well as to shopping centers and other essential services. Such dispersion of public housing would also promote a more effective integration of public housing throughout the Portland community--which the local Housing Authority deems as desirable.

Soon after achieving its new "cooperation agreement" with the City of Portland and subsequent "approved program reservation" with the Public Housing Administration, providing for a total of up to 500 new units of low-rent public housing in Portland, the Housing Authority, in 1959, purchased from FHA two court apartments: the 54-unit Iris Court adjacent to Jefferson High School, and the 48-unit Maple-Mallory Court bounded by Mallory, Garfield, Failing and Beech. These 102 units were acquired at a cost of slightly more than \$4,000 per dwelling unit, and this transaction has been regarded nationally as an outstanding achieve-

ment by the local Housing Authority.

Concurrently, the Housing Authority conducted a city-wide survey to determine the extent and nature of the local need for more adequate housing for our senior citizens of low income. This survey revealed that more than 75% of our city's elderly, subsisting on Old Age Assistance alone, were housed in woefully substandard dwellings in violation of from one to fifteen city ordinances relating to decency, safety and sanitation. Subsequently, the Housing Authority made plans for a special 180-unit low-rent housing project, 150 units of which would be adapted exclusively to the housing of low-income elderly; a site was acquired at NW 19th between Everett and Flanders; and this site has been cleared, excavated and compacted preparatory to the construction of the first high-rise apartment house in the West for low-income senior citizens. General construction on this project will begin shortly and it is expected that "Northwest Tower" will be ready for occupancy late next fall.

During the initial planning for "Northwest Tower" a survey was concurrently under way to determine the feasibility of developing the first "scattered sites" public housing project in the West, and a location in southeast Portland was tentatively selected for such a project. At that time, the southeast area was preferred basically because of its being the city's largest district and one in which no permanent public housing had ever been developed. This proposed development was tentatively labeled the "Brooklyn scattered sites project" and was in the area bounded by SE 12th and 26th and SE Powell and Division. Init-

ial planning involved the acquisition of vacant lots, only, in this large area and the construction of multi-bedroom units for large families of low-income. The Housing Authority was very enthusiastic over the prospects of the Brooklyn Project, recognizing that scattered-sites public housing accomplishes a degree of integration not approached by any other forms of public housing. Hopes for the realization of the Brooklyn project were dashed and the project planning abandoned when the City Planning Commission disapproved the site due to the prospective plans of the State Highway Commission to build its proposed Mt. Hood Freeway in some as yet undetermined route in this general area. Hopes for the development of a "scattered sites" project in any area of our city were concurrently discouraged when the Public Housing Administration issued a report revealing that under existing limitations of federal contributions coupled with the excessive costs of public utilities and maintenance, "scattered sites" housing had been determined as financially unfeasible.

Facing a deadline that threatened the loss of the Authority's "program reservation" with the Public Housing Administration if action was not taken to enter into an "Annual Contribution Contract" with the Public Housing Administration on the remaining 218 units in said "reservation" the Housing Authority was prompted to move rapidly in the selection of desirable sites for these 218 units. Previous surveys were carefully reviewed with relation to local communities most needful of regeneration through public housing development, and a 58-unit Albina public housing site and a 160-unit Summers Park public housing site were selected.

These sites were subsequently studied and approved by the City Planning Commission, School District, Park Bureau and Public Housing Administration. The Albina project site is located on the east side of NE Rodney Avenue between Knott and Stanton streets. The Summers Park project site is located in an area near the Park Bureau's Summers Park facility in close-in southeast Portland.

THE ALBINA LOW-RENT PUBLIC HOUSING PROJECT

To encompass 58 multi-bedroom court-apartment-type units, the Albina Project property has already been appraised and the appraisals forwarded to the Public Housing Administration for its required review and approval. The next step will be the acquisition of property, followed by demolition of existing structures, and then the construction of the new units. A time-schedule for all of this work is now in preparation and should be announced shortly.

A very real problem will be the rehousing of households displaced by this project during its period of construction. The Housing Authority is cognizant of its responsibility in this regard and will be prepared to meet it as the need for rehousing develops.

The Housing Authority's architect is now working on plans for the Albina project structures, and floor plans and perspective will be available for review by interested parties at an early date.

ALBINA PUBLIC HOUSING PROJECT PROGRESS REPORT--5

It is presently hoped that a side benefit of the Albina Project may be a contribution by the Housing Authority to an extension of the facilities of the Knott Street Community Center. Public Housing Administration regulations provide that under certain conditions a local housing authority may contribute towards the development of a community service center in connection with the development of a new public housing project. and this matter is being thoroughly explored at this moment.

Property values in the Albina Project area were determined to be somewhat higher than expected--a situation which is causing the Public Housing Administration some concern because of the per-unit cost limitations involved in the financial feasibility of the project.

Other technical hurdles are still to be faced before the Albina Project can become a reality, but all indications presently point to an early solution to existing problems and to the orderly development of a new public housing project that will help to more adequately meet the expanding needs of the Portland community and that will be of particular benefit to the improvement of the Albina area.

Gene W. Rossman

Executive Director

HOUSING AUTHORITY OF PORTLAND

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PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY 1360 MISSION ST., SAN FRANCISCO 3, CALIF.

July 23, 1963

In reply refer to:
SFRO:DEVELOPMENT

Portland City Planning Commission
J. H. Sroufe, President
414 City Hall
Portland 4, Oregon

Gentlemen:

This is in reply to your letter of June 18 relative to selection of sites for Low-Rent Public Housing Projects which the Housing Authority of Portland proposes to develop in your City.

To dispel what appears to be a misunderstanding concerning a "land cost ceiling," we wish to advise you that the Public Housing Administration has never placed an arbitrary limit on the cost of site acquisition per dwelling unit. As you know, this cost varies greatly between and even within various communities. Our position is to limit the total development cost of any project to an economical amount which will permit the construction of safe and sanitary housing without extravagance and consistent with the level of standard housing being provided in the community by private entrepreneurs. For example, in smaller communities, Local Housing Authorities may secure sites for projects at a relatively low cost but with a low planned density and attendant increased costs of site improvements. The result could well amount to a Total Development Cost per Dwelling Unit comparable to a similar situation in a more highly developed urban area where land acquisition costs were much higher but costs of site improvements were lower due to not only a higher density, but existing improvements in the form of streets, curbs, and sidewalks, as well as sewer and water lines.

While our standards of design do not specify an area of lot per dwelling unit, they do establish minimum distances between buildings and from buildings to property lines which result generally in providing more than 2,500 square feet per dwelling unit. Of course, since the size of buildings increases with the number of bedrooms, the imposition of minimum distances results in larger lot areas for the larger units and smaller areas for the smaller units.

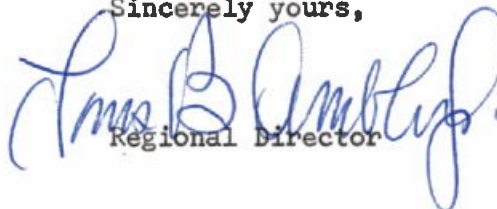
We have not had the opportunity to review your Housing Authority's plans for the project which you discuss in your letter but, as you know, application of a project complex frequently results in use of the site in such a way as to make it difficult to define lot areas with respect to each dwelling unit. However, we note that the plans which your Housing Authority submitted for the 58 unit project planned for the Albina area, and since abandoned, provided for more than 2,800 square feet per dwelling unit. This is on an overall basis,

measuring the total area within property lines and dividing the result by the number of dwelling units.

We commend the spirit of cooperation expressed by you in granting a relaxation of the zoning requirement to make it possible for your Housing Authority to plan its project with the most economical utilization of the land. We have not had the opportunity to review their plans; however, we are quite sure that your Housing Authority has bent every effort to achieve the maximum livability possible within the dwelling units as well as in the yard areas, outside.

We have also not had the opportunity to confer with your Housing Authority concerning this matter. However, we do plan to do so, and they will advise you of the results of these conferences.

Sincerely yours,


Regional Director

cc:
H/A of Portland, Oregon
Portland, Oregon

From the Desk of

✓ FRANCIS J. IVANCIE

EXECUTIVE ASSISTANT TO THE MAYOR

303 CITY HALL
PORTLAND, OREGON

December 3, 1963

Copy of Ordinance No. 116966, regarding the acquisition of 500 units of low-rent housing by the Housing Authority.

Your attention is called to Section 2, page 1, of this ordinance.

FJI



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Mr. Lloyd Keefe, Director
Planning Commission
City Hall Annex

RECEIVED

DEC 4 1963

Portland
City Planning Commission

ORDINANCE NO.

116966

An Ordinance authorizing execution of a cooperation agreement with the Housing Authority of Portland, Oregon, for an additional 500 units of low-rent housing which may be developed in the City, setting forth procedures, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that the Housing Authority of Portland, Oregon, has already developed the low-rent housing projects covered by cooperation agreements between the City and the Authority; that such agreements are necessary if the Authority is to obtain federal ear-marking of funds for loans and annual contributions covering the project or projects to comprise such additional housing; that the need for additional low-rent housing is presently critical in the City of Portland for low income families and senior citizens who are being displaced by the freeway program of the state and federal governments within the City of Portland; now, therefore, the Mayor and Auditor hereby are authorized and directed to execute a form of agreement substantially in accordance with the form attached hereto, marked Exhibit "A," and by this reference made a part hereof with the Housing Authority of Portland, Oregon.

Section 2. In order to insure coordination of low income housing developments with the planning of the city, additional public housing units proposed to be constructed or acquired shall first be submitted to the City Council and shall not be constructed or acquired until the Council has approved the site of each new project.

Section 3. This ordinance shall not take effect until the Housing Authority of Portland, Oregon, shall have filed with the City Auditor, in form approved by the City Attorney, its acceptance of the terms and provisions of this ordinance.

Section 4. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the Housing Authority of Portland, Oregon, may be enabled to take immediate steps for ear-marking of federal funds for low rent housing to care for the emergency situation in the City of Portland; therefore, an emergency

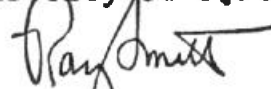
hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council JUN 19 1963



Mayor of the City of Portland

Attest:



Auditor of the City of Portland

Mayor Schruck
June 13, 1963
MCR/fg

EXHIBIT "A"

COOPERATION AGREEMENT

THIS AGREEMENT entered into this _____ day of June, 1963, by and between THE HOUSING AUTHORITY OF PORTLAND, OREGON (herein called the "Local Authority") and the CITY OF PORTLAND, OREGON (herein called the "Municipality"),

W I T N E S S E T H:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. Whenever used in this agreement:

- (a) The term "Project" shall mean any low-rent housing hereafter developed as an entity by the Local Authority with financial assistance of the Public Housing Administration (herein called the "PHA"); excluding, however, any low-rent housing project covered by any contract for loans and annual contributions entered into between the Local Authority and the PHA, or its predecessor agencies, prior to the date of this agreement.
- (b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.
- (c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and nondwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and nondwelling utilities.
- (d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority shall endeavor (a) to secure a contract or contracts with the PHA for loans and annual contributions covering one or more Projects comprising approximately 500 units of low-rent housing and (b) to develop and administer such Project

or Projects, each of which shall be located within the corporate limits of the Municipality. The obligations of the parties hereto shall apply to each such Project.

3. (a) Under the constitution and statutes of the State of Oregon, all Projects are exempt from all real and personal property taxes and special assessments levied or imposed by any Taxing Body. With respect to any Project, so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the PHA for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the PHA in connection with such Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes or special assessments upon such Project or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called "Payments in Lieu of Taxes") in lieu of such taxes and special assessments and in payment for the Public services and facilities furnished from time to time without other cost or charge for or with respect to such Project.

(b) Each such annual Payment in Lieu of Taxes shall be made after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during such fiscal year, or (ii) the amount permitted to be paid by applicable state law in effect on the date such payment is made, whichever amount is the lower.

(c) The Local Authority shall distribute the Payments in Lieu of Taxes among the Taxing Bodies in the proportion which the real property taxes which would have been paid to each Taxing Body for such year if the Project were not exempt from taxation bears to the total real property taxes which would have been paid to all of the Taxing Bodies for such year if the Project were not exempt from taxation; Provided, however, That no payment for any year shall be made to any Taxing Body in excess of the amount of the real property taxes which would have been paid to such Taxing Body for such year if the Project were not exempt from taxation.

(d) Upon failure of the Local Authority to make any Payment in Lieu of Taxes, no lien against any Project or assets of the Local Authority shall attach, nor shall any interest or penalties accrue or attach on account thereof.

4. The Municipality agrees that, subsequent to the date of initiation (as defined in the United States Housing Act of 1937, as amended) of each Project and within five years after the completion thereof, or such further period as may be approved by the PHA, and in addition to the number of unsafe or insanitary dwelling units which the Municipality is obligated to eliminate as a part of the low-rent housing projects heretofore undertaken by the

Local Authority and identified as Project No. ORE. 2-1, there has been or will be elimination (as approved by the PHA) by demolition, condemnation, effective closing, or compulsory repair or improvement, of unsafe or insanitary dwelling units situated in the locality or metropolitan area in which such Project is located, substantially equal in number to the number of newly constructed dwelling units provided by such Project; Provided, That, where more than one family is living in an unsafe or insanitary dwelling unit, the elimination of such unit shall count as the elimination of units equal to the number of families accommodated therein; and Provided, further, that this paragraph 4 shall not apply to the case of (1) any Project developed on the site of a Slum cleared subsequent to July 15, 1949, and that the dwelling units eliminated by the clearance of the site of such Project shall not be counted as elimination for any other Project or any other low-rent housing project, or (ii) any Project located in a rural nonfarm area.

5. During the period commencing with the date of the acquisition of any part of the site or sites of any Project and continuing so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the PHA for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the PHA in connection with such Project remain unpaid, whichever period is the longest, the Municipality without cost or charge to the Local Authority or the tenants of such Project (other than the Payments in Lieu of Taxes) shall:

- (a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;
- (b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary in the development thereof, and convey without charge to the Local Authority such interest as the Municipality may have in such vacated areas; and, in so far as it is lawfully able to do so without cost or expense to the Local Authority or to the Municipality, cause to be removed from such vacated areas, in so far as it may be necessary, all public or private utility lines and equipment;
- (c) In so far as the Municipality may lawfully do so, (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the

same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and the surrounding territory;

- (d) Accept grants of easements necessary for the development of such Project; and
- (e) Cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

6. In respect to any Project the Municipality further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority:

- (a) It will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, paving, and installation thereof in accordance with specifications acceptable to the Municipality;
- (b) It will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding such Project or necessary to provide adequate access thereto (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned); and
- (c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such Project and serving the bounding streets thereof (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned).

7. If by reason of the Municipality's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnished to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes due or to become due to the Municipality in respect to any Project or any other low-rent

housing projects owned or operated by the Local Authority.

8. No Cooperation Agreement heretofore entered into between the Municipality and the Local Authority shall be construed to apply to any Project covered by this Agreement.

9. So long as any contract between the Local Authority and the PHA for loans (including preliminary loans) or annual contributions, or both, in connection with any Project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the PHA in connection with any Project remain unpaid, this Agreement shall not be abrogated, changed, or modified without the consent of the PHA. The privileges and obligations of the Municipality hereunder shall remain in full force and effect with respect to each Project so long as the beneficial title to such Project is held by the Local Authority or by any other public body or governmental agency, including the PHA, authorized by law to engage in the development or administration of low-rent housing projects. If at any time the beneficial title to, or possession of, any Project is held by such other public body or governmental agency, including the PHA, the provisions hereof shall inure to the benefit of and may be enforced by, such other public body or governmental agency, including the PHA.

10. In addition to the Payments in Lieu of Taxes and in further consideration for the public services and facilities furnished and to be furnished in respect to any Project for which no Annual Contributions Contract had been entered into prior to August 2, 1954, between the Local Authority and the PHA;

(1) After payment in full of all obligations of the Local Authority in connection with such Project for which any annual contributions are pledged and until the total amount of annual contributions paid by the PHA in respect to such Project has been repaid, (a) all receipts in connection with such Project in excess of expenditures necessary for the management, operation, maintenance, or financing and for reasonable reserves therefor, shall be paid annually to the PHA and to the Municipality on behalf of the local public bodies which have contributed to such Project in the form of tax exemption or otherwise, in proportion to the aggregate contribution which the PHA and such local public bodies have made to such Project, and (b) no debt in respect to such Project, except for necessary expenditures for such Project, shall be incurred by the Local Authority;

(2) If, at any time, such Project or any part thereof is sold, such sale shall be to the highest responsible bidder after advertising, or at fair market value as approved by the PHA, and the proceeds of such sale, together with any reserves, after application to any outstanding debt of the Local Authority in respect to such Project, shall be paid to the PHA and local public bodies as provided in clause 1 (a) of this Section 10; Provided, that the amounts to be paid to the PHA and the local public bodies shall not exceed their respective total contribution to such Project;

(3) The Municipality shall distribute the payments made to it pursuant to clauses (1) and (2) of this Section 10 among the local public bodies (including the Municipality) in proportion to their respective aggregate contributions to such Project.

IN WITNESS WHEREOF the Municipality and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

CITY OF PORTLAND, OREGON

By _____
Mayor

By _____
Auditor

HOUSING AUTHORITY OF PORTLAND,
OREGON

By _____
Chairman

By _____
Secretary-Treasurer

Approved as to form:

City Attorney

A NEWW LOOK AT PUBLIC HOUSING



**NATIONAL FEDERATION OF
SETTLEMENTS AND NEIGHBORHOOD
CENTERS**

226 West 47th Street New York 36, N.Y.

Social Education and Action Committee*

MRS. FRANCIS McMAHON, Chicago, Ill.
Chairman



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FRANCIS BOSWORTH, Philadelphia, Pa.
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MARY TREGLIA, Sioux City, Iowa
CHESTER ZMUDZINSKI, Madison, Wisc.



FERN M. COLBORN, New York, N.Y.
Secretary

* Term 1956-58

INTRODUCTION

HOUSING has been a prime concern of the settlement movement in the United States for more than half a century. Studies in neighborhood centers have called attention repeatedly to the association between bad housing and disease, delinquency and family and community demoralization. Whether or not bad housing actually causes such social ills, it clearly tends to augment and perpetuate them. Only exceptional persons can develop their best potentialities while condemned to live in the filthy, verminous and overcrowded conditions that many still face in the nation's slums, sometimes while paying exorbitant rentals.

The first national housing legislation to aid low income families was enacted in 1937. A decade later the Housing Act of 1949 affirmed national policy in this field. In 1954 the Urban Renewal concept was added. Few subsequent changes have been made in this law, though housing has become an increasingly important national problem. The National Federation of Settlements and Neighborhood Centers believes that now, after a decade of experience under the law, it is time to evaluate the course of public housing in the United States, considering not only its very real achievements but also its shortcomings. This statement is based generally on experience reported by many of the 300 member agencies of the Federation and specifically on field consultations during the past year and conferences on the subject in four large cities with major housing problems and programs — Pittsburgh, Philadelphia, Chicago and New York City.

A NEW LOOK AT PUBLIC HOUSING

The general lag in home building and repair during the depressed 1930's was followed almost immediately by shortages of labor and materials and stringent restrictions in construction during World War II. At the end of that war, the nation had an accumulated deficit in buildings of all types, including homes. Despite the subsequent housing "boom", several factors have kept the nation from coping with the backlog arising from the standstill during many years: (1) Continued and unanticipated increase in population, due to the persistence of high birth rates over the past decade; (2) the great movement of population from rural areas to industrial areas and from cities to suburbs; (3) the character of much of that migration, bringing in Mexicans, Puerto Ricans and Negroes from the South and the West Indies to whom, in general, housing was available only in limited and badly overcrowded and dilapidated areas; (4) the continued rise in general price levels and in property values, making it impossible in many areas for commercial builders to construct new housing within reach of even middle-income families; (5) the displacement of many families for whom no other adequate provisions had been made by urban renewal and highway, and other programs.

Much of the influx to cities has been composed of low-income families, white and non-white, that are unaccustomed to city living and unable or unwilling to use properly even the facilities available to them. On the other hand, the urban exodus to the suburbs has removed many middle- and upper-class business and professional people, experienced in city living, who had been economic and social assets in their neighborhood and included many of its leaders. It is the consensus of neighborhood centers in many parts of the country that, despite the great gains achieved for a relatively few during the past decade through programs of public housing and urban redevelopment, slum neighborhoods in general have be-

come even more fetid and overcrowded. At the same time, demoralization of family and community life has tended to increase because of the rootlessness arising from rapid shifts of population, sordid housing, and the resentments of people who are, in effect, imprisoned in racial or ethnic ghettos even when their income rises to a point that would permit them to rent or buy better quarters.

Public understanding of public housing programs must be extended beyond the rather negative and condescending concept of "slum clearance" to the more constructive framework implicit in urban renewal—renovation and rehabilitation as well as demolition and construction, with the aim of planned and coordinate development that benefits the whole community, not merely an unfortunate group. In the interest of effective and economic use of public funds, as well as the welfare of the community and the individuals directly concerned, we believe that public housing legislation should be made more comprehensive and flexible and oriented more directly toward serving two basic principles.

PRINCIPLES

Public housing programs should (1) promote the pride, self-respect and stability of the individuals and families they serve directly and (2) establish communities or integral parts of communities, not merely "projects."

Promoting Self-Respect and Stability

If there is one clear lesson to be read from the history of public welfare, it is that nothing is more conducive to a person's demoralization than to brand him as a failure in the sense he cannot take care of himself. This was the effect of the old poorhouses, whose inmates had little incentive or hope to better themselves; it was the result of the public "paupers' list" in former times whereby a town sought to, or at least succeeded in, shaming the unfortunates who had been obliged to ask for public aid. The practically universal acceptance of the social security program in this country doubtless has been due to the fact that it is based and administered on the philosophy that people want to pay their own way in adversity when they can and are, in any case, national assets and entitled to the means of subsistence when in need. The public housing movement, begun about the same time, has never commanded as wide interest and respect. It has seemed to be something for other people, for the poor, for people with whom one did not wish to identify one's self.

Too often the towering masonry of a public housing project has become the modern symbol of the poorhouse. Its rigid income limitations have branded the occupants as poor in relation to the community. By definition, no family was there that had been able to improve its circumstances to the point of rising beyond its limits for eligibility. Those who felt they must stay, because nothing else was available within reach of any income they might hope to command, had an incentive *not* to improve their lot. Moreover, occupants are a group weighted by the various adversities associated with chronically low

income—families broken by death, desertion and divorce; impoverished by chronic disabilities, physical, mental and emotional; handicapped as newcomers by their ignorance of the skills and other characteristics desired in the community.

We do not believe that public housing should be reserved for “good” families and denied to families with many problems. On the other hand, too great a concentration of “multi-problem” families tends to aggravate both the difficulties within the group and its relationships with the surrounding community. Skilled and persistent social services in the public housing and the surrounding community can enable many “problem” families to cope with personal and community responsibilities of which they may be ignorant because they have come from a totally different setting in another country, from a part of our own country where facilities are meager and educational standards low, or from a long demoralized slum in one of our own cities. It is at least equally important to the education and regeneration of these disadvantaged families that they have at hand the example of neighbors who do know how to live in a city neighborhood. In the interests of promoting stability and advancement in publicly housed families and their neighborhoods, we therefore hold that

When family income rises above the maximum set by regulations for the development, the family should be permitted to remain, paying a larger part of the economic rental. Public housing also should include provision for purchase of units by families than can and wish to purchase their homes. Purchase provisions are of particular importance for Negro and other minority families and older people, who are greatly disadvantaged in obtaining mortgages in the commercial real estate market.

The reasons given above for avoiding a concentration of less advantaged families in one place where their presence proclaims their poverty and other misfortunes also call for careful consideration of the size and location of public housing. We believe that

Public housing developments should be scattered throughout a city and should be

small, in most places with no more than 100 units and a maximum of 250. Where 300 families are to be housed, public housing should provide for 100 and other arrangements for the remaining 200. Insofar as possible, public housing should not be very different from the surrounding structures. In some cities, for example, row houses, rather than apartments, may be the choice for families.

Special problems in location arise in cities where there has been a large in-migration in recent years of racial and ethnic groups that have been herded into particular districts. Re-housing in such a district is likely merely to maintain the segregation built up through generations of prejudice; it results in developments where all the occupants are Negro, for example, or Mexican or Puerto Rican. This continued segregation perpetuates existing tensions and blocks intercommunication through which various groups can learn to understand one another and live together. This situation raises difficult choices since the "ghetto" neighborhoods are those where old housing is likely to be worse and the need for change, greatest. Nevertheless we believe that

Choice of sites for public housing should be guided by search for areas where there will be occupants of various races and cultural backgrounds. Wherever public funds have been made available for a building, there should be a non-discriminatory clause in every contract so that eventually housing is available to all families regardless of creed, race or national origin.

Stability in family and neighborhood living also requires structures designed to meet the needs of particular groups and changes in the needs of individual families. "High-risers", towering apartment structures, are not suitable for families with children. Most housing developments have no place for men, indoors or out. There is too little provision for families with many children. More general factors affecting neighborhood life within a housing development and the surrounding area will be discussed below. In the design of the structures themselves we believe that

Public housing should provide row houses or other non-elevator buildings, with green spaces, for families with children, including adequate provision for large families. It should make appropriate provision for aged persons and single persons.

Not Projects But Communities

Families in some public housing developments have found themselves bereft of some or all the community resources of their former neighborhoods—the nearby church and movie house, the pool parlor, corner grocery, hardware store. Children may have to cross dangerous traffic lanes to get to school. A housewife may have to take a bus to do her marketing. Despite the gains in light, air and cleanliness, the separateness of some projects sets their occupants apart from the normal life of a community, stigmatizing them and further aggravating the bad effects of segregation arising from racial and economic homogeneity within the group.

We believe the full potentialities of public housing will be realized only when the plan for a development includes

Adequate community facilities — schools, churches, stores, recreational facilities and so on — through selection of a site where these are readily available or provision within the development itself;

Expansion of services through continuing cooperation with health and welfare agencies in the use of community buildings in the projects. Extension of services through the “purchase” by the local authority of the services of social caseworkers, social group workers, recreation workers, nursery school teachers, community organizers from established social agencies to serve the tenants;

Inclusion in management staff of persons with training in community organization, social work and home economics to aid tenants in making maximum use of public housing and other community resources and in bridging the gap between the development and the surrounding neighborhood. Increased participation of management in that neighborhood in the develop-

ment and strengthening of elements of good neighborhood life — with the schools, churches, shopping areas, parks. Encouragement of some active communication between the project and the neighborhood;

Encouragement of tenant organizations to develop volunteer activities and advise management on public opinion;

Rental, purchase and intake policies that will yield, insofar as is possible, a tenant group that represents elements in a normal population in terms of age, type of household, and differences in race, economic status and cultural background.

SCOPE AND FLEXIBILITY

To meet existing needs of families, cope with the continuing course of population growth and mobility and help remedy and prevent the physical and moral deterioration of our core cities, the federal government, states and localities must band together in a national housing program that is more broadly based and more flexible in plan and operation than our existing provisions. In toto such a program should:

- (1) Preserve and create integrated communities within and around public housing developments, with adequate community facilities, skilled management, professional social services;
- (2) Locate and design housing structures with greater regard for their assimilation into the entire community and the needs of various types of households;
- (3) Re-house many more families, including middle-income families, under income provisions that provide an incentive, rather than a deterrent, to family advancement, with relaxation of eligibility requirements for "site" tenants;
- (4) Encourage family and neighborhood stability through provisions for sale as well as rental of public housing units on an individual or cooperative basis;
- (5) Include conservation and rehabilitation of existing dwellings and purchase of such dwellings for rental or re-sale;
- (6) Give genuine support to the development of independent cooperative housing;
- (7) Enlist community and neighborhood interest, understanding and participation from the beginning of housing and urban renewal projects;
- (8) Schedule rehabilitation, demolition and construction operations so that families

no longer will be forced to give up their old homes, inadequate as those may have been, before other quarters are available to them. Provide systematic aid and encouragement in relocating tenants to be moved;

- (9) Facilitate construction of low- and medium-cost housing by private builders;
- (10) Conduct periodic surveys of the extent and types of housing needs and research into building materials, methods and design as a guide to the economic and effective development of public housing programs and an aid to private builders.

In short, public housing should be regarded not merely as a real estate operation financed by taxes or a refuge for the unfortunate but as a social institution valued by communities as a means of safeguarding or enhancing a stable, pleasureable way of life in which all citizens can take pride and from which the whole community benefits.

Performance of the various functions implied in the listing above obviously will differ in different states and localities according to various needs, legislative provisions and resources. Clearly the federal leadership and financial responsibility affirmed in the U.S. Housing Act of 1937 and the Housing Act of 1949, as now amended, must be strengthened if states and cities are to be enabled to do what needs to be done. Specifically

Federal funds available for public housing should be increased. The amount now authorized by Congress allows for housing only 35,000 families a year in the entire country. New York City alone could well use that number of units. It is reasonable to hope that low-rent public housing should comprise 10 per cent of annual unit production on a continuing basis, which would have meant some 103,920 units in 1957.

Veterans' preference, required under the 1937 law, should be ended. Provision should be made to permit tenants to acquire ownership of their dwelling units.

In any new act, the city's share in the "write down" of slum land to be cleared should be reduced from 33 1/3 per cent to 20 per cent.

Federal regulations limiting cost per unit for site acquisition and development should be changed to make it possible, in appropriate communities, to substitute row houses, at acceptable densities, for elevator apartments, and to acquire existing houses on the private market for operation as low-rent housing.

The statutory 5 to 1 income to rent ratio has long since lost its justification; experience indicates that a ratio of 7 to 1 is more realistic today according to rent-paying habits in the private market.

Public housing has shown too little advancement in creative design, largely because of administrative controls and inflexible standards required by the federal agency. Federal regulations should reflect technical advances and advance in the standard of living.

Local authorities must have budgetary latitude to finance social services; decent shelter alone is not enough to meet the needs of many underprivileged families. A more realistic balance must be drawn between the respective capacities of the federal government and local governments to finance urban renewal undertakings, with consequent reduction in the city's share of net project cost. Urban renewal is no less important than other government programs, for some the federal government bears 90 per cent of the cost.

Federal or state funds should be available for long-term loans at low interest rates to private builders for middle-income housing, which is the most serious lack in most parts of the country. "Middle-income" housing cannot be defined in terms of a set income or cost formula. It represents, rather, the level above income limits for public housing and below that at which a volume supply of private housing is being produced and varies according to the character of different areas.

Many communities are taking a new look at themselves and their people in the light of the needs for and potentialities inherent in urban renewal. In such consideration, blighted people represent even more

serious losses and tragedies than blighted areas and buildings. A comprehensive public housing program that coordinates the efforts and resources of federal, state and local governments is an investment not only in human assets but also in community well-being. Federal legislation that will help local communities to do their part, and determination on the part of all levels of governments and their agencies and citizens can make public housing a social resource and safeguard for the nation.

THIS REPORT IMPLEMENTS POLICY DECISIONS on Housing and Urban Renewal as adopted by the annual meetings of the National Federation of Settlements and Neighborhood Centers. These are as follows:

HOUSING

It is the firm conviction of the National Federation of Settlements and Neighborhood Centers that adequate housing within the financial reach of families of all incomes, is basic to good family life, sound neighborhoods and communities, and a decent standard of living.

It is also our conviction and faith that this, the greatest, richest and most productive nation in the world, can find the techniques and methods necessary to eliminate bad housing and slums with all their concomitant evils and ugliness, and in so doing will produce a healthier and stronger nation, both morally and economically.

As part of a broad federal, state, local program we believe the following aspects are essential:

1. That government at all levels concern itself with developing a program which will encourage and assist localities to eliminate slums and prevent further deterioration, and promote neighborhood conservation wherever possible.
2. That the needs of the low- and middle-income families be given top priority.
3. That families of minority groups be given fair and equitable treatment.
4. That adequate provision be made for single person family units and aged couples.
5. That an adequate and humane relocation policy be followed in clearing slum areas.
6. That assistance be given to cooperative housing groups to provide homes for the middle-income groups.
7. That urban redevelopment and public housing be so planned as to prevent the re-creation of ghettos either on basis of race, creed, national origin, age, or ability to pay.
8. That adequate provision be made for necessary community facilities in public housing and urban development projects, such as schools, transportation, shopping, health resources and community centers.

9. That new and rehabilitated housing should be an integral part of sound community growth and development.
10. That aids and assistance be given to permit home ownership where possible for the low- and middle-income families.
11. That adequate monies be appropriated by the Federal government for assistance grants to localities for subsidies for low-rent housing at yearly rate commensurate with the need.
12. We, therefore, urge a Public Housing program of 200,000 units per year, and the liberalization of Federal Housing Administration loans to provide incentives for and stimulate the building of homes for middle-income families.

The National Federation of Settlements and Neighborhood Centers believes that at least two million new housing units are needed annually; of this number 200,000 should be public housing units. We believe this to be the minimum program essential to provide for those now ill-housed and to provide for an enlarged population.

URBAN RENEWAL AND HOUSING

It is the firm conviction of the National Federation of Settlements and Neighborhood Centers that the concept of Urban Renewal is a realizable goal. It envisages a total program to remake our communities so that all the factors essential to good family life are available to every American family.

It is also our conviction and faith that this, the greatest, richest, and most productive nation in the world, can find the techniques and methods necessary to create sound communities, through the elimination of blighted areas and the rehabilitation of deteriorating neighborhoods. This takes the financial participation of the local, state and Federal governments in order to make necessary subsidies available.

We see the need for a supply of housing of adequate standards for people of all incomes and especially for minority groups, large families and the aged.

We believe that the Housing Act of 1954, with its criteria for a Workable Urban Renewal Program, is a good measure. However, to be effective, we believe the following points should be strengthened:

1. *Comprehensive Planning*—for local neighborhoods, cities and metropolitan areas which include adequate open space, recreational facilities, lower population densities, and the replacing of streets and highways.
2. *Relocation of Families*—as an essential municipal service which will have a proper regard for the welfare of people.
3. *Codes and Ordinances*—effectively enforced, which will insure a safe and decent standard of living.
4. *Social Planning and Citizen Participation*—to go hand in hand with technical and physical planning to insure the voice and partnership of people in neighborhoods.
5. *Personnel and Staffing*—each city should include on its staff adequate numbers of trained and experienced personnel in such fields as social work, social psychology, social economy, community organization to create and to enable workable structure and meaningful democratic citizen participation.

The National Federation of Settlements and Neighborhood Centers believes that at least two million new housing units are needed annually. Of this number, two hundred thousand should be public housing units. We believe this to be the minimum program essential to provide for those now ill housed and to provide for an enlarged population.

That Federal funds guaranteeing loans for private housing and subsidies for public housing should be made available in such a way as to prevent the development of neighborhoods within our communities which are segregated by reason of race, religious affiliation, or national origin.

The National Federation of Settlements and Neighborhood Centers

THE NATIONAL FEDERATION OF SETTLEMENTS, WAS formally organized in 1911. Today 258 centers in 95 cities in 28 states, the District of Columbia, and Hawaii are members of this organization. Membership is achieved by meeting certain minimum standards and upon payments of dues. Sixty-nine additional centers receive services because of allocations directly from community chests or united funds or by special service agreements. The National Federation is governed by one lay and one professional delegate from each of its member settlements and local federations, who meet in an annual business meeting. Its affairs are managed by a board of directors, elected by and acting within the policies established by the annual meeting.

The National Federation of Settlements and Neighborhood Centers represents settlements by participating as a member of the National Social Welfare Assembly, the Council on Social Work Education, and the Council of National Organization of the Adult Education Association. It is considered the spokesman for settlements by governmental agencies. The national office supplies information and ideas on neighborhood work, conducts and publicizes studies of neighborhood social conditions, issues publications, holds national and regional conferences, provides field and office consultation to neighborhood center boards and staffs, maintains a personnel referral service, and develops exchanges with workers from other countries.

—*Social Work Yearbook, 1957*

**NATIONAL FEDERATION OF
SETTLEMENTS AND NEIGHBORHOOD
CENTERS**

226 West 47th Street New York 36, N.Y.

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* Term 1958-60



FIRE CALL STATISTICS FOR THE ALBINA HOUSING PROT. STUDY AREA.

1.	NUMBER OF FIRE CALLS FOR THE PROT. STUDY AREA	=	576
	NUMBER OF FIRE CALLS FOR THE ENTIRE CITY	=	5,436
	PERCENTAGE OF CALLS MADE WITHIN THE PROT AREA	=	10.6% 10.6%
2.	NUMBER OF FALSE ALARMS MADE WITHIN THE STUDY AREA	=	74
	NUMBER OF FALSE ALARMS FOR THE ENTIRE CITY	=	442
	PERCENTAGE OF FALSE ALARMS FOR THE STUDY AREA	=	16.75% 16.7%
3.	AMOUNT OF PROPERTY DAMAGE FOR THE STUDY AREA	=	\$97,140. ⁰⁰
	AMOUNT OF PROPERTY DAMAGE FOR THE ENTIRE CITY	=	\$1,805,816. ⁰⁰
	PERCENTAGE OF PROPERTY DAMAGE FOR THE STUDY AREA	=	5% 5.4%
4.	NUMBER OF FIRES CAUSED BY POOR ELECTRICAL WIRING (PROT STUDY AREA)	=	53
	NUMBER OF FIRES CAUSED BY POOR ELECTRICAL WIRING (ENTIRE CITY)	=	430
	PERCENTAGE OF ELECTRICAL FIRES WITHIN THE STUDY AREA	=	12.3%
5.	NUMBER OF FIRES CAUSED BY FAULTY HEATING SYSTEMS (PROT STUDY AREA)	=	76
	NUMBER OF FIRES CAUSED BY FAULTY HEATING SYSTEMS (ENTIRE CITY)	=	450
	PERCENTAGE OF FIRES WITHIN THE STUDY AREA CAUSED BY FAULTY HEATING SYSTEMS	=	16% 17%

FIRE CALL STATISTICS FOR THE ALBINA HOUSING PROJ. STUDY AREA

NOTE:

THE FOREGOING STATISTICS WERE COMPILED FROM THE DAILY FIRE CALL LOG. PROPERTY DAMAGE VALUES DO NOT REFLECT THE SAME AMOUNTS AS THOSE DETERMINED BY PROFESSIONAL APPRAISERS OR PAID INSURANCE CLAIMS. THEY ARE AMOUNTS ESTIMATED BY THE FIRE DEPT AT THE TIME OF THE FIRE.

ARSON CASES OCCUR THROUGHOUT THE CITY. THEY RANGE FROM LARGE AMOUNTS IN THOUSANDS OF DOLLARS TO LESSER AMOUNTS OF ALMOST NEGLIGIBLE SUMS. IN MANY CASES ARSON FIRES ARE NOT DETERMINED UNTIL LONG AFTER THE FIRE IS OVER. THEREFORE THE ACTUAL AMOUNT OF ARSON DAMAGE IS DIFFICULT TO ESTIMATE.

HIGHEST NET ANNUAL INCOME FOR RENT SHOWN

<u>CONTRACT RENT</u>	<u>0 Minors</u>	<u>1 Minor</u>	<u>2 Minors</u>	<u>3 Minors</u>	<u>4 Minors</u>	<u>5 Minors</u>	<u>6 Minors</u>	<u>7 Minors</u>
\$25	1175	1275	1375	1475	1575	1675	1775	1800
26	1222	1322	1422	1522	1622	1722	1822	1872
27	1269	1369	1469	1569	1669	1769	1869	1944
28	1316	1416	1516	1616	1716	1816	1916	2016
29	1363	1463	1563	1663	1763	1863	1963	2063
30	1410	1510	1610	1710	1810	1910	2010	2110
31	1457	1557	1657	1757	1857	1957	2057	2157
32	1504	1604	1704	1804	1904	2004	2104	2204
33	1551	1651	1751	1851	1951	2051	2151	2251
34	1598	1698	1798	1898	1998	2098	2198	2298
35	1645	1745	1845	1945	2045	2145	2245	2345
36	1692	1792	1892	1992	2092	2192	2292	2392
37	1739	1839	1939	2039	2139	2239	2339	2439
38	1786	1886	1986	2086	2186	2286	2386	2486
39	1833	1933	2033	2133	2233	2333	2433	2533
40	1880	1980	2080	2180	2280	2380	2480	2580
41	1927	2027	2127	2227	2327	2427	2527	2627
42	1974	2074	2174	2274	2374	2474	2574	2674
43	2021	2121	2221	2321	2421	2521	2621	2721
44	2068	2168	2268	2368	2468	2568	2668	2768
45	2115	2215	2315	2415	2515	2615	2715	2815
46	2162	2262	2362	2462	2562	2662	2762	2862
47	2209	2309	2409	2509	2609	2709	2809	2909
48	2256	2356	2456	2556	2656	2756	2856	2956
49	2303	2403	2503	2603	2703	2803	2903	3003
50	2350	2450	2550	2650	2750	2850	2950	3050
51	2397	2497	2597	2697	2797	2897	2997	3097
52	2444	2544	2644	2744	2844	2944	3044	3144
53	2491	2591	2691	2791	2891	2991	3091	3191
54	2538	2638	2738	2838	2938	3038	3138	3238
55	2585	2685	2785	2885	2985	3085	3185	3285
56	2632	2732	2832	2932	3032	3132	3232	3332
57	2679	2779	2879	2979	3079	3179	3279	3379
58	2726	2826	2926	3026	3126	3226	3326	3426
59	2773	2873	2973	3073	3173	3273	3373	3473
60	2820	2920	3020	3120	3220	3320	3420	3520
61	2867	2967	3067	3167	3267	3367	3467	3567
62	2914	3014	3114	3214	3314	3414	3514	3614
63	2961	3061	3161	3261	3361	3461	3561	3661
64	3008	3108	3208	3308	3408	3508	3608	3708
65	3055	3155	3255	3355	3455	3555	3655	3755
66	3102	3202	3302	3402	3502	3602	3702	3802
67	3149	3249	3349	3449	3549	3649	3749	3849
68	3196	3296	3396	3496	3596	3696	3796	3896
69	3243	3343	3443	3543	3643	3743	3843	3943
70	3290	3390	3490	3590	3690	3790	3890	3990
71	3337	3437	3537	3637	3737	3837	3937	4037
72	3384	3484	3584	3684	3784	3884	3984	4084
73	3431	3531	3631	3731	3831	3931	4031	4131
74	3478	3578	3678	3778	3878	3978	4078	4178
75	3525	3625	3725	3825	3925	4025	4125	4225
76	3572	3672	3772	3872	3972	4072	4172	4272
77	3619	3719	3819	3919	4019	4119	4219	4319
78	3666	3766	3866	3966	4066	4166	4266	4366
79	3713	3813	3913	4013	4113	4213	4313	4413
80	3760	3860	3960	4060	4160	4260	4360	4460
81	3807	3907	4007	4107	4207	4307	4407	4507
82	3854	3954	4054	4154	4254	4354	4454	4554
83	3901	4001	4101	4201	4301	4401	4501	4601
84	3948	4048	4148	4248	4348	4448	4548	4648
85	3995	4095	4195	4295	4395	4495	4595	4695
86	4042	4142	4242	4342	4442	4542	4642	4742
87	4089	4189	4289	4389	4489	4589	4689	4789
88	4136	4236	4336	4436	4536	4636	4736	4836
89	4183	4283	4383	4483	4583	4683	4783	4883
90	4230	4330	4430	4530	4630	4730	4830	4930

14,700 families in Portland earned less than \$3000 in 1959.

This is 15.4% of Portland families

BACKGROUND

Albina, once the name of an independent city which merged with Portland in 1891, now applies, in common usage, to ^{an imprecisely} a rather poorly defined area usually considered to be lying south of Fremont Street between Union Avenue and the Willamette River. This section of Portland, containing as it does, both low-lying riverside land and the adjacent hilltop plateau, was developed from the beginning as an industrial community with an adjoining residential hinterland. Today, ninety years after Edwin Russell recorded the plat of the original town site, much of this early division of function has disappeared and developments currently in the making are providing further and more sweeping changes to the Albina area. # Inspection of a map depicting the present use of land in the district ^(plate 1) reveals not only the early day concentration of industrial-commercial development along the river, but a helter-skelter conglomerate of residential, industrial, commercial, and institutional activity atop the hill as well. # Gradually, over the years, a commercial strip has developed ^{along} the length of Union Avenue. Another commercial area, strung out along Williams Avenue, with its focus at the intersection of Williams and Russell, ~~sketch~~ developed, flourished, and then all but died. Scattered industries, particularly in the southern and western portions of the ^{plateau} hilltop, are very much in evidence today. # The remaining residential land is now concentrated in three fairly distinct pockets...one lying between the edge of the hill and Vancouver Avenue from Fremont Street south to about Stanton Street; a second lies between Williams and Union Avenues from Fremont to about Knott Street, and the third extends from Williams to Union Avenues between Russell and Hancock Streets. Each of these residential enclaves is fairly well surrounded, not only by mixtures of non-residential development, but also by distinct topographical change, or arterial traffic routes. Not only does the gradual expansion of the non-residential uses of land produce mixtures of use, often to the detriment of each, but also, since Albina is primarily a built-up area, the institution of each new non-residential use decreases the residential population, further shrinking the remaining residential land concentrations. # The most dramatic example of this sort of removal of residential land is the present freeway construction program. Right-of-way acquisition for the Eastbank Freeway, between Fremont Street and Broadway, has removed approximately 125 dwellings, dwellings that formerly housed nearly

300 persons. [#] Social change is also in evidence in the Albina area. The ~~United~~
¹⁹⁶⁰ States Census ~~reports~~ confirmed that this area contains the greatest concentration
of negro population within the city. [#] A recent proposal by the Housing Authority
of Portland to construct some 58-units of public housing near the center of the
residential portion of the Albina area has served to focus attention on this
section of the city, resulting in this investigation into desirable public
policy toward ^{its} future development. ~~within the Albina area.~~

THE STUDY AREA - DEFINITION AND APPROACH

As defined above, the area of major concern to this study is the portion
of the city known as Albina. However none of the problems, or problem generating
factors, terminate at the arbitrary ^{ly drawn} Albina boundaries. To allow for the analysis
of the problem area within a realistic ^K context, the entire area from Killingsworth
Street to the Banfield Freeway between Interstate Avenue and NE 16th Avenue, was
delineated for ^{inspection} ~~study~~. This entire ~~study~~ area has been subjected to general in-
vestigation and analysis to provide a framework for the intensive study of the
area south of Fremont Street and west of Union Avenue. [#] Much of the statistical
data utilized in ~~xxxxxxxx~~ developing and understanding ^{of} the Albina area ~~were~~
^{A good deal} drawn from U. S. census reports. ~~xxxxxxxxxxxx~~ census information is available
for statistical units called census tracts. While the census tracts do not corres-
pond exactly with the study area, or with the Albina area, it is believed that
the correlation is adequate to provide sound statistical evidence as to the general
character of the Albina district. Other data was available by city block and was
compiled ^{to} ~~for an area~~ ^{exactly} ~~corresponding~~ ^{appropriate} with the ~~study~~ area.

AREA CHARACTERISTICS

For the purpose of this study, the area bounded by Killingsworth Street,
16th Avenue, Banfield Expressway, and Interstate Avenue, will be termed the "study
area", and the area bounded by Fremont Street, Union Avenue, Broadway, and
Interstate Avenue will be referred to as the "Central Albina Area." Where census
tract information is referred to for the Central Albina Area, it has been drawn
from census tracts 22A, 22B, and 23A. The relationship between ~~the~~ census tracts
and the Study Area, as well as the Central Albina Area, is shown on Plate 2.
The Study Area ~~which~~ contains 3.4 square miles, or about 4.75% of the area of
the city. ^{approximately} Within this area live 31,500 persons, 8 $\frac{1}{2}$ % of the population of Portland.
~~Within~~ ^{also contains} This area ~~has~~ 12,544 or 80% of the negro population of Portland. ~~Within~~

1/6/69

Table ~~II~~ ^I

SELECTED POPULATION CHARACTERISTICS

	<u>City</u>	<u>Study Area</u>	<u>Central Albina</u>
Population			
Total	372,676	36,174	7,111
Non-white	20,919	13,978	4,926
% Non-white	5.6%	36.2%	69.4%
Median Family Income	\$6,333	\$5,065	\$3,946

Table ~~VI~~ ^{II}

SELECTED HOUSING CHARACTERISTICS

	City	Study Area	Central Albina
Number of Housing Units	143,049 143,049	13,977 13,977	2,963 2,963
Average Contract Rent	\$64	\$59	\$47
Deteriorating or Lacking Some Plumbing Facilities			
Number	23,249	2,889	1,095
% of Total	16.1% 16.1%	20.6% 20.6%	36.9% 36.9%
Dilapidated			
Number	3,984	549	357
% of Total	2.8% 2.8%	1.57% 1.57%	5.02% 5.02%

Table III

FIRE CALLS -- 1961

	Number of Calls	Cause of Fire		False Alarms
		Electrical	Heating	
City	5,436	430	450	442
Study Area				
Number	576	53	76	74
% of Total ...	10.6%	12.3%	17.0%	16.7%

Table IV

CRIMES AND ARRESTS -- 1961

	Crimes	Arrests	Population	Crimes per Capita	Arrests per Capita
City	31,871	18,284	372,672	.085	.049
Study Area					
Number	4,356	1,447	36,210	.120	.040
% of City ...	13.6%	7.9%	9.7%	--	--
Central Albina					
Number	1,519	796	7,111	.213	.111
% of City ...	4.7%	4.3%	1.9%	--	--

#

Two hundred thirty three

the study area

~~the study area~~, 355 of the ~~total~~ 687 blocks¹ contain ~~structures~~ buildings of all types

with an average age of more than 50 years. Another 355 blocks ~~structures~~ contain structures with an average age of between 30 and 50 years. Thus

~~the study area~~ approximately 86% of the blocks in the study area contain buildings, the average age of which is in excess of 30 years. Were it not

for the heavy concentration of new construction south of Broadway, these averages would be much higher. #

Within ~~the~~ Central Albina ~~area~~, which is almost entirely outside the ~~vicinity~~ generally unaffected, by the Lloyd Center, Memorial Coliseum

new construction area, 88 blocks, or 66% of the total, contain buildings averaging at least 50 years of age. (plate 3)

Another 38 blocks or 28% ~~structures~~ contain buildings between 30 and 50 years of age on the average. In the

Central Albina Area then, 94% of the blocks contain buildings averaging at least 30 years of age. #

The effects of this advanced age of the typical building can be found in many directions, ~~in the area~~. More than 10 1/2%

of all the fire calls within the city are reported in the study area. Nearly 12 1/2%

of the fires caused by faulty electric wiring for the entire city took place within the study area and 17% of the fire calls resulting from faulty

heating systems were reported ~~in the study area~~. # here. Plate 4 indicates the degree, of dilapidated dwelling structures within the study area as determined

by the 1960 Census of Housing. Dilapidated housing¹⁵ defined by the Bureau of

Census as not providing safe and adequate shelter; such buildings have one or more critical defects or a combination of intermediate defects in

sufficient number to require extensive repair or rebuilding, or are of inadequate original construction. It will be noted from this plate that the

concentration of dilapidated buildings is highly pronounced within the Central Albina Area. #

The following tables compare a number of physical and social characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

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similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

similar. characteristics in the Central Albina Area with ~~similar~~ characteristics within the Study Area and within the entire city.

It should also be pointed out that experience has shown that an appraisal of the quality of housing measured against the Portland Housing Code results in a considerably higher incidence of substandard dwellings than census estimates indicate.

(Several tables to be inserted here)

The conclusion to be drawn from the foregoing figures and comparisons must obviously be that the Central Albina Area¹⁵ a physically deteriorated, economically depressed section of the city. A review of building permits issued over the past five years shows almost no building activity other than

Almost all of which is at the extreme southern edge of the area, along Broadway, or west of the freeway. None of the commercial construction was located on the Williams Avenue Commercial District.

minor remodelings with the exception of Emanuel Hospital ^{additions} ~~construction~~ and the construction of the Knott Street Center. Over the five year period from 1957 through 1961, the total building volume in the Central Albina Area amounted to approximately 3.5 million dollars, about 1% of the total ^{of} city volume. This ~~3.1 million dollar~~ total, 2.8 million was ^{accounted for} generated by Emanuel Hospital and the Knott Street Center projects. ~~The~~ Commercial developments accounted for \$614,000. Industrial construction amounted to \$134,000, and residential construction totaled but \$20,000. Were it not for construction generated by the hospital or by the City of Portland itself, the total building volume within the Central Albina area during the five year period would account for approximately one-quarter of ^{one percent} ~~2%~~ of the total volume in the city. Clearly then, there is no trend towards new construction in ~~the~~ Central Albina ~~area~~ that might serve to counteract the age and deterioration of the area.

TRAFFIC CIRCULATION

The present system of arterial streets, along with the freeway system under construction, are shown on Plate 5. The Eastbank Freeway is presently under construction as shown. The Fremont Bridge, the all-important connection between the Stadium Freeway and the Eastbank Freeway, will be located ~~at~~ ^{indicated} approximately as ~~shown~~ although actual construction details have not ~~been~~ as yet been completed. The ramps connecting this interchange with Fremont and Flint Streets have neither financing nor official status at the moment but are included in ^{state} ~~the~~ ^{CITY} ~~the~~ ~~Planning Commission's~~ plans for future construction. If constructed approximately as shown, these ramps will remove approximately 160 dwellings, or 490 people from the Central Albina Area. ~~In contrast to the freeway itself,~~ These proposed ramps will be in an elevated structure and ~~most~~ ^{most} ~~both~~ of the surface streets will remain, allowing circulation beneath the ramps. [#] In addition to the north-south freeway traffic flow, Interstate Avenue, Union Avenue, and the Williams Avenue-Vancouver Avenue couplet each run in a north-south direction ^{through} ~~to~~ both the Study Area and the Central Albina Area. ^{The fact that} ~~Although~~ Williams and Vancouver Avenues, ~~have not been recognized as major streets on the present comprehensive development plan, the fact that these two streets,~~ along with Flint Avenue, form the only north-south points of access ^{across} the freeway bridging, and form a

continuous traffic artery from the Broadway and Steel Bridges north to the Interstate Bridge, implies that their traffic volume can only increase in the future. Their significance as arterials will undoubtedly be felt, particularly in the Central Albina Area, since they will be providing the most direct means of access from Fremont Street to the Broadway and Steel Bridges. Traffic in the east-west direction is relatively light in volume north of the Broadway-~~Ham~~ Weidler couplet with only Killingsworth Street at the extreme northerly edge of the Study Area, ^{currently} ~~apparently~~ carrying in excess of 10,000 vehicles per day. Midway between Broadway and Killingsworth Street, Fremont Street is at present a relatively major traffic carrier, east of Union Avenue only. With the completion of the freeway and the access ramps, Fremont will undoubtedly attain a position of greater import as far west as Vancouver Avenue. South of Fremont Street, all of the east-west streets between Fremont and Broadway are discontinuous in nature, breaking either at Union Avenue or 7th Avenue ^{and in most cases} ~~as well~~ ^{as well.} at the freeway ~~in most cases~~. There is, therefore, little tendency for extraneous east-west traffic to filter through the Central Albina Area. With the completion of the freeway ^{any} ~~the~~ tendency, ^{toward incidental traffic} will probably even lessen below its present volume. # Generally speaking, then, the traffic situation in the Central Albina Area can be summed up as having excellent access to the Interstate Freeway system, but with the arterial surface streets so concentrated as to leave only very small parcels of traffic-free land. At no point in the entire Central Albina area is it possible to be more than about 600 feet from a major traffic arterial.

LAND MARKETABILITY

Since the goal of this study was to develop a plan for the future use of land in the Albina area, it was felt necessary to develop an understanding of the marketability of land, both at the present time and for the long-term future. Mr. W. R. Laidlaw, of the firm Ambrose, Ek and Laidlaw, was retained to conduct ^{the} a marketability survey and ^{to} provide ^{his} professional opinions on the following specific questions:

1. Considering the present pattern of zoning and land development, can it be assumed that there will be a long-term market for residentially zoned property in the area, bounded on the north by Fremont Street, on the east by Union Avenue, on the

West of Union Avenue, Fremont like Stanton and South Streets between Union and Williams and like Russell Street from Union to Interstate Avenue as secondary arterials, currently carrying between 4000 and 8000 vehicles per day.

by the Portland Housing Authority to aid this study by

south by Russell Street, and on the west by the Eastbank Freeway?

2. Disregarding the present zoning, can it be assumed that there would be a predictable market for non-residential land development, assuming:

- (a) a continuation of the present pattern of land divisions, building and vacant land which would require private acquisition and demolition of buildings and lots in order to assemble reasonably sized parcels of developable land.

- (b) Public urban renewal activity which would prepare reasonably sized parcels of cleared land for the market.

~~Mr. Laidlaw was also asked to suggest the most probably types of non-residential development that would be most likely to be attracted to this area under each assumption.~~

3. Can you suggest the most probable types of non-residential development that would be most likely (to be) attracted to this area under each of the foregoing assumptions?
4. Can it be assumed that there would be a reasonable market for residential land development, either single family or apartment, if public ^{urban} renewal action were to prepare cleared land for the market?
5. On Williams Avenue at about Anott Street, is ~~it~~ a cluster of vacant commercial building space. If modern, sound commercial structures existed here, would a demand for such space be likely?
6. What would be the probable demand for the Elliott School if it were to be put up for sale?

~~Richard~~ ^{MR.} Laidlaw's conclusions can be ^{briefly} summarized as follows:

1. There is no long-term market for residentially zoned property.
2. There could be a long-term market for non-residential land use; however, urban renewal activity is necessary

to provide cleared land for this market.

3. The most probable types of non-residential development would be light manufacturing, distribution, and service industries.
4. There would be some market for multiple family housing if urban renewal action were to prepare cleared land; ~~such~~ such housing would, however, be in the low rental category, presumably public housing. Mr. Laidlaw further recommended that the only appropriate location for such housing would be in the extreme northern portion of the Central Albina Area *so that any such development would not interfere with the consolidation of the remainder of the area as an industrial district.*
5. There is neither present ~~or~~ future demand for retail businesses along Williams Avenue.
6. Eliot School is readily adaptable for many types of commercial and industrial use and should have a reasonable market if it were to be put up for sale. ~~ixxxxxxxxxxxxx~~

In the course of his study, Mr. Laidlaw prepared a considerable body of factual information that appears to substantiate ^{most of} his conclusions. In the development of his report, ^{well} Mr. Laidlaw went beyond the six questions posed by recommending the entire area be the subject of urban renewal action and that the future use of the area be ~~preserved~~ ^{well} preserved for industrial activities. It is his belief that if housing appears desirable on the basis of other factors than those he investigated, such housing should be confined to the area north of Fargo Street. He further recommended against the proposed location of the Daisy Williams housing project but recognized that if ^{the Central Albina} ~~this~~ area were to be changed in use from residential to industrial, additional housing would be necessary to replace that removed by such conversion. He suggested the possibility of locating ~~some~~ ^{some} public housing in the vicinity of Boise School.

W. P. [unclear] actually to take best advantage of freeway - transit ramps for industry shall be at north -

CONCLUSIONS

characterized
The Central Albina Area can perhaps be ~~summarized~~ as a section of the city containing a disordered collection of mixed land uses, deteriorated and dilapidated buildings, divided by topography and freeway construction, and cut up into small segments by a network of major traffic arterials, but inadequately served by schools and ^{indo or} ~~fairly well served~~ by recreational facilities. There ^{has} ~~have~~ been practically no ^{recent} construction other than some minor industrial ^{and commercial} ~~building~~ ^{the Knott Street Center} and a vigorous expansion program for Emanuel Hospital. It is populated by ^{low income} ~~economically depressed~~ people. The vacancy ratio in commercial structures is extremely high and the incident of crime is far above the city average. In short, the Central Albina Area bears most of the characteristics of a district in an advanced stage of urban blight. # Beyond the Central Albina Area, the remainder of the Study Area is also composed of buildings of an advanced age. The other symptoms of blight, however, are ^{far} ~~more or~~ less acute. The degree of dilapidation is far lower and not nearly so concentrated. The average value of dwellings is higher. The ^{population} ~~concentration~~ of mixed land uses is not so evident, and the location of major traffic arterials allows far greater expanses of land ^{to be} ~~free~~ ^{from} heavy traffic.

Just to the north of the Central Albina Area, across Fremont Street, a concerted effort is under way to preserve and rehabilitate a large residential section ~~the~~ (the Albina Neighborhood Improvement Project). ~~The~~ A portion of the Central Albina Area was originally investigated for feasibility of this type of ^{Urban Renewal} ~~action~~ but was discarded as being beyond rehabilitation. Clearly, urban renewal, largely ~~clearance~~, appears to be the only solution to not only the blight that presently exists in Central Albina ~~area~~ but also to avoid the spread of that blight to other surrounding areas. Although for the purposes of this study a building-by-building exterior survey of structures has ~~(as source)~~ not been conducted, the evidence available from ^{Census} ~~such~~ and other ^{federal} sources leaves little doubt as to the qualification of the Central Albina Area for urban renewal ~~fund~~ assistance.

CONSIDERATIONS PLAN OBJECTIVES

Certain fixed characteristics of the Central Albina Area must be considered in developing any plan for the future use of land. The dis-

district has a central location with respect to the city as a whole. It is located practically at the juncture of the two interstate freeways and it is actually bisected by the access ramps to the major interchange joining the Eastbank Freeway, the Stadium Freeway and the proposed Fremont or Prescott Freeway. The area is also cut up by major streets providing direct access, not only to the freeway system, but to the entire major street system of Portland. The Central Albina Area is also divided by topography, the lower portion having both river and rail access in addition to freeway connections, is predominantly industrially developed at the present time. The upper portion is isolated from either rail or water transportation potential.

Each of the aforementioned factors are, for all practical purposes, fixed and unalterable. While it is within the limits of economic feasibility to make ~~considerable~~ ^{CERTAIN} alterations in the major street system affecting the area, the overpass structures bridging the freeway at Flint, Vancouver and Williams Avenues ~~areas~~, and the fact that Vancouver Avenue connects at its extreme northern end with Union Avenue in the Delta area, fairly well determine that these streets must remain despite ~~any~~ possible modifications in their exact routing. These fixed factors point to the fairly obvious conclusion that at least a large portion of the Central Albina Area would find its most logical future as industrial land.

INDUSTRIAL LAND NEEDS

The primary characteristics of the Central Albina Area, excellent freeway and major street access, as well as the availability of all normal utilities and the level, stable nature of the ^{hilltop} land itself make this area unusually well suited to ^{transportation,} distribution, and service industries. It has been estimated by the Metropolitan Planning Commission in their report, LAND FOR INDUSTRY, that by 1975 an additional 700 to 900 acres of land will be in use by the transportation and warehousing industries in the Portland metropolitan area. ~~Although~~ ^{that there} The Metropolitan Planning Commission points out ~~it~~ is sufficient industrial land within the Portland ^{Urban} area immediately available to permit a 100% expansion of the present industrially used acreage. ^{However} ~~this~~ ^{agency} ~~group~~ also notes that within the central portion of the city there is but approximately 200 acres of the 6000 acre total, ^{of available industrial land in the urban area,} and since a good portion of this 200 acres is presently owned and held in reserve ^{actual} by existing industries for expansion, the acreage available

*How much further industrial would
Albina provide?*

for sale within the central portion of the city is relatively low. This low stock of centrally located available industrial land, coupled with the 1975 industrial/need projections, and the fact that more than ~~40~~ ⁴⁰ firms ~~are existing~~ will be displaced from northwest Portland by the Stadium Freeway many of which require or prefer a centralized location, leads to the conclusion that there is a solid market both at the present time and in the future ^{within} an area such as central Albina, provided reasonable sized ^{land} parcels were available at a reasonable price. *within the Central Albina Area, east of the freeway*

*and the amount of street frontage
exclusive of streets, there is a total net area
of 160 acres, of which a
large portion may be considered as having
industrial potential.*

Mr. Laidlaw ⁱⁿ his marketability survey concurs with this conclusion.

CONFLICTING ELEMENTS

By far the largest building complex of a non-industrial nature in the entire Central Albina Area is Emanuel Hospital. ^{This} ~~Rxxxx~~ institution is, at present, one of the major hospitals in the state and has vigorous expansion plans for ^{both the immediate and long range future.} ~~the short range plans.~~ Emanuel provides not only general hospital services ^{and} a maternity hospital, but also provides out-patient services, notably cancer treatment, making it truly a regional facility serving not only Portland but much of the state of Oregon and south ^{ern} ~~west~~ Washington. Certainly any plans for the future of the Albina area must consider the needs of Emanuel Hospital. This institution is large enough and its plans are of such a magnitude that it can, to some degree, be considered as creating its own environment. However, the possibility of some nearby apartment construction to provide housing facilities for both hospital employees and students ^{and} also for out-patients coming from out of town for therapy, ^{plus} the institution of some satellite professional offices and commercial establishments in the immediate vicinity ^{are} ~~also~~ functionally desirable.

ELEMENTS OF THE PLAN

The plan proposed for the Central Albina area and portions of the adjoining study area is shown on plate 6. Following the line of reasoning developed above, the bulk of the Central Albina area is proposed for industrial development. The total area east of the freeway suggested for industrial use contains, exclusive of streets, 123 acres. Although impossible to predict with any degree of accuracy what such an area, fully developed, could mean to the economy of Portland, if the present city wide industrial averages were to be applied, ~~to the~~ 123 acres of industrial property could provide space for 64 separate firms employing a total of 2200 people and having an ~~annual~~ annual payroll of some \$14,000,000.

North of Knott Street and west of Williams Avenue, however, industrial development is not being proposed on the plan.

traffic
This relatively free island, bounded by these streets and the freeway interchange, is being proposed ~~for~~ basically hospital and hospital oriented activities. The nearly nine square blocks that represent the long range hospital acquisition plans are indicated on the plan. ~~Immediately~~ to the north of this is an area proposed for multiple family housing. To the east between Williams and Vancouver Avenues from Knott Street north to Fremont Street is a tier of blocks well suited to ~~the~~ ^{both} hospital oriented businesses, such as medical offices, clinics, pharmacies, medical equipment suppliers, ~~plus~~ ^{and} of course, other businesses of a more general nature. Separating the hospital-housing complex from the industrial land to the east, while providing at the same time ~~the~~ ^a necessary ^{functional} adjunct to the hospital complex. ~~The~~ [#] multiple family housing area occupies ~~the~~ ^a position most convenient to the hospital itself ^{and} to the adjoining commercial facilities as well as being located almost adjacent to Boise School, the area is separated from Boise School by the freeway ramps; ~~however,~~ ^{however,} access will be available beneath the ramps for safe communication between home and school. It is further suggested that ~~this~~ ^{this} multiple housing area be extended on the northern ^{by} side of the freeway ramps to include all of the land south of Fremont Street in the vicinity of Boise School.

Insert I.

ACHIEVING THE PLAN

In order to achieve such ~~a~~ ^{clear cut} sweeping changes, no matter how ~~obvious~~ or desirable ~~it~~ ^{they} may be, ~~it~~ obviously requires far more than merely the adoption of a paper plan. At least three tools appear to be available to assist in the accomplishment of the plan ~~and~~ goals. ~~Number one~~ Public capital expenditures must be coordinated so that any developments within the area are in keeping with the long range ~~and~~ objectives. ~~Number two~~

The zoning pattern in the Central Albina Area can be utilized to encourage ~~and~~ ^{private} suitable development, ~~and number three~~, Urban renewal can be utilized to remove the existing blight and prepare land for the re-use market. ~~Of the~~ ~~three~~ urban renewal is obviously ~~the~~ ^{force} the most powerful ~~one~~ available. Public improvement coordination and zoning ~~cannot just hope~~ ^{can serve to} to avoid or deter developments in actual conflict with ~~a~~ long term goals, but cannot ~~hope to~~ actively ~~to~~ promote their achievement. Urban renewal on the other hand ~~can~~ offers a positive action tool.

Do not want
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area

The three must, of course, all be brought
into play however

Insert I.

Boise School has a capacity of 984 ^{pupils} and had an average daily membership of 906 in 1961-62. If the attendance district boundaries were to be realigned to conform with the neighborhood pattern proposed on plate 6 the membership would be some 521 today and about 620 at full development of the area. Consequently Boise school is well able to serve the proposed pattern. ~~The school site itself however is well below standard~~

Eliot school would continue to serve the bulk of the Central Albina area during the transition period between present development and full industrial utilization of the area designated. At that time, Eliot school, always badly located as a school, ~~can cease to function and~~ and never fully used, can cease to function and can perhaps be sold for other uses.

#

Although the present state of deterioration and the probable market for industrial land makes Central Albina appear extremely appropriate for urban renewal, ^{cautions} certain cautions should be emphasized. # In the first place, central Albina is a large area. Between Fremont Street and Broadway, from Union Avenue to the freeway is nearly one-half square mile of land, ^{of which} approximately 190 acres ^(including street areas) is being proposed for future industrial development. Despite the fact ^{that} a relatively firm industrial market appears to exist, the rate of absorption of land would appear to be such that a considerable span of years would be required to put such a large area into productive use. Consequently, ^{the} preparation of land for the market should undoubtedly be staged over a period of quite a few years rather than being attempted as one large scale project. # Secondly, ~~although~~ ~~the~~ the problems of rehousing ~~this~~ displaced persons from this area are ~~of~~ of considerable magnitude. As noted previously, Central Albina contains a very large population of ~~low~~ low income families and contains a minority racial concentration. Consequently, the problem of finding or constructing sanitary, adequate, low rental housing for displaced persons must be solved along with the redevelopment of land. This factor also suggests the desirability of staging renewal in this area over a period of several years. # Third, although there is little question ^{of} need ^{of} renewal in central Albina, there is little actual knowledge ^{of} ^{what} ~~exists~~ ~~in~~ ~~other~~ ~~portions~~ ~~of~~ ~~the~~ ~~city~~ to allow a valid judgment as to whether the focus of public effort at this location would be in fact a top priority item. The community renewal program, which is expected to be initiated about the first of the year (1963) ^{will} ~~provide~~ ^{the} necessary framework for such a judgment. The proper solution, then, to the problem of achieving a plan for central Albina appears to be ^{the} ~~development~~ ^{an urban renewal program} of a General Neighborhood Renewal Program, which allows the planning of a large renewal area ~~in~~ in one unified scheme, but allows the staging of the actual renewal process over a period of ^{up to} ten years. Furthermore, the timing of the actual initiation of such a GNRP should be determined with respect to the overall city needs as development ^{ed} ~~ment~~ by the Community Renewal Program. It is therefore suggested that a two to three year ^{Period} ~~program~~ must be anticipated before a GNRP could be initiated and very likely as much as fifteen years before it could be completed.

W. W. W.

Insert II

It would appear to be desirable within the hospital expansion area and the adjoining apartment district to consider a general revision of the street pattern. Unlike the industrial area with its long relatively deep lots, here the blocks are more nearly square, there is a greater proportion of the gross area in street rights of way and topographic considerations and the alignment of freeway and its ramps all make the present gridiron ~~pattern~~ street pattern functionally obsolete. Vacation and replating of streets within this island would allow the development of a designed and integrated apartment house area and possibly a hospital campus. This could be accomplished only through Urban Renewal. Any major capital expenditure for new construction in this area should be carefully considered to avoid thwarting such an eventuality.

In the interim period until a general neighborhood renewal plan can be initiated, it is suggested that the general development plan shown on plate 6 be adopted as a guide for future development. However, it is not recommended that any general changes in the zoning pattern be effected at this time but that the Planning Commission develop a policy of favorable action in any petitions or changes in zone, in accordance with the plan. In most of the Central Albina Area proposed for eventual industrial development, the existing street pattern provides blocks of a larger than average size which allow the possibility of assembling ^{LAND} ~~planned~~ parcels of adequate size for industrial purposes. However, nearly all of the east-west streets are approximately 51 feet in ^{WIDTH} ~~width~~. Certainly 60 feet must be considered to be the practical minimum for any industrial access street. Therefore, if this policy is adopted it will assure the review of access requirements at the ^{time of} granting ~~or~~ any change in zone and allow the public to acquire any ^{necessary} additional rights-of-way. Consequently, industrial development which may take place prior to any concerted renewal action could be kept in keeping with the eventual requirements of the area.

Insert II

~~XXXX~~ # Caution must ~~also~~ be exercised to assure that any public capital expenditures within the area result ^{in developments} in keeping with the long term goals. In this category would be such possible developments as additions to school or recreation facilities of other than temporary ^{nature} ~~measures~~ that would be designed to serve a residential community that would, in the foreseeable future, no longer exist.

But the Housing Project - as we
for as a sign at Knott St? of sign,
where do we recommend new location

PUBLIC HOUSING

The proposal by the Housing Authority of Portland to construct a 58-unit public housing development at N. Rodney and Knott Streets appears at first inspection to have considerable merit. Nevertheless, the long range future of the Central Albina Area, as discussed at length above, leads to the inevitable conclusion that the proposed location is inappropriate for ~~a capital investment for~~ ^{any construction of} housing designed for a life span of more than, perhaps, fifteen years. It appears obvious that, without public assistance, the Central Albina Area can only continue to deteriorate, and if urban renewal action should be brought into play, a plan such as that proposed on Plate 6 represents a reasonable and desirable future re-use of land and such a use-pattern, in turn, renders the proposed location undesirable.

If the proposed location for a public housing project at N. Rodney and Knott is to be considered inappropriate for a long term investment, then the question of a proper location for such a facility remains unanswered. Altogether, the Housing Authority has authorization to construct 182 additional units of public housing. Fifty-eight of these new units were proposed for the Daisy Williams project. The ^{location for the} remaining 124 ~~have also~~ ^{has} been under study for some time.

Basic criteria for the location of such housing must be, first of all, a location where multiple housing is, and should be, ~~permitted~~ ^{encouraged}. Such a location implies reasonable access to school, transportation and shopping facilities; in addition most of the public housing to be constructed is planned for family use rather than couples or single individuals. Experience with existing public housing leads to the conclusion that the average family occupying or desiring such facilities, is likely to include a ^{fairly} large number of children. For example,

Columbia Villa has an average of 3.5 children per unit. The Daisy Williams project was to have been designed for an average of about 2.8 children per unit. With families of such size, ~~xxx~~ predominating, a relatively low density of construction must also be strived for. A density of no less than about one thousand square feet of land per bedroom allows a reasonable amount of yard and play ^{space} ~~school~~ within the project. This sort of a density guide, rather than the more common ^{one of specifying the number of} square feet per unit, seems practical when it is considered that the majority of public housing units will be multiple bedroom apartments. For purposes of comparison, Columbia Villa contains ~~xxxxxxx~~ twenty-five hundred square feet of land per bedroom. Maple Mallory has 840, Daisy Williams, ~~has~~ proposed would have had 970. Among privately owned apartment developments, Binford has 1300 square feet per bedroom and Rose City Apartments ~~xxx~~ at NE Broadway and 65th Avenue has 1190 square feet per bedroom. To maintain such a standard requires a relatively large parcel of property for the location of any size ~~bee~~ development.

SUGGESTED LOCATIONS

Two possible locations for additional public housing in other sections of the city have been given considerable study. A location in southeast Portland, in the vicinity of the ^{Buckman} ~~Buchmann~~ School could be acquired at a price of approximately ~~the~~ \$1.00 per square foot. ^{Any of} several ~~alternate~~ sites could be assembled to allow construction of from 60 to 105 units in an area where all of the basic criteria can be readily met. In southwest Portland, in the SW Corbett Avenue district, at least two possible sites exist which would allow the construction of from 30 to 65 units at a cost of about 75¢ per square foot ^{for} ~~at~~ land.

Conceivably, all of the housing presently authorized for Portland, ^{centrated} in these two areas. ~~could be constructed in these two areas~~ Since all of the public housing now in existence is located in a ^{for} ~~fairly~~ narrow segment of ^{North and} northeast

Portland, the concentration of all remaining housing at these two sites appears worthy of serious consideration. If, however, the Housing Authority has determined that an acute present ^{for additional public housing} need does exist in the general Albina area, ~~for additional public housing~~, a site should be chosen in keeping with the plan suggested on Plate 6 so as to provide the best possible long range future for such an investment. An extremely attractive site can be suggested in the blocks bounded by the freeway, Fremont Street, Mississippi Avenue and Cooke Street. A site containing as much as $5\frac{1}{2}$ acres could be assembled at this location at an average cost of about 50¢ per square foot (fair market value as determined by the County Assessor). This location encompasses a point of land with an excellent outlook both ^{to} ~~the~~ south and west, lies but two blocks from Boise School, and five blocks from the proposed park to be constructed in the Albina Neighborhood Improvement Project. The area is relatively traffic free and most important, lies within a neighborhood that can, in all probability, be maintained as a residential district over the long term future.

FNF/plh
Job No. 6110
October 17, 1962

FIRMS TO BE DISPLACED BY THE STADIUM
FREEWAY - SOURCE C.O.C.

A. M. Grenin, III, President
Electrical Distributors Inc.
103 N. W. 14th Avenue

John C. Derville, President
The General Tool Company
325 N. W. 15th

Milton W. Shrode, Div. Sls. Mgr.
Shields-Barper & Company
403 N. W. 15th

Mrs. Mary I. Fetch
Geo. A. Fetch and Associates
432 N. W. 16th

Richard Freepens, Mgr.
Anas Harris Neville Co.
1506 N. W. Hoyt

Louis M. Johnson, Pres.
Lea Johnson Co.
1506 N. W. Irving

Ralph E. Rosenlund, Pres.
Maalund Inc.
1515 N.W. Hoyt

Max J. Heuvelherst, Br. Mgr.
Breyhill Furniture Factories
1504 N.W. Johnson

Marcus P. Pihl, Pres.
Northwestern Transfer Co.
1504 N.W. Johnson

Verne E. Adams, Pres.
Window Products Inc.
836 N.W. 16th

Eugene H. Guyer, Mgr.
Joslyn Pacific Company
808 N.W. 16th

Glen M. Blackstone, Pres.
Pacific Transfer & Storage Co.
1519 N.W. Johnson

Jos. J. Rosenthal
American Rag & Metal Company
1500 N.W. Lovejoy

Joseph P. Piazza
Willamette Mfg. and Supply Co.
1523 N.W. Kearney

Edgar A. McDonald, Pres.
Irwin Hodson Company
439 N.W. 15th

Jas. M. Dammiller, Mgr.
Litho Engineering & Research
636 N.W. 16th

Tom Cooper, Store Mgr.
General Dynamics, Liquid Carbonic Div.
1519 N.W. Irving

Fred J. Whittlesey, Jr., Pres.-Treas.
Paper Mills Agency of Oregon
1528 N.W. Lovejoy

Donald H. Fletcher, Manager
Berven Carpets Corp.
1600 N.W. 16th

Irving T. Erickson
Jewell Ice Cream Company
1626 N.W. 16th

Byron J. Stark
Stark & Norris
1703 N.W. 16th

Jas. L. Ross, Mgr.
Carlton Products Corp.
1516 N.W. Thurman

Bruce Hall, Pres.
L. C. Hall Truck Lines
1522 N.W. Thurman

Carl V. Gardner, Pres.
Gardner & Beeson Co.
1106 N.W. 16th Avenue

Leonard Tehill
The Torrington Company
1017 N.W. 15th

Whitney M. Dunford, Dist. Mgr.
The Borden Co., West. Div.
1520 N.W. Savier

George Beahmanan, Mgr.
Westco Products Northwest
1505 N.W. Lovejoy

LeRoy C. Anderson, Pres.
General Bearing Co.
1505 N.W. Lovejoy

Frank J. Hoffmann, Manager
Pittsburgh Plate Glass Co.
1235 N.W. 15th

Geo. B. Sanders, Manager
United Truck Lines, Inc.
1519 N.W. Overton

Roger Baylee, Mgr.
Phelps-Dodge Copper Products
1436 N.W. 16th

Lewis O. Buchmach, Pres.
Northern Specialty Sales Inc.
1507 N.W. Pettygrove

Tom J. Lampres, Pres.
Portland Wholesale Grocery Co.
1504 N.W. 16th

Paul H. Stein, Pres.
Stein's Bakery, Inc.
1520 N.W. 17th

Franklin G. Drake, Pres.
Donald H. Drake Co.
1600 N.W. Savier

Robert R. Bailey
Willamette Valley Transfer Co.
1624 N.W. Savier

Lee Hess, Mgr.
Los Angeles-Seattle Motor Express
1500 N.W. 18th

Wm. J. Lofstedt, Pres.
Premier Gear & Machine Works
1700 N.W. Thurman

Conrad J. Burmaster
Santa Clara Northwest Hatchery
1819 N.W. Savier

Wade Newbegin, Pres.
R. M. Wade & Company
1919 N. W. Thurman

Alvar K. Ulappa, Pres.
Alquist Metal Products Inc.
2169 N.W. Thurman

Stan Adams, Pres.
Electrical Construction Co. Inc.
2121 N.W. Thurman

Dwight Gordon
Truck Manager
Herts Truck Rental Service
1835 N.W. 20th

W. F. O'Malley
Branch Manager
Pacific Marine Supply Co.
1835 N.W. 21st

ALBINA HOUSING PROJ. STUDY AREA

A+B-5921

AREA	GROSS AREA	NET AREA	
1. VANCOUVER-FREEWAY	134.5 79.5 AC.	121.5 60.5 AC.	134.5
2. FREMONT-RUSSELL VANCOUVER-UNION	103.4 AC.	81.4 AC.	101.6
3. RUSSELL-BROADWAY VANCOUVER-UNION	78.0 AC.	69.9 AC.	78.6
<u>TOTAL</u>	<u>260.9 AC.</u>	<u>216.8 AC.</u>	
	315.9 AC.	272.8 AC.	
	110		
	<u>205</u>		

ALBINA - PROGRESS REPORT

TOTAL AREA

3.4 sq mi $4\frac{3}{4}\%$ 3,527 people $8\frac{1}{2}\%$

12,544 negro 80% of total 15,637

17.5% Class 1 crimes

10.5% " 2 "

13.6% All Crimes

7.9% Arrests

FACT FINDING - NO CONCLUSIONS YET

PRESENT CONDITIONS

TRENDS

Liquor Comm.

I. Purpose of Survey

A strong point in determining the future use of a piece of land within the city is the physical condition of the buildings within the area. Once this is determined, one can judge whether it is best to rehabilitate the structures and maintain the same use of the land, or raze them and redevelop the land to some other use. In this instance, the conflict specifically boils down to the following:

1. Whether to keep the present residential character of the majority of the buildings within the area and take advantage of the main stabilizing residential influences -- namely, the Emanuel Hospital complex, the two city parks, and the Knott Street Community Center or,
2. Take notice of the changing redevelopment of the land adjacent to this area and develop it accordingly as either commercial or industrial property.

II. Method of Survey

Structures were examined and grouped into three major categories. Those that were in good condition, needing no painting or repairs were put in group one and colored in yellow on the block map. Those that needed minor repairs, painting, windows, downspouts, wainscoting, new porches, etc. were ranked in group two and colored in brown. Those that showed great neglect and needed major repairs, new foundations, chimneys, siding, etc. were placed in group three and colored in dark brown. All of the structures were examined from the outside only. It was assumed that this gave sufficient evidence to determine whether or not the structures could be possibly rehabilitated -- the major point in question.

Commercial and industrial buildings were not grouped into the above categories, nor were residential garages and outbuildings. Also, civic buildings and churches were included as "other" buildings.

III. Vicinity of Survey

The area surveyed is bounded by Fremont and Russell Streets on the north and south and the freeway route and Union Avenue on the west and east. Within this area are the three commercial strips. These are along Williams and Union Avenues and Russell Street. Also located in the area are the Emanuel Hospital complex, Dawson and Lillis - Albina Parks and the Knott Street Community Center.

Results of the Survey

Number of structures in good condition	71
Number of structures for rehabilitation	251
Number of structures for demolition	278
Number of structures not included	88
Total number of structures surveyed.....	688

46.3% Demos

41.8% ~~Demos~~ and Rehabs.

11.8% Good Condition

99.9%

1. Good Condition
2. In need of housekeeping and maintenance
3. In need of extensive repair or rehabilitation
4. Beyond economical repair - demo.

VACANT LAND STATISTICS
HOUSING PROJECT STUDY AREA

	KILLWTH-FRENT INTER-UNION	KILLWTH-FRENT UNION-16 TH	FRENT-HALSEY INTER-UNION	FRENT-HALSEY UNION-16 TH
VACANT LAND	22.7 AC	6.4 AC	31.5 AC	.9 AC.
VAC LAND w/BLDG	2.5 AC	.6 AC	4.8	.5 AC.
TOTAL	25.2 AC	7.0 AC.	36.3 AC.	1.4 AC

*Q.S. 2831 MISSING

TOTAL VAC. LAND WITHOUT BUILDINGS = 61.5 ACRES
 TOTAL VAC LAND WITH VACATED BLDGS. = 8.4 ACRES.

ALBINA AREA STUDY

PRESENT CHARACTERISTICS

LAND USE

NON RESIDENTIAL LAND USE ✓

VACANT LAND (ACREAGE & MAP) ✓

VACANT BUILDINGS

DEGREE OF OWNER OCCUPANCY ✓

DEGREE OF DILAPIDATION ✓

DISPERSION OF NON-WHITE HOUSEHOLDS ✓

~~ARTERIAL STREETS~~

AGE OF STRUCTURES Von

VALUE OF LAND & STRUCTURES

POPULATION

TOTAL FOR STUDY AREA & C.T.

MEDIAN AGE BY C.T.

FAMILY SIZE BY C.T.

ZONING PATTERN

NON CONFORMING USES

UTILITIES - LOCATION & SIZE

WATER MAINS

SEWER - NOTE ANY AREA NOT SEWERED

CIRCULATION

UNIMPROVED STREETS ?

FREEWAY RAMPS & ACCESS

ARTERIAL STREETS

FIRE CALLS

ARRESTS (?)

TRENDS

BUILDING PERMITS ISSUED (5 YEAR HISTORY) ✓

INCREASE OR DECREASE IN D.U. BY C.T. (1940-50-60)

INCREASE OR DECREASE IN POPULATION BY C.T. (1940-50-60)

SCHOOL ADM'S 1950-60

HUMBOLDT, HIGHLAND, BOISE, SABIN,

ELIOT, IRVINGTON, HOLLADAY

RECOMMENDATIONS FOR INDUSTRIAL DEVELOPMENT

I. General Statement

To formulate a knowledge of present and future demands for industrial sites within the housing project study area, one must examine and consider the various trends in the city's industrial real estate market. Such facts and information can only be obtained from the Chamber of Commerce, industrial real estate brokers, and past regional and municipal studies. The following information has been collected in this manner and is so presented.

II. Definition of Small and Medium Industries

1. Small industries can be defined as those employing less than nine employees and those that require less than one-half acre sites. These would fall within Employment Groups 1 and 2 of the Metropolitan Planning Commission's LAND FOR INDUSTRY report.
2. Medium industries can be defined as those employing between ten and fifty employees and those requiring one-half acre to two acre sites. These would fall within Employment Groups 3 and 4 of the Metropolitan Planning Commission's LAND FOR INDUSTRY report.

III. Demand for Industrial Building Sites

1. The demand for industrial building sites within the housing project study area is quite evident. This demand has been stimulated both by the development of the freeway system through the area, and by the ever decreasing amount of available industrial property elsewhere in the city. The primary demand for industrial property is for parcels of land one-half acre or more. The main type of industry desirous of locating within the area is either medium sized manufacturers or wholesale distributors. An ideal example of such a firm would be one which manufactured or finished a part or product for a larger parent industry and then distributed it, via truck, over the freeway system.
2. There is no demand for extremely large industrial firms (Sauer, Tektronix, etc.) to locate within

this area because the amount of land required by them could never be obtained within the city at a comparable price for land outside the city. Also these firms can well afford the expense of providing their own city amenities -- police and fire protection, paved streets, sewers, etc. Further, the "Free Pick-up and Delivery Zone" is continually moving out through the suburbs to include them.

3. There is no demand for small industries (those in Employment Groups 1 and 2 of Metropolitan Planning Commission's LAND FOR INDUSTRY report) within the housing project study area for several reasons. They can be stated as follows:
 - a. There is little market for merchandizing a manufactured consumer product in a low income area.
 - b. Owners of small industries are hesitant to purchase and improve property in a depreciating, dilapidated area.
 - c. Many firms which have a great amount of female employees are very reluctant to locate in an area which is fraught with vandalism and undesirable influences.
 - d. City parking restrictions are so stringent that the actual amount of usable land available to a manufacturer is very little in the development of his property as an industrial site. This is something that most small manufacturers can ill afford.
 - e. There is terrific difficulty in obtaining small parcels of land for the development of larger, single sites. As one small piece of land is purchased, the abutting parcels immediately go up in price, making assemblage costs almost impossible.

IV. Present Physical Situation

Presently there is approximately seventy acres of vacant land within the study area as calculated from the recent Metropolitan Planning Commission's LAND USE STUDY. This land consists of small parcels of varying size, ranging from 2,500 square feet to 70,000 square feet. The preponderance of pieces range from 5,000 square feet to 10,000 square feet and are located between Fremont and Halsey Streets and Interstate and Union Avenues. As is evident in the area mapping studies,

the available vacant land is interspersed with mixed land uses and is located in a significantly dilapidated or run-down part of the city. The hub of the freeway system (Fremont Bridge cloverleaf) centers in the project area and the main commercial center, east of the Willamette River (Lloyd Center) is also located within the area.

V. Summary and Recommendations for Industrial Development

There are no reasons for encouraging the location of additional small industries within the area. However, there are several good reasons for promoting the location of slightly larger, medium-sized industries. Specifically, a firm which employs primarily male employees, and which needs access to the freeway system for distribution of its product, would find it much to its advantage to locate within the housing project study area.

For reasons already stated, there is no advantage for small industries to locate within the area. There is nothing indicated or offered there which would stimulate trade for them.

To bring about a change over in the area for new industrial developments, a program such as urban renewal would have to be implemented.

Reference Material and Information Sources

1. Portland's Economic Prospects (Planning Commission)
2. Population Prospects (Metropolitan Planning Commission)
3. Land for Industry (Metropolitan Planning Commission)
4. The Changing Economic Function of the Central City (CED Report by Raymond Vernon)

781
94
275

PRIMARY & ELEMENTARY SCHOOLS — ALBINA PROTECT STUDY AREA

47
348
395

	PRESENTERS AT KINDER.	PRESENTERS AT 1-8	MAX. CAP. KINDER.	MAX. CAP. 1-8	AV. DAILY MEMBER KINDER.	AV. DAILY MEMBER 1-8	SPEC. AV. MEMBER DAILY	TOTAL AV. DAILY MEMBER	TOTAL MAX. CAP. 1-8	TOTAL ATTEND. KIND. & 1-8
1. APPLINGATE (P) 1-5	60	176	66	240	62.2	176.3	13.0	251.5	306	236
2. BENCH	62	598	66	660	62.8	598.3	15.0	676.1	726	660
3. BOUSE	94	781	132	830	85.2	782.4	15.0	892.6	1062	875
4. BUCKMAN	62	623	66	750	57.3	653.3		690.6	816	665
5. ECUOT	42	348	66	480	47.6	351.1	12.8	411.5	546	395
6. HIGHLAND 977 113 789	115	979	132	954	157.7	977.3		1085.0	1086	1092
7. HOLLADAY	22	256	66	600	22.2	258.2	30.0	301.4	666	278
8. HUMBOLDT (P) 1-4	66	264	66	270	65.6	268.0		333.6	336	330
9. IRVINGTON	73	904	66	720	73.1	701.8		774.9	786	777
10. KENTON	56	472	66	600	54.2	468.1	24.4	551.7	666	528
11. OCKLEY GREEN	94	785	66	810	94.1	782.4		826.5	876	879
12. SABA	63	587	66	600	63.6	591.4		655.0	666	650
13. VERNON	111	740	66	750	109.7	739.7		849.4	816	851
14. WOODCRAW	88	688	66	750	87.8	690.3	14.0	792.1	816	776

* ALL FIGURES ARE BASED ON APRIL 1962 STATISTICS FROM SCHOOLS DISTRICT

NON WHITE POPULATION BY HOUSING UNIT

CT 22A

	Total Occupied H.U.	No. Non White	% Non White
1960	967	625	64 1/2%
1950	1263	271	21 1/2
1940	1174	254	21 1/2

— CT 22B

1960	418	268	64%
1950	1213	496	41
1940	1249	179	14 1/2

CT 23A

1960	1135	630	55 1/2%
1950	1286	218	17
1940	1161	30	2 1/2

— CT 23B

1960	771	354	46%
1950	1059	244	23
1940	1054	66	6%

CT 34B

1960	1194	668	56%
1950	1236	66	5
1940	1119	16	1 1/2

CT 35B

1960	1050	91	9%
1950	1107	3	1/4
1940	971	7	3/4

CT 34 A

1960	1380	435	31½%
1950	1430	25	1¾%
1940			

CT 35 A

1960	1472	36	2½%
1950			
1940			

CT 33 A

1960	1033	168	16%
1950	1086	34	3%
1940			

CT 33 B

1960	1085	270	25%
1950	1137	54	4½%
1940			

CT 24 A

1960	1142	123	10%
1950		0	0%
1940			

CT 24 B

1960	1056	60	5½%
1950	1277	11	3¼%
1940			

CT 36 A

1960	1622	156	10%
1950			
1940			

CT 37

1960	2307	17	3/4 %
1950			
1940			

CT 38 A

1960	1175	16	1 1/2 %
1950			
1940			

CT 38 B

1960	1363	5	1/3 %
1950			
1940			

CT 38 C

1960	1637	14	3/4 %
1950			
1940			

CITY WIDE AVERAGES

NON WHITE HOUSEHOLDS
TOTAL HOUSEHOLDS

1940 $\frac{102,063}{1,579} = 1.55\%$

1950 $\frac{126,705}{3,269} = 2.58\%$

1960 $\frac{134,906}{6,092} = 4.51\%$

% OF COLORED BY POPULATION

AREAS 22, 23, 24, 33, 34, 35

309
70
2273
1632
1015
618
208
526
1058
2110
754
1971

12,544

TOTAL CITY NEGRO POPULATION = 15,637

$$\frac{100\%}{15,637} = \frac{x\%}{12,544}$$

$$x\% = \frac{12,544 \times 100}{15,637} = \boxed{80\%}$$

Project Areas

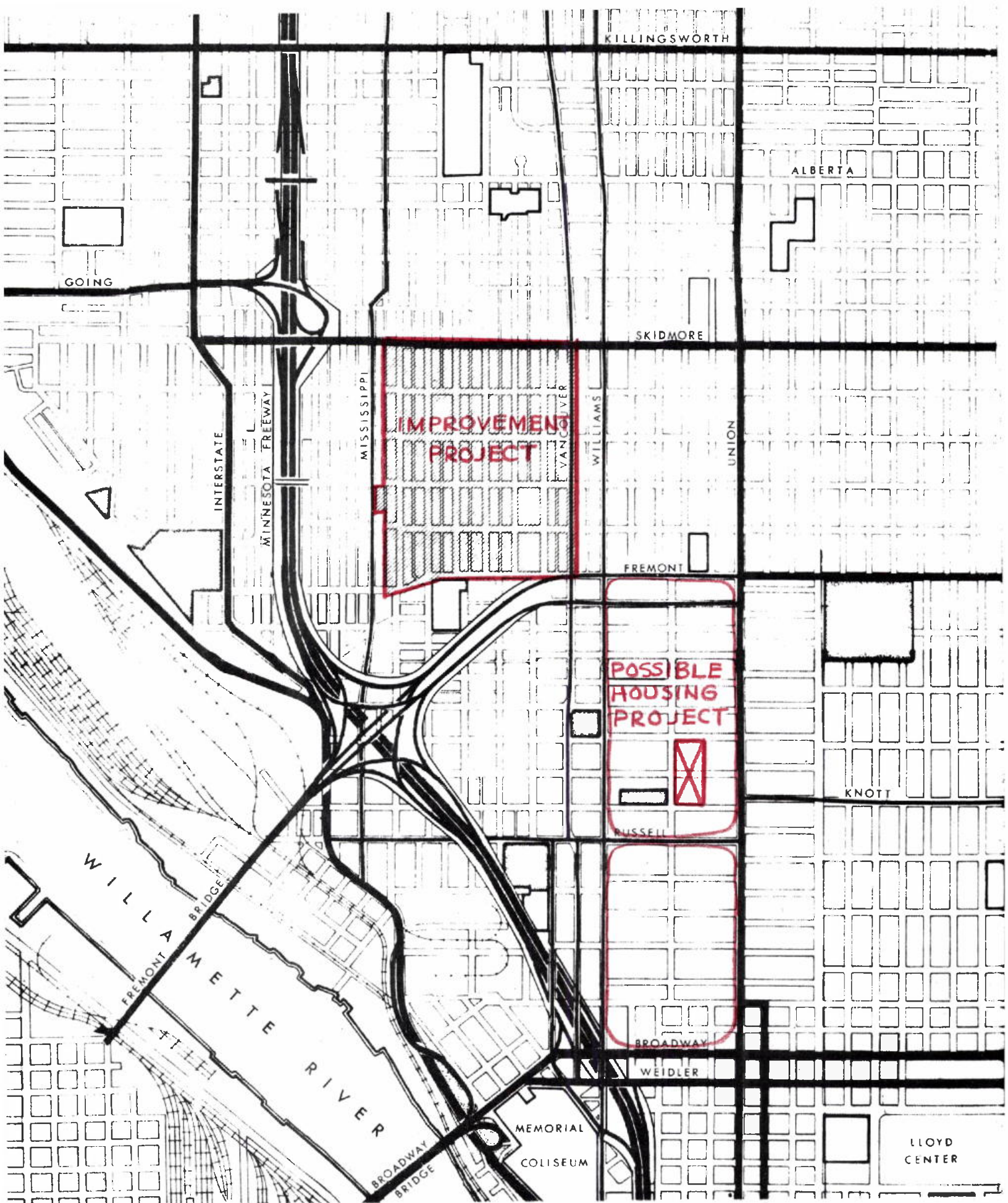
N. of Fremont = 1068.2 Acres = 1.64 sq mi
S of Fremont = 1128.3 Acres = 1.76 sq mi
Total Project = 2196.5 Acres = 3.4 sq mi

Interstate to 7th

Fremont - Hancock = 473.9 Acres = .7 sq miles

PROJECT POPULATION

	<u>1940</u>	<u>1950</u>	<u>1960</u>
Banfield Expressway - Fremont Street	18,315	19,761	13,838
Fremont Street - Killingsworth Street	<u>16,810</u>	<u>18,189</u>	<u>17,689</u>
Total Area	<u>35,125</u>	<u>37,950</u>	<u>31,527</u>



KILLINGSWORTH

ALBERTA

SKIDMORE

GOING

INTERSTATE

MINNESOTA FREEWAY

MISSISSIPPI

IMPROVEMENT PROJECT

VANCOUVER

WILLIAMS

UNION

FREMONT

POSSIBLE HOUSING PROJECT



KNOTT

RUSSELL

WILLAMETTE RIVER

FREMONT BRIDGE

4 FT

BROADWAY

WEIDLER

MEMORIAL COLISEUM

LLOYD CENTER

ALBINA NEIGHBORHOOD ANALYSIS

Questions have arisen concerning the Portland City Planning Commission's role and position on two neighborhood improvement programs contemplated for the Albina district of the city.

Past Review

The Planning Commission has long been concerned with the sub-standard housing and environmental conditions in some sections of the Albina district. In August, 1944 and February, 1945, data was assembled and reviewed which pointed up the deficiencies in the area. Again in November, 1950, an analysis was made of the blight problem in Portland; three areas in and near the Albina district, together with the Vaughn Street area, Stephen's Addition, and the South Auditorium area, were noted as districts in need of urban renewal assistance. The E-R Center area, Vaughn Street and South Auditorium were studied in detail by the Planning Commission, and redevelopment of two of these areas has been undertaken.

Recent Analysis

In the fall of 1960, a section of the Albina district, bounded by NE Fremont, NE Union, NE Williams and NE Broadway, was investigated by local and federal urban renewal technicians, and the Planning Commission staff for consideration as a federally assisted neighborhood improvement project area. The HHFA officials recommended against a program south of Russell Street, and suggested that the area north of Russell Street might be suitable for structure rehabilitation. It

was pointed out that additional surveys would need to be made to determine the likelihood of sufficient owner participation in an improvement program.

Area north of Russell Street held in abeyance

This area north of Russell Street was further studied by the Portland Development Commission and City Planning Commission staffs. It did appear that the city's first conservation project should be undertaken elsewhere in an area where a greater owner participation might be expected. At the same time, it was acknowledged that a comprehensive renewal program, involving perhaps both clearance and structural rehabilitation, would soon need to be undertaken in the entire area south of Fremont Street.

Area north of Fremont Street selected

An area north of N Fremont Street, bounded by N Skidmore, the alley between N Mississippi and N Albina and N Vancouver Avenue, was selected by the HHFA and the Portland Development Commission, with assistance from the Albina Neighborhood Improvement Council, as an appropriate area for a neighborhood improvement program. On January 3, 1962, the Portland Development Commission contracted with the City Planning Commission to prepare certain surveys and improvement plans for this neighborhood.

Housing Authority site selection

Concurrent with the review and explorations conducted by the Development Commission and Planning Commission in 1961 in various sections of the Albina district, the Portland Housing Authority indicated

that they were considering the possibility of developing housing units in the Albina district.

The following information pertains to advice rendered to the Housing Authority by the Planning Commission concerning the Housing Authority's site selections for public housing development:
Spring, 1961

The Housing Authority notified the Planning Commission that they were contemplating a scattered unit project in southeast Portland, and were also considering the development of a project in the Albina area. The Planning Commission suggested that the proposed Brooklyn scattered sites in Southeast Portland might not be suitable, because of the possibility of the freeway traversing the area. Also, it was suggested to the Housing Authority staff that a group project in the Albina area south of Russell Street would not be desirable, and that consideration be given rather to a location north of Russell Street in the same area in need of a comprehensive renewal program. Mayor Schunk, by letter, had instructed the Housing Authority, Development Commission, and Planning Commission to correlate improvement plans and programs. Accordingly, the Planning Commission suggested that the Housing Authority's program be coordinated with the Development Commission's.

June, 1961

The Housing Authority notified the Planning Commission that they were seeking a site north of Russell Street for possible project

development, and that a specific site was soon to be submitted to the Planning Commission for its consideration. The Planning Commission thereupon conducted a study of several possible sites suitable for a project.

August, 1961

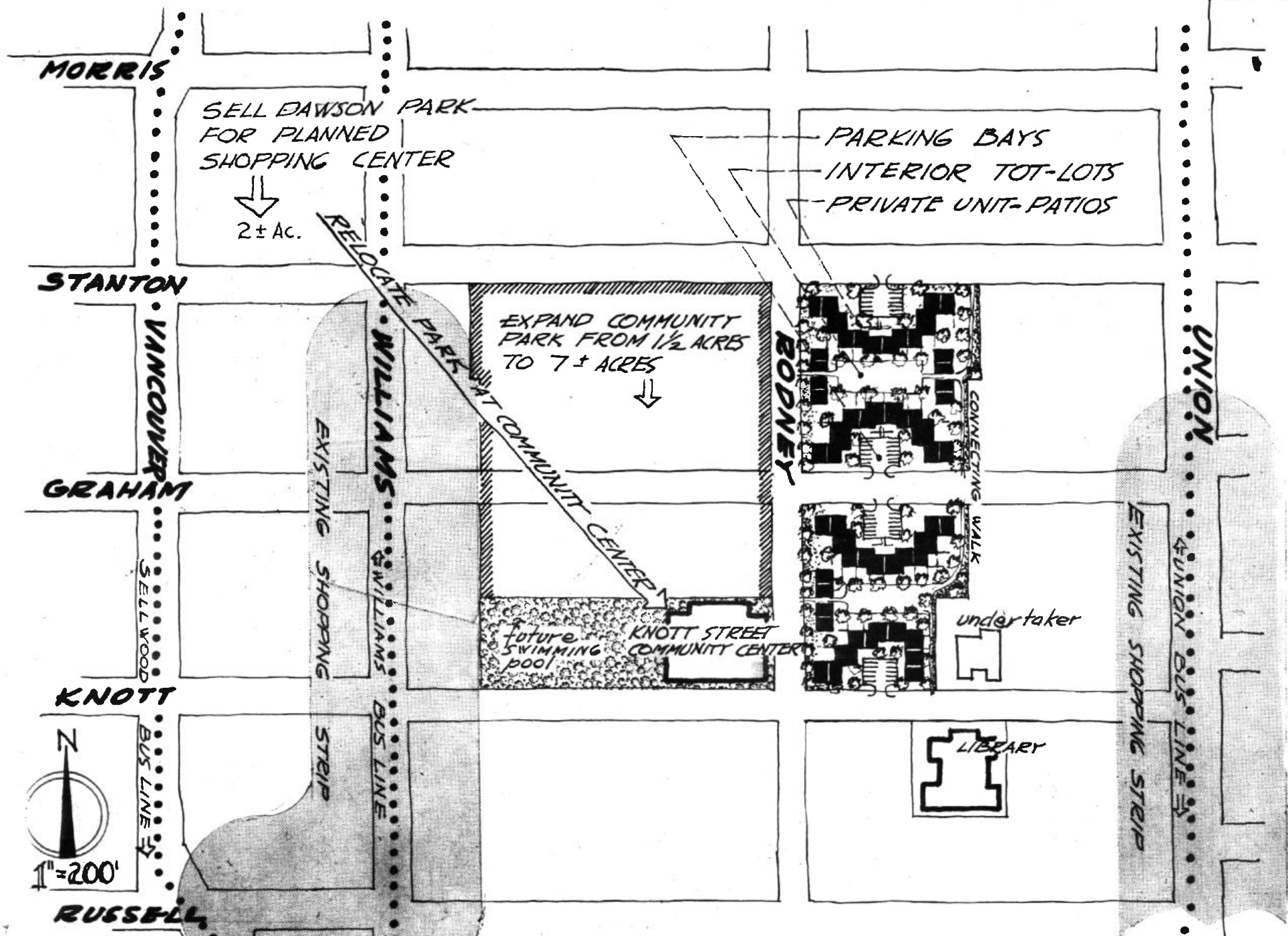
Following are the main points of the Planning Commission's position, as stated in an August 1, 1962 letter to the Housing Authority, on the suitability of various areas in the city for a housing project:

1. Of possibilities south of Fremont Street, a site in close proximity to the Knott Street Center was suggested as the most desirable. However, until time has been allowed for developing a specific site plan and to explore possibilities of expanding the Knott Street Center, it was recommended that no decision be made on specific site boundaries.
2. The Commission went on record as not advocating the Knott Street Center site over a project north of Fremont Street, under consideration by the Development Commission for rehabilitation. It was suggested that the Development Commission and Housing Authority work together for the benefit of the area.
3. Furthermore, four areas in the near east side of the city, Buckman School, Summers Park, Catholic High

area, and Sunnyside School, were presented to the Housing Authority as suitable alternate sites for a project. It was again pointed out that several public agencies, the Housing Authority, Park Bureau, School District, and Development Commission, might collaborate to solve several problems. If housing sites could be acquired through urban renewal, project costs for all agencies could be significantly decreased.

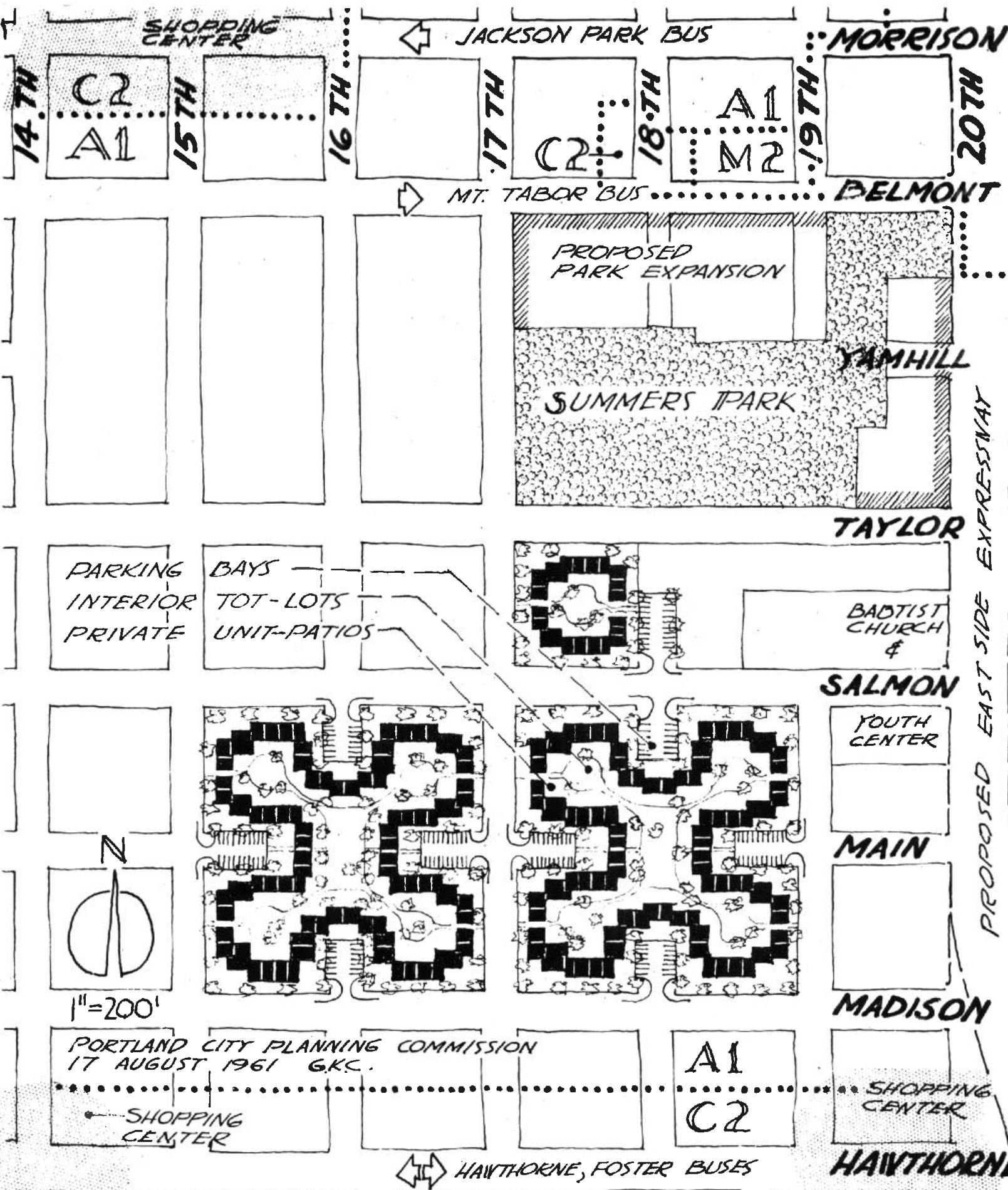
4. Sketches were presented of the Knott Street Center, Buckman School and Summers Park area as possibilities for a project. It was mentioned that more study would have to be made of these plans before a specific site could be proposed.

March 30, 1962
RLO/plh

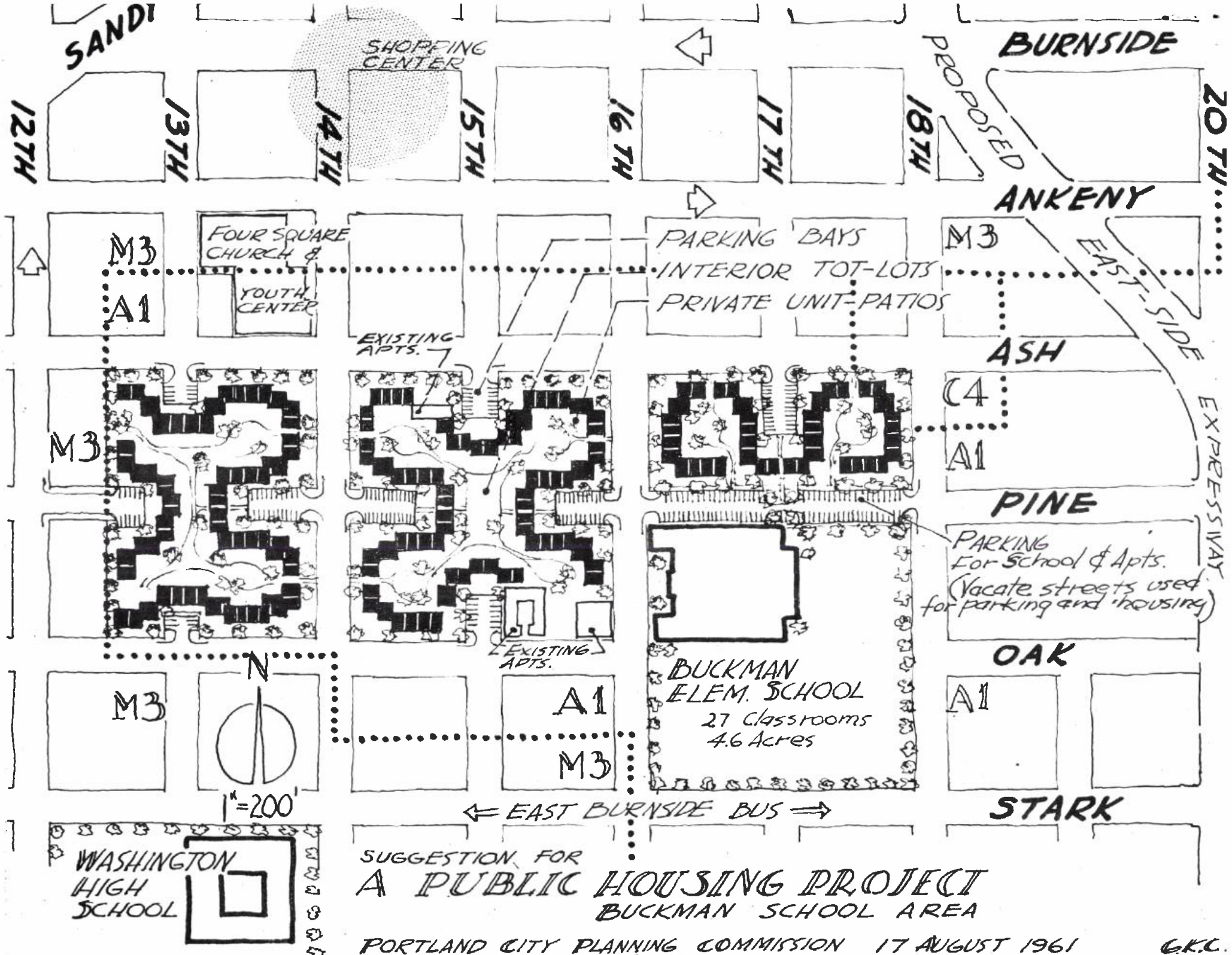


G.K.C.
 1 AUGUST 1961
 PORTLAND CITY PLANNING COMMISSION

SUGGESTION FOR
A PUBLIC HOUSING PROJECT



SUGGESTION FOR
A PUBLIC HOUSING PROJECT
SUMMERS PARK AREA



FACT SHEET

Albina Neighborhood Improvement Project

December 13, 1961

Now

The Albina Neighborhood Improvement (urban renewal conservation) project is now in the survey and planning stage. The Albina Neighborhood Improvement Information Center has been established at 3726 North Kerby Avenue and members of the Portland Development Commission Staff are working with the Albina Neighborhood Improvement Committee to gather data, assist in developing effective citizen Block Groups and otherwise coordinate the development of a Neighborhood Improvement Plan for the project area.

1959

The idea for such a program began in 1959 when John Kenward, Executive Director, Portland Development Commission, and the Director ^{of the} City Planning Commission, were asked to speak at an Urban League Workshop to discuss the future of Albina Neighborhood.

1960

Following the workshop, the Albina Neighborhood Council became interested in getting an improvement program started. In August, 1960, members of the Albina Neighborhood Council met with members of the Portland Development Commission. The Development Commission agreed to provide technical assistance to a citizens' committee in the Albina Neighborhood to explore the possibility of gaining funds from the Federal Government for an urban renewal conservation and rehabilitation program.

October 1960

The Council appointed Reverend Cortlandt Cambric as Chairman of a neighborhood improvement committee. He contacted various neighborhood organizations and property owners and in October, 1960, the eighteen-member Albina Neighborhood Improvement Committee (ANIC) began holding meetings and gathering information about their neighborhood.

November 1960

On November 2, 1960, ANIC sponsored a general neighborhood meeting at the Vancouver Avenue First Baptist Church. The purpose of the meeting was to present the idea of a coordinated improvement project to the residents of the neighborhood and to find whether they were interested and what problems they felt were most critical. As a result of the interest shown at this meeting, ANIC encouraged the Development Commission to discuss the possibility of an urban renewal conservation project with officials of the Federal Government.

December 1960

In December, 1960, officials of the Housing and Home Finance Agency from Washington, D. C. and San Francisco visited Portland, met with city officials and neighborhood leaders and reviewed the conditions. They felt that a successful program could be developed

in Albina Neighborhood.

January 1961

In January, 1961, the Committee members received a proposal for a specific project area located between Fremont, Skidmore, Vancouver, and the alley between Albina and Mississippi Avenues. After a discussion of this area, they decided to gather additional information by talking to residents and asking the Federal Housing Administration (FHA) whether they would back home improvement loans if this area were to be selected as the first project area.

February 1961

On February 7, 1961, ANIC organized a detailed inspection of five structures by members of the local FHA Staff. As a result of this survey, Mr. Oscar Pederson, Director of the local FHA office, reported that this area would qualify for FHA home improvement loans if it were to become an urban renewal project.

March 1961

Starting in March, Committee members visited 335 homes in the area and found the residents and property owners to be very interested in the proposed improvement program.

July 1961

As a result of the foregoing activities, the Development Commission staff began preparing an application for survey and planning funds which was reviewed by ANIC members on July 20, 1961. On July 26, the application was reviewed and approved by the Portland Development Commission and the City Planning Commission. As a result of favorable recommendations of these three bodies, the City Council approved the Survey and Planning Application for the Albina Neighborhood Improvement Project on August 3, 1961. The report was transmitted to the Federal Government and approval was granted by the Housing and Home Finance Agency on October 12.

October 1961

Street lights

During this year of activity, the Albina Neighborhood Improvement Committee has also worked to help solve some of the individual problems mentioned during the general meeting in November, 1960. Because of the need for better street lighting, ANIC discussed the problems with the City Street Light Engineer and thereafter sponsored petitions for additional lights in the area bounded by Fremont, Russell, Williams and Union Avenues. With the cooperation and assistance of Commissioner Ormond Bean and the City Street Light Bureau, a plan was developed and 35 new lights were installed by Portland General Electric Company. ANIC then organized a work party to trim tree limbs which obstructed some of the lights. Through such organized effort, the Committee expects to solve other neighborhood problems.

Block Groups

Another example of the effectiveness of cooperative citizen action has been the organization of Mrs. Joseph Crane's Block Group. The residents of the block bounded by Vancouver, Gantenbein, Failing and Beech Streets began holding block meetings to combat a rodent

problem. After Mrs. Crane explained the interest of her Block Group at an ANIC meeting, the Committee contacted the Bureau of Health and gained the help of Mr. Jack Alderton, Sanitary Inspector. Because the Block Group found that it was just as important to remove rodent harborages as it was to kill the rodents, they organized a clean-up campaign. ANIC was able to get a truck donated, and the members of the Block Group cleaned out basements, garages and back yards and loaded the truck and swept the alley on September 23, 1961. Following the clean-up campaign, Mr. Alderton worked with the members of the Block Group to kill the rodents. Through such citizen action and interest the neighborhood improvement project can be successful.

General
Neighborhood
Meeting

To review the progress of the Albina Neighborhood Improvement Program for residents of the neighborhood, ANIC is sponsoring a general neighborhood meeting at Boise School Gymnasium, 620 North Fremont Street, at 8:00 P.M. on Monday night, December 18, 1961. Father Mell Stead will review the cooperation which made it possible for the neighborhood to gain 35 new street lights. Mrs. Crane will report on how her block has been able to combat rodents. Reverend T. X. Graham will explain the survey work which is being carried out in order to (1) help the residents of the neighborhood develop an effective Neighborhood Improvement Plan and (2) to help the neighborhood gain the participation of the city and Federal Governments when the plan is completed. Mayor Schrunk will say a few words about the program and John Kenward, Lloyd Keefe and other city officials will participate in the program.

Exterior Structure
Survey

The first step, after establishing the Information Center, was to carry out the Exterior Structure Surveys. Between November 4 and December 9, efforts were made to contact every project area resident. The Information Center Staff invited residents of each block to one of four informational meetings held at the Information Center. The resident or property owner of each structure was asked permission to carry out the exterior survey. As of December 9, 508 or 98% of the structures have been surveyed: The staff has been unable to contact 3 families and only 6 families failed to cooperate. With such excellent participation, the survey work will be completed rapidly and residents will be able to discuss specific ideas for a neighborhood improvement plan very soon.

Other Surveys

Depending on structure conditions and considerations for the Neighborhood Improvement Plan, Interior Structure Surveys will be made to gather an accurate cost of rehabilitation, Financial Capability surveys will be made to determine ability of property owners to pay for needed repairs, and Relocation and Housing Availability surveys will be made to determine what housing would be needed and what housing would be available if the Plan were to be approved.

Neighborhood
Improvement Plan

The elements of the plan will include a statement of neighborhood conditions and problems. The plan will propose methods of solving the problems and give an analysis of the costs to the individual property owner, the city government, and the Federal Government. Some of the most evident problems include (1) lack of park or recreation space, (2) inadequate street cleaning and lighting, and (3) poorly maintained alleys. Such problems may be solved by (1) development of play areas or a park, (2) improvement of street surface so that mechanical sweepers can be used on a regular schedule, (3) additional street lights and (4) paving of alleys.

The City Planning Commission is working under contract with the Development Commission to help the residents develop certain elements of the Neighborhood Improvement Plan. The recommendations of the Planning Commission will be ready by February, 1962.

Future

If the Neighborhood Improvement Plan is approved, the Information Center will continue to be available for Committee meetings and will be used as a coordinating office for project activities. Also, members of the Information Center Staff will provide the following technical assistance to residents and property owners of the project area:

Community Services Technician: Assistance to persons who are interested in forming Block Groups to solve localized problems such as rodents.

Financial Consultant: Help for property owners to learn about home improvement loan programs, interested lending institutions, reputable contractors, and costs of home maintenance or remodeling.

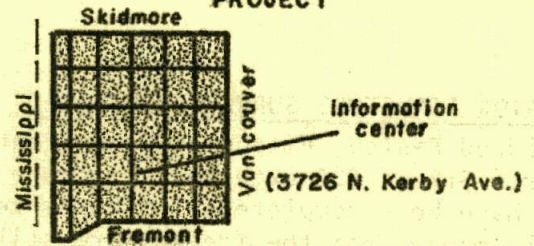
Architectural Consultant: Advice on how improvements could be made and sketches of how improvements could look, including color design and landscaping ideas.

For additional information about the Albina Neighborhood Improvement Project or the activities of the Albina Neighborhood Improvement Committee, please call the Information Center, Atlantic 2-2214, or call Larry Coons at the Portland Development Commission, Capitol 6-4036.

ANIIC-DOPE

Volume 1 Number 1 March 15, 1962

ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT



The Right Ingredients



ANIIC DOPE TO BE PUBLISHED MONTHLY

Over the past year many newsletters have been mailed to residents and property owners in the Improvement Project. Because many new things are happening, this news bulletin, called 'ANIIC-DOPE', will be published regularly by the Portland Development Commission to provide you with latest information about ANIC and the activities at the Information Center.

If your Block Groups would like to announce meetings or report activities, please send or deliver such data to Larry Coons at the Information Center by the 10th of each month. Hereafter, ANIIC-DOPE will be published on the 15th of each month.

NEW BLOCK LEADERS ELECTED

Neighborhood Improvement can only be accomplished through the participation of active and interested citizens. Following the lead of Mrs. Joseph C. Crane (Block #25) and Mrs. Mamie Bowles (Block #13), three new Block Groups reported an election of Block Chairmen to the February 15 Special meeting of the Albina Neighborhood Improvement Committee, (ANIC). (Blocks)

Mrs. John E. Louis 21-22
Mr. Joseph P. LaBate 24
Rev. Roosevelt Rogers 32-33

Ten other blocks have held meetings, and elections of future Block Leaders will be reported as names are added to ANIC membership.

EXTERIOR STRUCTURE SURVEYS COMPLETED

Mildred Easley, Financial Consultant, reports 512 of 520 exterior structure surveys have been completed. Two homes recently moved from the freeway are still to be surveyed. Only six property owners failed to cooperate. The data will be tabulated to show land use, type of building and general condition of the structures throughout the Project Area. This information will help determine whether this project meets Federal Government requirements for an urban renewal conservation project. If the Project is approved, Mrs. Easley will review the survey form with each property owner and provide assistance if home improvements are desired.

INTERIOR SURVEYS COMPLETED

Between January 1 and March 15, 1962, an additional Field Worker, Max Paulin, and a structure survey worker, W. Harry Phillips, were added to the Information Center Staff to make it more convenient for residents and property owners to cooperate in the interior surveys.

By making the teams of survey people available during the week, many residents were able to participate and help complete the surveys rapidly and with as little inconvenience to each household as possible.

As was the case with the Exterior Structure Surveys, the cooperation and participation has been excellent. Out of the sample of 240 structures selected for Interior Structure Surveys, 195 were completed. Of the 299 households selected for Interior Family Surveys, 250 were completed.

Such cooperation on the part of 85% of the families who were asked to participate is another indication that most of the people who live in the Project Area agree that an Improvement Program will be valuable for the Area.

The data which has been gathered is confidential information. By tabulating the information from the whole area, the Information Center Staff will be able to complete the report which must be submitted to the Federal Government before the Project can be given final approval.

APPRAISERS TO BE WORKING IN AREA SOON

The Portland Development Commission is selecting appraisers to carry out an appraisal of the property in the proposed park site and a few other parcels which may need to be acquired in order to remove dangerous structures. Please ask for proper identification if an appraiser asks to look at your property. If there is any question about the appraiser, please call the Information Center.

LOCATION OF PARK

After considerable research by a sub-committee and discussion by Block Groups, the Albina Neighborhood Improvement Committee recommended the development of a 10-acre park in a central location of the area bounded by Fremont, Skidmore, Vancouver and the alley between Albina and Mississippi. It was further recommended that more specific studies be undertaken by the Portland Development Commission to determine property costs and relocation needs of the families located in the blocks bounded by Kerby, Haight, Shaver and Failing Streets. The decision was reached at a special meeting of the Albina Neighborhood Improvement Committee (ANIC) which was held at the Albina Neighborhood Improvement Information Center Thursday evening, February 15, 1962.

Mr. Frank Brown, Chairman of the Planning Sub-Committee, reported that there is a strong possibility of developing five acres (two blocks) as a part of the Albina Neighborhood Improvement Project.

Block Leaders, Mrs. Joseph C. Crane, Mrs. Mamie Bowles, Rev. Roosevelt Rogers, and other residents of the area in attendance reported that most people who attended their recent block meetings agreed that the blocks bounded by Kerby, Haight, Shaver and Failing would be a good location for the initial development.

Father Stead, Co-Program Chairman, explained that this proposal is a part of the work being done by the people in the area to develop a comprehensive Neighborhood Improvement Plan for this 96-acre project area. He also pointed out that if the final plan is adopted by the City Council and the Federal Government, the property owners affected by the new park would receive fair prices based on two independent local appraisals and that relocation assistance would be available to any families who might need to find new homes.

BY-LAWS APPROVED

The members of the Albina Neighborhood Improvement Committee approved By-Laws at their meeting on February 1, 1962. Under the new procedures, neighborhood organizations who would like to be represented at Committee meetings are welcomed to submit the name of their representative to a Committee member who will in turn submit the name for Committee membership. The elected leader of any Block Group in the Neighborhood Improvement Project will automatically be placed on the membership list by notifying the Committee that an election has been held by the Block Group. Other interested persons or groups may be placed on a mailing list to keep informed of Committee activities. The regular meeting date of the Committee is the first Thursday of each month and is held at the Information Center. The following is a list of active members:

Rev. T. X. Graham	Father Mell Stead
(Co-Program Chairmen)	
Mrs. R. M. Beson	Mrs. Evelyn Harriman
Mrs. Mamie Bowles	Mr. John Holley
Mrs. S. Q. Broadous	Mr. Joseph P. LaBate
Mr. Frank Brown	Mrs. John E. Louis
Mrs. Joseph Crane	Mr. Lloyd Rainwater
Mrs. Irene Cranford	Rev. R. Rogers
Mr. James Crolley	Mrs. C. W. Sanders
Mr. Herbert Hale	Mr. Willie Whitley
(Tom Notos - Secretary)	

STREET LIGHT PETITIONS TO BE CIRCULATED

Since the first discussions of a neighborhood improvement program, one of the topics which has been mentioned over and over again is the need for better lighting on our streets at night. By working with City officials and organizing petitions for new lights, ANIC was instrumental in gaining 35 new mercury vapor lamps in the area bounded by Russell, Fremont, Williams and Union Avenues. After the lights were installed, a work party was organized to trim tree limbs which obstructed the new lighting.

Now, Mr. James Crolley and Mr. Herbert Lewis are working as a Street Light Subcommittee and are contacting Block Leaders and other Project Area residents to get new lights for the Project Area north of Boise School.

The City Council has given preliminary approval for installation of the new lights

if they are needed. If a majority of residents in each block sign the petitions, the requests will be put together by ANIC and submitted to Commissioner Ormond Bean. Mr. Fred Hamilton, City Street Light Engineer, will draw up the necessary plans and the lights will be installed by the utility company. The cost of the lights will be paid by a street light levy which was approved by the voters of Portland in 1955.

Individual property owners and Block Groups should plan to trim trees which might be in the way of new lights. Advice on how to trim the trees correctly is available at the Information Center.

PROPERTY OWNERS CAUTIONED ON EARLY IMPROVEMENTS

Mr. John B. Kenward, Director of the Portland Development Commission, recommends that property owners contact Mrs. Easley at the Information Center before proceeding with home improvements. Mr. Oscar Pederson, Director of the local office of the FHA, explains that the FHA Home Improvement Loans cannot be certified in the project until a Neighborhood Improvement Plan is approved by the City Council and the Federal Government. Although some building material salesmen and other persons have been working in the area, they do not represent the Information Center Staff nor the Albina Neighborhood Improvement Committee. Even when salesmen represent themselves and their products accurately, it is recommended that each property owner who is preparing to spend money on home improvements, visit the Information Center for additional information about the Improvement Project and suggestions for ways to get good merchandise at a fair price.

NEXT ANIC MEETING

On April 5 at 8:00 P.M. at the Information Center, ANIC has asked Captain Bard Purcell, Commander of the East Police Precinct, to discuss how the Committee or Block Groups can improve the safety of our area.

ALBINA PROJECT PUBLICITY

The Information Center has received many calls about the extensive publicity in the newspapers and over the radio and television about the 58 unit low-rent public housing project which the Housing Authority of Portland has proposed between Knott and Stanton on Rodney Avenue.

To answer these questions for others, we would like to list the following data:

City Planning Commission:

9 members appointed by Mayor for Zoning & Planning

Address: City Hall Annex

Telephone: CA 8-6141 ext. 296

Portland Development Commission:

5 members appointed by Mayor for urban renewal and improvement projects.

Address: 2130 S. W. 5th Avenue

Telephone: CA 6-4036

Housing Authority of Portland:

7 members appointed by Mayor for public housing.

Address: 8920 N. Woolsey Avenue

Telephone: BU 9-5571

The Development Commission Staff has been working with the Albina Neighborhood Improvement Committee since September 1960. The City Planning Commission is presently under contract with the Development Commission to assist in developing a plan for the Albina Neighborhood Improvement Project. The Housing Authority of Portland has proposed a demonstration program of 15 scattered single-family homes to be developed as a part of the Neighborhood Improvement Project.

These activities concern the area bounded by Fremont, Skidmore, Vancouver and the alley east of Mississippi and have no connection with the proposed 58 unit public housing project on Rodney across the street from the Knott Street Community Center.

ASSISTANCE AVAILABLE TO HELP YOUR BLOCK GROUP

Tom Notos, Community Services Technician of the Information Center staff, reports that many blocks or groups of blocks have held meetings since the first of the year.

Father Mell Stead and Rev. T. X. Graham, Co-Program Chairmen for ANIC, have offered assistance to help organize Block Groups. The five Block Leaders are also willing to give advice to other blocks who would like to organize and elect a Block Chairman. At the February meeting of ANIC, Father Stead pointed out that two or more blocks may join together to form a Block Group wherever it is desirable. Mr. John Kenward, Executive Director of the Portland Development Commission, urged residents and Block Groups to take advantage of services available at the Information Center, such as mailing notices of meetings, reproduction of minutes and use of the Information Center Conference Room.

You are invited to call Tom Notos at the Information Center or other Block Chairmen or ANIC members to get ideas for a meeting in your block.

Albina Neighborhood Improvement
Information Center
3726 North Kerby Avenue
Portland 17, Oregon

Bulk Rate
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THE IMPORTANCE OF BLOCK ORGANIZATION

The Albina Neighborhood Improvement Committee feels that it is important to have all neighborhood residents informed about the Albina Project and the Committee's improvement program. Block organizations can provide this information through regular meetings.

Block Organization Can Be of Help to You.

These meetings provide each resident of the block the opportunity to ask questions about the Albina Neighborhood Improvement Project and to discuss any problems that may exist in the block. They also enable the block groups to understand and participate in the surveys which are now being conducted.

Problems That Exist in Some Blocks

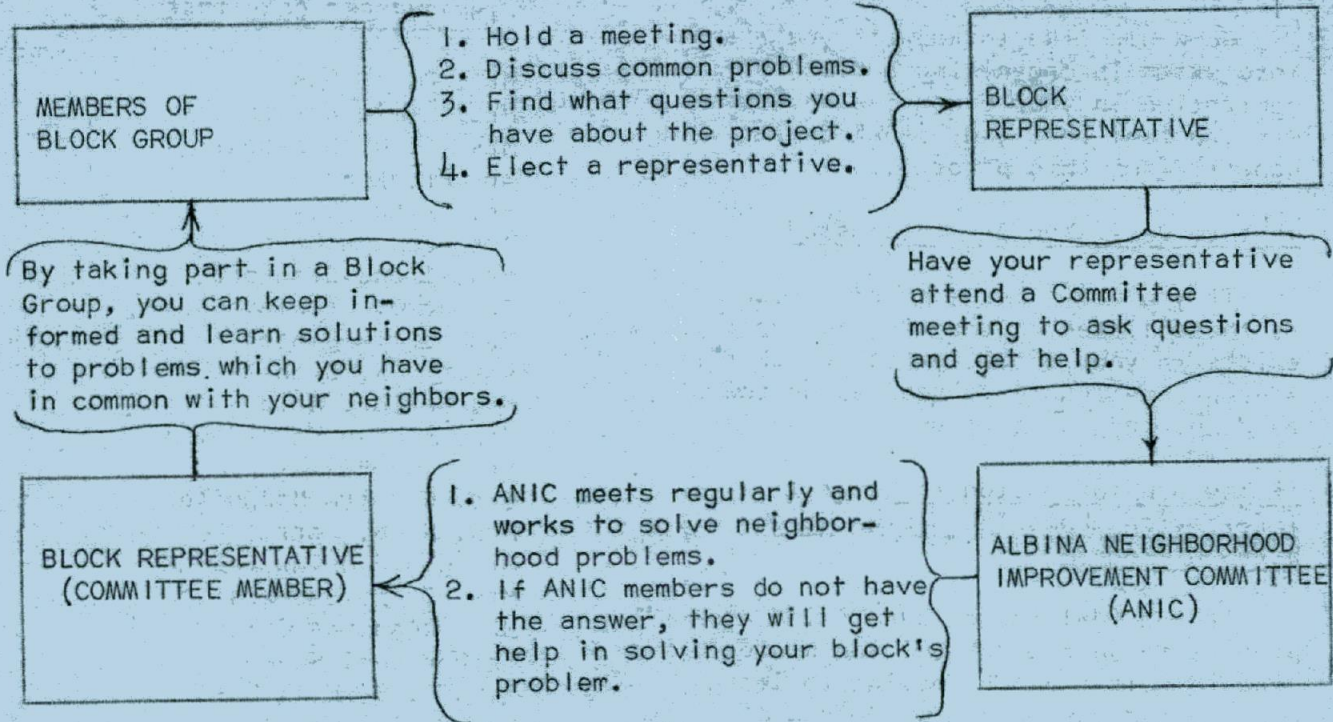
Some blocks are confronted with such problems as inadequate street sweeping and lighting, trees which need trimming, rodents, and alleys which need cleaning.

What Block Groups Can Accomplish

Many block groups may be able to find ways to solve their problems individually; other groups, such as Mrs. Crane's Block Group, seek and gain assistance from the Albina Neighborhood Improvement Committee. This Group has held meetings and through the cooperation of the Albina Neighborhood Improvement Committee and the Bureau of Health, it has found ways to eliminate its rodent problem. By working with your neighbor you, too, can solve common problems.

THE KEY TO IMPROVING YOUR NEIGHBORHOOD

Start here



This model shows the channels that are available for you and your neighbors to obtain information and assistance from the Albina Neighborhood Improvement Committee.

THE LONG RANGE PLANS OF BLOCK ORGANIZATION

Not only do organized Block Groups solve existing block problems but they provide a means for you, as residents of your block, to continue to enhance the health and safety of the area surrounding your home by enabling you to have a voice in the development of your neighborhood.

Will You Help?

We would like to know if you are interested in organizing a block organization in your block and in what way you feel that your block could benefit from this program.

What to Do If You Are Interested

If you feel that a problem such as those listed on the enclosed card exists in your block, please check the appropriate square or squares on the card and return it to us.

If You Are Interested in General Information about The Albina Neighborhood Program

If you feel there is no immediate problem in your block but you would like to hold a block meeting to learn how you and your Block Group can participate in the development of the Albina Neighborhood Improvement Plan, check that square on the card and return it to us.

We would be happy to talk to you and assist you in establishing a Block Group. We can also provide you with the information on how Mrs. Crane's neighbors organized a Block Group and how they proceeded to solve their problems.

MEMBERS OF THE ALBINA NEIGHBORHOOD IMPROVEMENT COMMITTEE

Mrs. R. R. Beson
Mrs. Mamie Bowles
Mrs. S. Q. Broadous
Mr. Frank Brown
Mr. Arthur Cox
Mrs. Joseph Crane
Mrs. Irene Cranford
Mr. James Crowley
Mrs. Julia Ganter
Rev. T. X. Graham
Mr. Herbert Hale
Mrs. Evelyn Harriman
Mr. John Holley
Mrs. Carolyn McDonald
Mrs. N. B. Parr
Mr. Lloyd Rainwater
Mrs. C. W. Sanders
Mrs. Cleophas Smith
Father Mell Stead
Rev. O. B. Williams
Mr. Willie Whitley
Mrs. Earl Winslow
Rev. Cortlandt Cambric,
Past Chairman

For information, please telephone The Albina Neighborhood Improvement Center, AT 2-2214, or call upon a member of the Committee.

LET THE COMMITTEE KNOW YOU ARE INTERESTED

Participate in the Improvement Program

The Importance of Neighborhood Block Organization



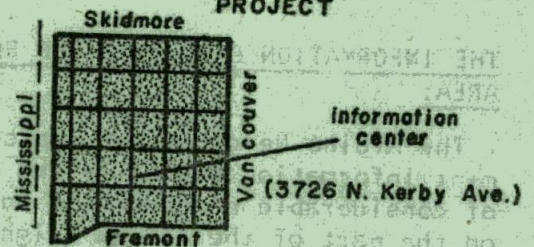
Albina Neighborhood Improvement Committee

3726 N. Kerby Ave
Portland 17, Oreg
AT lantic 2-2214

ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT

ANIIC-DOPE

Volume 2 Number 2 April 15, 1962



ALBINA NEIGHBORHOOD IMPROVEMENT INFORMATION CENTER



ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT

THE INFORMATION CENTER IN THE PROJECT AREA:

The Albina Neighborhood Improvement Information Center is the result of considerable neighborhood interest on the part of the Albina Neighborhood Improvement Committee and residents in the area.

This Information Center was set up by the Portland Development Commission in October of 1961 in order to carry out the Albina Neighborhood Improvement Project. This facility is a first for the City of Portland and only the second of its kind in the entire Pacific Northwest.

Located at 3726 North Kerby Avenue, the Information Center is close to the center of the Project Area. The two story structure provides office space for staff members of the Portland Development Commission and it has facilities to accommodate Committee, Block and Sub-Committee meetings. The staff members who are located at the Information Center can carry out the work of preparing the plans for the Improvement Project while being close at hand to activities in the area. By being located in the Project Area, personal contacts can be readily made when necessary and the desirable location affords an advantage to residents who would like to visit at the Information Center and ask questions pertaining to the Project and related Project activities.

The Albina Neighborhood Improvement Committee holds their regular monthly meetings on the first Thursday of each month at the Center and this meeting place enables the Committee to have maps, files and other data readily available for reference.

Throughout the past four months, various surveys have been conducted in the Project Area and these surveys were carried out from the Information

Center. Maps showing the cooperation that was attained from residents in the area are on display at the Center as well as other displays of Committee and Block Group activities and accomplishments.

The Information Center has already proved itself a successful liaison between various city agencies and the neighborhood. Many phone calls and personal visits are received at the Center throughout the week from residents in the Area. City employed staff personnel also visit the Center in order to keep informed of the Project activities and aid the Improvement Program in any way possible.

Future plans are to rehabilitate the structure and have it serve as a demonstration house as well as an Information Center. This would enable residents to actually visualize what can be done through participation in the Improvement Program. It is hoped that the Center, after rehabilitation, would then serve as a yardstick by which residents of the area could measure the scope of the improvements that they would like to make on their properties.

Please call or visit the Information Center as the staff members - Tom Notos (Community Services Technician), Mildred Easley (Financial Consultant), Mary Raffety (Survey Worker), and Marvis Manus (Secretary) - will be happy to answer your questions regarding the Improvement Program. Also, feel free to attend meetings which your neighbors attend at the Information Center. Our telephone number is AT 2-2214 and our address is 3726 North Kerby Avenue.

CURRENT BLOCK ACTIVITIES:

Block #13 (Vancouver, Gantenbein, Mason and Shaver), which has been meeting regularly since the first of the year, announced their plans to hold a Block Clean-Up Campaign this month. The Block Chairman, Mrs. Mamie

Bowles, has been working with the residents in her block at bi-weekly Block Meetings in order to work out the details for the Clean-Up. A final Block Meeting will be held on April 19, 1962 to finalize the plans for the Clean-Up and a City Sanitarian will attend this meeting to assist the groups in making the Clean-Up a success.

ANIC GIVES FLAG TO GIRL SCOUTS:

At the last regular Albina Neighborhood Improvement Committee meeting, Girl Scout Troop #754 was presented a troop flag in recognition of their flower planting activities at the Albina Neighborhood Improvement Information Center. Mrs. Jennings, troop leader, Mrs. Baker, District Chairman, Pearlina Allen, Josephine Louis, Regina Crutchfield, Lois Johnson and Sandra Patterson attended the meeting and they accepted the presentation for their group.

CAPTAIN PURCELL AND JACK FROST ATTEND THE APRIL 6TH ANIC MEETING:

Captain Bard Purcell, of the Portland Police Department's East Side Precinct, led the discussion on ways that ANIC could help to make the neighborhood safer. He stressed that a main factor in neighborhood safety was cooperation between the residents of the area and the Police Department. The Department, he said, has an adequate force of capable, responsible and efficient men who feel it their duty to provide the best services available to citizens of the community. He stated that the Police Department has to know of the problems that residents of areas are con-

fronted with so that it can take proper steps to correct these infractions.

In closing, he urged residents to call the precinct any time for needed police assistance and further related that it was gratifying to know that ANIC had taken such a great interest in their area. He assured the Committee that the Police Department would cooperate in every way to help ANIC achieve a safer neighborhood.

Mr. Jack Frost, Executive Director of the Metropolitan Youth Commission, explained that his agency had been set up a year ago as a result of the findings of a group study on youth problems.

The Commission's singular purpose is the prevention of delinquency. They have selected, as their number one objective, youth employment. Mr. Frost asked for community support in this measure and at the same time stressed the tremendous importance of keeping youth in school. He cited the example that the untrained person may have to be re-educated several times over before he becomes employable.

A recent outgrowth of the Commission's activities is the Youth Advisory Council. This Council is composed of the student leaders of all the high schools in the city. They act as a liaison between the students and the Commission; aiming to bring youth problems out in the open.

Mr. Frost congratulated the Albina Neighborhood for their very fine work in the Albina Neighborhood Improvement Project. He said it was gratifying to see a neighborhood that wants to help itself. It is his experience that the success of any program is dependent upon the willingness and desire of the community to accept and effect the program.

NEXT MONTH'S BULLETIN WILL HAVE NEW NAME:

The Albina Neighborhood Improvement Committee will choose a new name for the newsbulletin at their May 3, 1962 meeting.

Committee members and Block Groups who wish to submit their ideas for the new title are urged to do so at the meeting.

The selection of the new name will be made by a Committee vote.

APRIL 28-29 AND MAY 26-27 NEXT DATES FOR POLIO IMMUNIZATION PROGRAM:

The dates for completing the polio immunization program are Saturday, April 28 and Sunday, April 29 - Saturday, May 26 and Sunday, May 27. The April dates will be for the Type III vaccine and the May dates will be for the Type II vaccine. The clinic will be held at Jefferson High School and the vaccine will be administered from 10:00 A.M. to 6:00 P.M. on these dates.

THE ALBINA NEIGHBORHOOD IMPROVEMENT COMMITTEE

Co-Program Chairmen

Rev. T. X. Graham Father Mell Stead

Members

- | | |
|---------------------|-----------------------|
| Mrs. R. M. Beson | Mrs. Evelyn Harriman |
| Mrs. Mamie Bowles | Mr. John Holley |
| Mrs. S. Q. Broadous | Mr. Joseph P. LaBate |
| Mr. Frank Brown | Mrs. John E. Louis |
| Mrs. Joseph Crane | Mr. Lloyd Rainwater |
| Mrs. Irene Cranford | Rev. Roosevelt Rogers |
| Mr. James Crolley | Mrs. C. W. Sanders |
| Mr. Herbert Hale | Mr. Willie Whitley |

Mr. Tom Notos - Secretary

Albina Neighborhood Improvement
Information Center
3726 North Kerby Avenue
Portland 17, Oregon

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You and your neighborhood



This booklet published in the interest of building a better Portland
by the

PORTLAND DEVELOPMENT COMMISSION

Improving Our City
for homes . . . for business . . . for industry

2130 S. W. Fifth Avenue • Portland 1, Oregon • CA 6-4036

Ira C. Keller, Chairman
A. V. Fonder, Secretary

John B. Kenward
Executive Director

Vincent Raschio

Roy C. Hill

Jack R. Caufield

You are invited to visit or call for further advice and information.

When you modernize your neighborhood...

- You have a happier place to live!
- You can be proud of your neighborhood!
- You insure your property values!

Look at your neighborhood today and decide. Take action to improve and keep blight from your neighborhood.



Building a better Portland is a continuing process and the responsibility of every citizen.

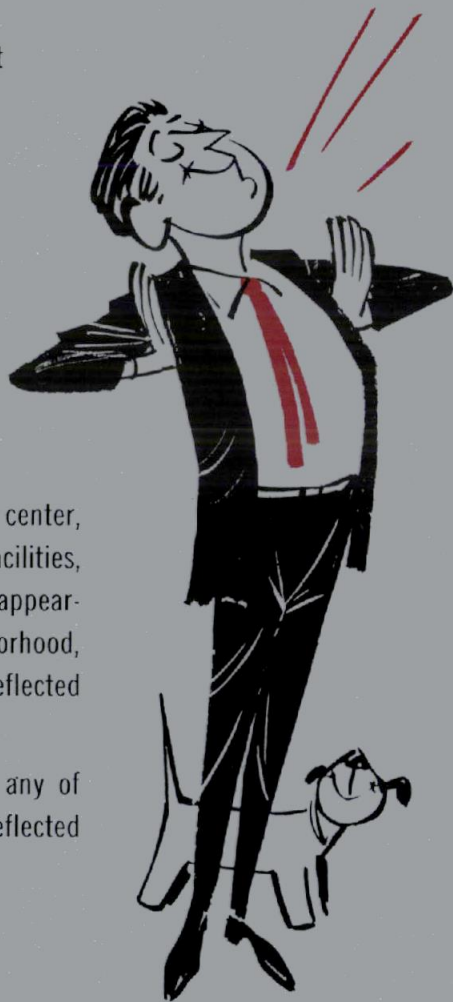
In this booklet you will find ways to help yourself and your neighborhood... it is published in the interest of a better Portland.

YOUR NEIGHBORHOOD belongs to you...

Perhaps you never thought of it, but
YOU OWN A NEIGHBORHOOD!

The schools, churches, shopping center, recreation areas, transportation facilities, street lighting, library—and general appearances of the homes in your neighborhood, are all **YOURS**... and are positively reflected in the value of your home.

By the same token... the lack of any of these neighborhood possessions is reflected in the value of your home.



... **HERE'S WHAT YOU DO:**

3. Decide what needs to be done in your neighborhood:

Keep all the good features.

Modernize and improve run-down or out-dated features.

Develop an over-all plan that will make your neighborhood a wonderful place to live for years to come... that will protect **your** property value!

With a comprehensive and approved plan you are ready for action to maintain or improve your neighborhood. Remember that adequate maintenance and healthy development of neighborhoods depends on citizen interest and citizen action. Your Portland Development Commission is ready to aid, to suggest, to help you implement your plan.

If you want a better neighborhood

If you are concerned with which one of the three categories your neighborhood falls into and you and your neighboring property owners decide to do something about it, here's how:

1. Get in touch with the Portland Development Commission and arrange to have a representative of the Commission attend your next neighborhood meeting.

This representative can supply you with area maps, information on zoning and land use, traffic pattern facts, etc. **He can advise on financial means available to you and your neighborhood.**

2. Organize a non-partisan, non-profit group with simple by-laws and elected officers. Patterns set by other improvement groups can be furnished you by the Commission. This group will be your means of getting area-wide citizen action.

IT'S EASY TO RATE YOUR OWN NEIGHBORHOOD!

Take a walk or drive through your entire district... take a fresh look at it with these things in mind and... take score!

	GOOD	FAIR	POOR
PLAYGROUNDS AND PARKS: Big enough? Close enough so children can walk to them easily and safely?			
TRAFFIC: Is heavy traffic diverted away from heart of residential neighborhood? Are streets adequate to carry traffic?			
STREETS AND SIDEWALKS: Adequately lighted? Do they have good shade trees and home-like atmosphere? Streets and sidewalks kept repaired?			
ZONING AND BUILDING CODES: Are all properties used in compliance with zoning restrictions? (example: Homes illegally converted to apartments or commercial use.) Are commercial establishments infringing on a residential area?			

IT'S EASY TO RATE YOUR OWN

	GOOD	FAIR	POOR
CHURCHES AND COMMUNITY CENTERS: Churches well located and with enough parking? Community Center available for teen-age, adult, etc., activities?			
SANITATION and WATER: Adequate sewers? Sufficient water capacity?			
LIBRARY: Branch near by?			
SCHOOLS: Near enough? In good repair? Adequate facilities?			
INDIVIDUAL HOMES: HOUSES: Neat appearing? In good repair? Large enough to house the families living in them? Need painting?			
YARDS: Neat and well kept? No unsightly garages, sheds or miscellaneous material? Shrubs neat, fences painted?			

What investment is required?



You'll be surprised at the small investment you and your neighbors will need to make.

Often just leisure-time effort is all that is required. But, where the needs are greater, you can get valuable money help from your city and federal governments.

On public improvements (streets, lighting, parks, schools, libraries, etc.) the Urban Renewal Administration of the Federal Government will pay up to two-thirds of the cost. The City, through the Portland Development Commission, will pay one-third of the cost. Requirements to qualify for this help are simple . . . **but must be met.** They apply to areas that have all the elements for a workable plan.

The individual who plans to modernize his own home within the over-all plan adopted by your neighborhood organization does so at his own expense. BUT . . . money may be borrowed at a special low rate. These modernization loans are made through local lending firms but are guaranteed by the Federal Housing Administration.

Only after your neighborhood has worked out a plan, can an estimate of the cost be obtained.



The federal government, through the Urban Renewal Administration, helps to finance conservation, rehabilitation, or redevelopment activities in local communities.

But each community must establish their own administration at the local level. In Portland this is accomplished through the Portland Development Commission.

Here are brief explanations of the three categories within which the Commission is ready to help:

1. Conservation

Neighborhood is in generally good shape, and it is the will of the property owners to maintain the district by clean-up, paint-up, and modernization of individual homes. Minor community improvements, code revision and enforcement, re-zoning might be required.

2. Rehabilitation

Neighborhood is in general run-down condition, but can be brought up to high standard through joint effort of property owners. More extensive community changes such as parks, schools, community centers, street and utility improvements might be required.

3. Redevelopment

Neighborhood is so badly run down that partial or complete clearance and start-over is the only practical solution.

Here's how the
**PORTLAND
DEVELOPMENT
COMMISSION**
will help:

NEIGHBORHOOD!

	GOOD	FAIR	POOR
VACANT LOTS:			
Free of litter?			
Safe for play?			
PARKING AREAS:			
Adequate home garage or carport?			
Parking areas in streets without cluttering appearance of neighborhood?			
Would you purchase a home today in this same neighborhood?			
<i>add'em up...</i>			
Your Neighborhood's Score _____			

VACANT LOTS:

Free of litter?

Safe for play?

PARKING AREAS:

Adequate home garage or carport?

Parking areas in streets without cluttering appearance of neighborhood?

Would you purchase a home today in this same neighborhood?

add'em up...

Your Neighborhood's
Score _____



YOUR NEIGHBORHOOD HAS A GOOD SCORE?

If your neighborhood scores high, keep it that way! This is a task that calls for continuing vigilance. The most attractive district of today can be the slum of tomorrow. Here's how to protect your property values:

Keep your own home and yard clean and attractive. Keep them up to date. It'll inspire your neighbors who are prone to let things go.

Support clean-up, paint-up and fix-up campaigns.

Take part in neighborhood planning and improvement activities. Community maintenance is the job of every citizen.

Help your neighborhood by notifying the City Nuisance Division of littered or overgrown vacant lots. Notify the proper authorities if streets, sidewalks or street lighting are not kept in good repair.

Building codes and ordinances are designed to help keep your area to a standard—see that they are properly enforced . . . watch zone changes so that they do not adversely affect your property.

remember— . . . the value of your property is directly affected by the actions of you and your neighbors! Vigilance, citizen interest and participation are sound investments that lead to community betterment.



OK! IF YOUR NEIGHBORHOOD DIDN'T SCORE VERY HIGH— YOU CAN DO SOMETHING ABOUT IT!

FIRST It's not a one man (or woman) job! Upgrading your neighborhood is a group project. Other property owners will be interested, too, because they have an investment to protect the same as you. Enlist their help! See that each of your neighbors reads and studies one of these booklets.

GET TOGETHER in any convenient, friendly manner. Talk over the neighborhood's improvement problems.

LIST all the things—big and small—that you feel should be done to make you proud of your area . . . to protect and raise your property values.

NOW . . . call on the Portland Development Commission for help and advice.

The Portland Development Commission was established by the City Charter. It is the official agency to help you improve your neighborhood through . . . (1) Conservation, (2) Rehabilitation or (3) Re-development. Their job is to help the citizens of Portland prevent deteriorated neighborhoods . . . to make your neighborhood a better place to live.

It's **your** city agency . . . it's ready to help you . . . read on!



1940 CENSUS STUDY

TRACT NO.	TOTAL POP	POP WHITE	POP NON-WH	% NON-WH
1	5900	5887	13	.22
2	4482	4475	7	.15
3	5971	5942	29	.48
4	4211	4178	33	.78
5	5318	5305	13	.24
6	5258	5227	31	.58
7	4671	4626	45	.66
8	5978	5942	36	.60
9	5437	5356	81	1.48
10	6545	6484	61	.73
11	6560	6387	171	2.60
12	8160	8028	132	1.61
13	6176	6045	131	2.12
14	6608	6548	52	.78
15	3428	3411	17	.49
16	3897	3857	40	1.02
17	5910	5845	65	1.09
18	4752	4717	33	.69
19	5514	5500	14	.25
20	6394	6321	73	1.14
21	4856	4717	137	2.82
22	6951	6159	792	11.39
23	6543	6136	407	6.22
24	6627	6605	22	.33
25	9361	9324	37	.39
26	3464	3460	4	.11
27	6731	6725	6	.08
28	6170	6134	36	.58
29	6888	6858	30	.43
30	3694	3688	6	.16
31	4744	4707	35	.73
32	4289	4267	20	.46
33	6396	6241	155	2.42
34	6548	6463	85	1.29
35	6098	6061	29	.47
36	8170	8072	78	.95
37	5720	5705	15	.26
38	9613	9576	17	.17
39	5487	5471	16	.29
40	4857	4833	18	.37
41	5473	5473	-	0
42	2392	2372	20	.83
43	1568	1512	56	3.57
44	113	113	-	0
45	3152	3119	33	1.04
46	4506	4450	56	1.24
47	4680	4653	27	.57
48	4465	4430	35	.78
49	4507	4477	30	.66
50	2382	2151	231	9.69
51	2708	1882	826	30.50
52	4922	4834	83	1.68
53	4134	4044	90	2.17
54	3260	2514	746	22.88
55	2911	2890	21	.72
56	6311	6253	58	.91
57	5859	5670	289	5.39
58	3101	3087	14	.45
59	2987	2949	38	1.27
60	2108	2096	12	.56

1950 CENSUS STUDY

TRACT NO.	TOTAL POP	POP WHITE	POP NON-WH.	% NON-WH.
1	5128	6102	26	.42
2	5184	5146	38	.73
3	8033	7969	64	.79
4	5507	5456	51	.92
5	6058	6019	39	.64
6	6175	6137	38	.61
7	6767	6715	52	.76
8	7985	7946	39	.48
9	6855	6677	178	2.59
10	6727	6582	147	2.18
11	6680	6396	284	4.25
12	8866	8695	171	1.92
13	6515	6377	138	2.11
14	6446	6338	58	.82
15	3592	3584	8	.22
16	5928	5906	22	.37
17	7861	7772	89	1.13
18	6644	6587	57	.85
19	5702	5697	5	.08
20	6972	6831	141	2.02
21	4824	4724	100	2.07
22	7215	4395	2820	39.08
23	7050	5187	1863	26.42
24	6999	6942	57	.81
25	9762	9739	23	.23
26	3319	3292	24	.72
27	6531	6526	5	.07
28	6839	6829	10	.14
29	12115	12076	39	.32
30	5489	5481	8	.14
31	5113	5086	27	.52
32	4743	4699	44	.92
33	6571	6256	315	4.79
34	7753	7377	376	4.84
35	7290	7251	39	.53
36	12086	11950	136	1.12
37	7185	7164	21	.29
38	11722	11680	42	.35
39	14077	13600	477	3.38
40	10490	10417	73	.69
41	13516	13366	150	1.10
42	2661	2657	4	.15
43	4021	2551	1470	36.55
44	707	443	264	37.34
45	6026	5051	975	16.17
46	4322	4246	76	1.75
47	5029	4978	51	1.01
48	4012	3985	27	.67
49	4380	4336	44	1.
50	1944	1821	123	6.32
51	2859	2194	665	23.25
52	4516	4481	35	.77
53	3036	2972	64	2.10
54	2725	2774	451	16.55
55	2864	2829	35	1.22
56	5260	5207	53	1.
57	4895	4521	374	7.64
58	4190	4121	49	1.17
59	4167	4000	169	4.05
60	3144	3127	17	.54

CENSUS TRACT	POPULATION	%		No. Occurred	%	
		Abn-White POPULATION	Non-White		No. Non-White	Non-White
1	6008	43	$\frac{3}{4}$	2765	10	$\frac{1}{3}$
2	5162	15	$\frac{1}{3}$	1854	3	$\frac{1}{4}$
3-A	2868	45	$1\frac{1}{2}$	767	11	$1\frac{1}{2}$
3-B	7850	65	$\frac{3}{4}$	2342	11	$\frac{1}{2}$
4-A	4008	52	1	1322	14	1
4-B	3868	77	$2\frac{1}{2}$	1107	2	$1\frac{3}{4}$
5-A	3560	21	$\frac{1}{2}$	1194	7	$\frac{1}{2}$
5-B	3960	35	$\frac{3}{4}$	1281	8	$\frac{2}{3}$
6-A	4198	102	$2\frac{1}{2}$	1249	26	2
6-B	4119	21	$\frac{1}{2}$	1277	5	$\frac{1}{3}$
7-A	4224	82	2	1528	18	$1\frac{1}{3}$
7-B	4384	68	1	1417	19	$1\frac{1}{3}$
8-A	5034	83	$1\frac{2}{3}$	1695	23	$1\frac{1}{3}$
8-B	4137	83	$1\frac{1}{2}$	1377	20	$1\frac{1}{2}$
9-A	4781	255	$5\frac{1}{3}$	1584	58	$3\frac{2}{3}$
9-B	3027	39	$1\frac{1}{4}$	1077	10	1
10	6433	235	$3\frac{2}{3}$	2198	67	3
11-A	2218	84	$3\frac{3}{4}$	1347	23	$1\frac{3}{4}$
11-B	2351	298	$11\frac{3}{4}$	927	72	$7\frac{3}{4}$
12-A	4567	107	$2\frac{1}{2}$	1962	28	$1\frac{1}{2}$
12-B	3825	196	5	1555	42	$3\frac{1}{2}$
13	7681	218	$2\frac{3}{4}$	2756	59	$1\frac{1}{4}$
14	5421	142	$2\frac{2}{3}$	1999	37	$1\frac{3}{4}$
15	3817	22	$\frac{1}{2}$	1319	8	$\frac{1}{2}$
16-A	5934	72	$1\frac{1}{4}$	1769	15	$\frac{3}{4}$
16-B	4363	49	1	1321	13	1
17-A	6617	154	2	2165	40	$1\frac{3}{4}$
17-B	3182	167	2	907	18	2
18	7286	145	2	2561	41	$1\frac{2}{3}$
19	6217	125	$\frac{1}{2}$	1936	8	$\frac{1}{4}$
20	6015	202	$3\frac{1}{3}$	2693	56	2

	Pop	Non-White	%	Occupied H-U	Occupied by Non-White	%
21	3156	137	4 ¹ / ₃	1538	41	2 ² / ₃
22-A	2877	2009	69 ³ / ₄	972	625	64 ¹ / ₃
— 22-B	993	764	77	418	268	64
— 23-A	3241	2153	66 ¹ / ₂	1135	630	55 ¹ / ₂
23-B	1979	1116	56 ¹ / ₃	971	354	46
24-A	3665	574	15 ² / ₃	1142	123	10 ³ / ₄
24-B	3461	237	6 ³ / ₄	1056	160	5 ² / ₃
25-A	5758	221	1 ¹ / ₃ ✓	1705	13	1 ¹ / ₄ ✓
25-B	3779	36	1	1502	9	1 ¹ / ₂
26	3239	11	1 ¹ / ₃ ✓	1710	3	1 ¹ / ₄
27-A	3673	5	1 ¹ / ₄ ✓	1205	1	—
27-B	2533	11	1 ¹ / ₂ ✓	900	2	1 ¹ / ₄
28-A	3563	7	1 ¹ / ₄ ✓	1242	1	—
28-B	3400	26	3 ¹ / ₄ ✓	1183	9	3 ¹ / ₄
29-A	4593	55	1 ¹ / ₄	1539	12	3 ¹ / ₄
29-B	6352	33	1 ¹ / ₂ ✓	2207	10	1 ¹ / ₂
29-C	4497	56	1 ¹ / ₄	1290	11	3 ¹ / ₄
30	5592	13	1 ¹ / ₄ ✓	1841	4	1 ¹ / ₄
31	5208	67	1 ¹ / ₄	1800	18	1
32	4685	116	2 ¹ / ₂	1604	31	2
33-A	3004	676	22 ¹ / ₂	1033	168	16 ¹ / ₄
33-B	3257	1084	33 ¹ / ₄	1085	270	24 ³ / ₄
34-A	4053	1675	41 ¹ / ₃	1380	435	31 ¹ / ₂
34-B	3412	2326	68 ¹ / ₄	1194	668	56
35-A	4184	120	2 ³ / ₄	1422	36	2 ¹ / ₂
35-B	3048	344	11 ¹ / ₄	1050	91	8 ² / ₃
36-A	4977	639	12 ³ / ₄	1622	156	12 ¹ / ₂
36-B	6779	96	1 ¹ / ₂	2159	29	1 ¹ / ₃
36-C	2097	20	1	661	45	3 ¹ / ₄
37	7499	77	1	2307	17	3 ¹ / ₄
38-A	3278	73	2 ³ / ₄	1175	16	1 ¹ / ₃

	POP	Non-White Pop	%		OCCUPIED H.U.	OCCUPIED BY Non-White	%
38-B	3800	14	1/3	✓	1363	5	1/3
38-C	4640	45	1		1637	14	3/4
39-A	5530	550	10		1717	135	7 3/4
39-B	3586	22	2/3	✓	1232	5	1/3
40-A	5683	367	6 1/2		1645	78	4 3/4
40-B	5212	71	1 1/3		1554	11	3/4
41-A	4666	38	3/4	✓	1352	10	3/4
41-B	4568	60	1 1/3		1494	12	3/4
42	2727	31	1 1/4		939	8	3/4
43	1168	6	1/2	✓	349	1	1/4
44	35	15	42 3/4		0	0	—
45	2557	40	1 1/2		955	15	1 1/2
46	4790	50	1		1979	7	1/3
47	4098	79	2		2030	27	1 1/3
48	3594	64	1 3/4		2149	30	1 1/2
49	3352	61	1 3/4		2029	30	1 1/2
50	1108	62	5 1/2		626	23	3 3/3
51	2149	396	18 1/2		1363	234	17 1/4
52	4076	80	3/4	✓	2628	18	2/3
53	1931	70	3 2/3		1642	59	3 1/2
54	1613	294	18 1/4		1020	159	15 1/2
55	2008	53	2 2/3		1203	22	1 3/4
56	4332	94	2 1/4		2948	43	1 1/2
57	2590	342	13 1/4		1495	156	10 1/2
58	5074	79	1 1/2		1685	16	1
59	2983	205	6 3/4		1118	61	5 1/2
60	2888	13	1/2	✓	914	3	1/2
61	1912	9	1/2	✓	555	2	1/2
62	2868	28	1		895	5	1/2
63	139	0	—	✓	44	0	—
65	1332	3	1/4	✓	468	0	—

	POP	Non-White POP	%		OCCUPIED H. U.	OCCUPIED by Non-White	%
66	2548	7	1/4	✓	883	3	1/3
67	2706	1	—	✓	792	0	—
68	897	2	1/4	✓	249	0	—
75	481	0	—	✓	152	0	—
82	42	0	—	✓	9	0	—
83	1001	34	3 1/3		269	4	1 1/2
87	4	0	—	✓	0	0	—
89	61	0	—	✓	18	0	—

May 24, 1962

W. R. Laidlaw
3501 NE Broadway
Portland, Oregon

Dear Mr. Laidlaw:

As you are aware, the Planning Commission is engaged in a study of the general Albina area of Portland. Although the proposal by the Housing Authority to construct a 58-unit public housing development in the vicinity of the Knott Street Center was the original reason for our investigations, the actual study is far broader and has many farther reaching implications than the initial problem.

Our study is directed toward the development of a long-range plan for the entire area bounded on the north by Killingsworth Street, on the south by Banfield Freeway, on the west by Interstate Avenue, and on the east by 16th Avenue. The primary element of the plan for this area will be a determination of the most desirable long-range uses of land. In this connection, we must consider a wide range of factors: present land use and trends; the age, value, and quality of existing buildings; the availability of vacant land; traffic and street characteristics; the availability and demand for public services; zoning; and the market for land in various use categories.

It is in the matter of developing some index to the land market that the Planning Commission staff feels the greatest need for expert advice. Our investigations to date have indicated a need for an understanding of several very general questions:

1. Considering the present pattern of zoning, can it be assumed that there will be a long-term market for residentially zoned property? For such a broad question, I would suggest a generalization for each of four segments of the total area, using Fremont Street and Union Avenue as dividing lines.
2. Disregarding present zoning, in the area south of Fremont Street and west of Union Avenue, can it be assumed that there would be a predictable market for non-residential land development assuming:

- (a) A continuation of the present pattern of land divisions, building, and vacant land which would require private acquisition and demolition of buildings and lots in order to assemble reasonably sized parcels of developable land.
- (b) Public urban renewal activity which would prepare reasonably sized parcels of cleared land for the market.

Can you suggest the most probable types of non-residential development that would be most likely to be attracted to this area under each assumption?

- 3. In the area south of Fremont Street and west of Union Avenue, can it be assumed that there would be a reasonable market for residential land development, either single family or apartment, if public urban renewal action were to prepare cleared land for the market?
- 4. On Mississippi Avenue, at about Felling Street, and on Williams Avenue, at about Knott Street, are clusters of vacant commercial building space. If modern, sound commercial structures existed here, would a demand for such space be likely?
- 5. What would be the probable demand for, and value of, Elliot School if it were to be put up for sale?

While we realize that, because of the very general nature of the questions, it will be impossible for you to give us definitive answers to any but the final one, we are very much interested in your thoughts and comments, provided that your participation meets with the approval of the Housing Authority.

Very truly yours,

Lloyd T. Keefe
Planning Director

FNF/plh

cc: Roy F. Renoud
cc: Gene W. Rossman

Emanuel Hospital

2801 North Washington Avenue • Portland 1, Oregon

July 26, 1962

Mr. Larry R. Coons
Portland Development Commission
2130 S. W. 5th Avenue
Portland 1, Oregon

RECEIVED

JUL 27 1962

MANAGEMENT COMMITTEE

Dir.	
A. Dir.	
Asst. Dir.	
Ch. Ac.	
P. M.	
R. E.	
Eng.	
Phy.	
Leg.	
Other	

Dear Mr. Coons:

In response to your request, we hereby submit the information concerning Emanuel Hospital as the basis for preliminary discussions for considering this area as a possible Urban Renewal project.

1. - a) Emanuel Hospital is a nonprofit hospital, incorporated under the laws of the State of Oregon. The corporate name is Emanuel Lutheran Charity Board.
 - b) Emanuel Hospital is licensed by the State of Oregon.
 - c) No part of the net earnings of the Hospital inures to the benefit of any individual or group of individuals.
2. The following expenditures have been made for acquisition of properties during the past five years:

1957	-	\$ 33,824.50
1958	-	17,375.00
1959	-	25,571.50
1960	-	45,500.00
1961	-	47,186.00
Total		<u>\$169,457.00</u>

To date in 1962, no purchases of property have been made. One offer has been made and is subject to approval of the court and should be concluded within the next 30 days. This offer was for the property located at 507 North Knott Street and is in the amount of \$4,500.00, equal to \$1.00 per square foot.

Demolition costs during this period amounted to \$16,440.00, not including clearing of sites for construction of the Nurses Residence or Rehabilitation Center which was done under the general construction contracts.

None of the expenditures listed was made with Federal funds.

July 26, 1962

Enclosed is a listing of properties purchased since 1957, as well as a plot plan showing the location of all properties owned by Emanuel Hospital.

It is felt that some additional information should be submitted at this time for your consideration. To substantiate questions asked concerning the organization of Emanuel Hospital, Article III of the Articles of Incorporation is quoted as follows:

"ARTICLE III

"The estimated value of property and money possessed by the corporation now is \$1,500,000.00. The sources of revenue or income consist exclusively of contributions, donations, devises and bequests and the revenue, if any, from the operation of any of its facilities. Any such income, however, shall not inure to the profit or pecuniary benefit of the members of the corporation. Any institution operated by this Corporation furnishing medical, hospital or nursing services to individuals shall not deny such service to any person based upon his or her race, color, creed or ability to pay for such services."

Emanuel Hospital operates a Community Outpatient Clinic which serves the medically-indigent people of this neighborhood and community. This Clinic was established in 1955. At the close of 1961, \$470,224.51 had been granted through this formal program for medically-indigent individuals.

Emanuel Hospital has been recognized as an educational institution by the Housing and Home Finance Agency in that this Agency has assisted by means of loans amounting to \$940,000.00 for the construction of a Student Nurses Dormitory and an Apartment Building for Interns and Resident physicians. Currently we have a total of 219 student nurses and 27 Intern and Resident physicians in training at Emanuel. The cost for these educational programs exceeds \$350,000.00 annually.

If you have any further questions, please feel free to contact me.

Thank you.

Very truly yours,

Oscar Gustafson, Jr.
Business Manager

OG:dp
Enc.



CITY OF PORTLAND
OREGON

October 29, 1962

The Reverend Robert H. Bonthius, Chairman
Christian Social Concerns Commission
Westminster Presbyterian Church
1624 NE Hancock Street
Portland 12, Oregon

Dear Dr. Bonthius:

Thank you for your recent letter concerning the City Planning Commission study of the Albina area regarding the location of public housing sites and other matters pertinent to the future of the area.

I concur with you that it would be unwise to proceed with the Daisy Williams Housing Project until a full study and report of the Planning Commission has been made. As far as I know, no further expenditures are being made by the Public Housing Authority concerning the Daisy Williams project until the Planning Commission report is completed. I am advised by the Planning Commission that their report on this matter will be coming out shortly. I will see to it at that time that your Christian Social Concerns Commission receives a copy of this report.

Yours truly,

Terry D. Schrunk
MAYOR

TDS:I:l

cc: Housing Authority
Planning Commission ✓

*Copy Sent
12-18-62*

COPY

RECEIVED
SEP 27 1962



MAYOR'S OFFICE
WESTMINSTER PRESBYTERIAN CHURCH

1624 N. E. Hancock Street • Portland 12, Oregon • Atlantic 7-1289

MAYOR	<i>[Signature]</i>
EXEC. ASST.	
ADM. ASST.	

September 26, 1962

Dear Mayor Schrunk:

It has come to the attention of the Christian Social Concerns Commission of the Greater Portland Council of Churches that the Planning Commission will soon report to you as Mayor. We are pleased to hear that this is the case, and are writing to repeat our concern that this report be thoroughly discussed and considered and its findings urged upon the Housing Authority of Portland before it proceeds with what is apparently its present plan: namely, the building of a public housing project on the site adjacent to the Knott Street Community Center in Albina.

In our letter to you of May 1 we expressed the conviction that it is unwise to proceed with this project until the report of your Planning Commission has been made with regard to sights for public housing.

This letter is simply a further emphasis that we wish to make in the hope that no further expenditures will be made by the Housing Authority with regard to the Albina Site Project until your report has been received and commended to the Housing Authority for its consideration.

Sincerely yours,

Robert H. Bonthius

Robert H. Bonthius, Chairman
Christian Social Concerns Commission

RHB:si

Honorable Terry D. Schrunk
Mayor of the City of Portland
City Hall
Portland, Oregon

cc: Commissioner Ormand R. Bean
Commissioner William A. Bowes
Commissioner Mark (Buck) Grayson
Commissioner Stanley W. Earl
Mr. William B. Cate



CITY OF PORTLAND
OREGON

October 30, 1962

Mr. Richard Celsi, President
Catholic Council on Human Relations
208 NE Weidler Street
Portland, Oregon

Dear Mr. Celsi:

Thank you for your recent letter concerning the soon-to-be-published report of the City Planning Commission regarding the Albina area and the proposed public housing sites.

It is my understanding that this report will be made public within a matter of weeks, and I have asked the Planning Commission to furnish your group with a copy of this report for your study and information.

Yours truly,

MAYOR

TDS:I:l

cc: Housing Authority
Planning Commission ✓

*Copy Sent
12-19-62*

COPY

CATHOLIC COUNCIL ON HUMAN RELATIONS
208 N.E. Weidler St.
Portland, Oregon

MAYOR	
EXEC ASSI	
ADM ASSI	

September 24, 1962

Honorable Terry D. Schruck
Office of the Mayor
City Hall
Portland, Oregon

RECEIVED
SEP 23 1962

MAYOR'S OFFICE

Dear Mayor Schruck,

Recent meetings of our executive board have aroused interest in the forthcoming report of the City Planning Commission with regard to the proposed Daisy Williams Albina Housing Project. As we now understand this report is to be made public some time in October.

The opposition of our organization to the proposed site of the project is well known, and the great care being exercised by the staff of the Planning Commission in the gathering of information is indeed heartening.

We are looking forward to the publication of the report and would welcome an opportunity to be heard if there are any questions in regard to our position.

Sincerely,

Richard Celsi, President
Catholic Council on Human Relations

Church Body Asks Delay On Albina Construction

Delay in plans to erect a public housing project in the Albina area has been asked by the Greater Portland Council of Churches.

In a letter sent Tuesday to the Portland housing authority, the council declares it considers it unwise to make further expenditures at the site until after a study of public housing sites by the Portland planning commission has been completed.

Mayor Terry Schrunk requested such a study and it is now under way. A month ago the commission hoped to have a report ready in 90 days.

Studies which led to Tuesday's action were made by

the council's commission on social concerns headed by Dr. Robert Bonthius, pastor of Westminster Presbyterian church.

Dr. Bonthius said Tuesday the commission feels deeply that all long-range social implications of this project should be considered.

A 58-unit court, known as the Daisy B. Williams court, has been planned for the area bounded by NE Rodney, Stanton, Graham and Knott.

Several groups have opposed the project because it is feared it would be occupied 100 per cent by Negroes.