

What is new about this program?

With assistance from local organizations and local government:

- You improve your home
- You help your neighbors improve your block
- All of us work together to improve our neighborhood

Success depends upon your cooperation and participation!

How can you work with your neighbors?

The Albina Neighborhood Improvement Committee (ANIC) will help you set up a block meeting. You and your neighbors can discuss problems. If you need help, ANIC will help you find a solution. Also, if the project is approved, an office will be set up in the area with an adequate staff to answer technical questions about city regulations and methods of planning and financing improvements.

How soon will this work begin?

You can begin working with your block committee now (ANIC will help you get started).

The Portland Development Commission (the local urban renewal agency) and city bureaus are helping us now.

A site office can be set up as soon as the City Council and Federal Government approve money to plan improvements for the project.

As soon as the project plan is approved by the City Council and the Federal Government, FHA mortgage loan insurance will be available to home owners and project improvements can be carried out.

Who belongs to the committee?

The following people are members of the Albina Neighborhood Improvement Committee:

Mrs. R. M. Beson  
Mr. Frank Brown  
Mr. Arthur Cox  
Mrs. Irene Cranford  
Mr. James Crolley  
Mrs. Julia Ganter  
Rev. T. X. Graham  
Mr. Herbert Hale  
Mr. John Holley  
Mrs. Carolyn McDonald  
Mrs. H. B. Parr  
Mr. Lloyd Rainwater  
Mrs. Cleophas Smith  
Father Mel Stead  
Rev. O. B. Williams  
Mr. Willie Whitley  
Mrs. Earl Winslow  
Rev. Cortlandt Cambric, Chairman

Will you help?

Many of your neighbors have already indicated a willingness to participate in the neighborhood improvement project. For information, please telephone AT 8-4959 or call upon a member of the committee.

Let the committee know you are interested!

you

Are the key to improving  
your neighborhood



Albina  
Neighborhood  
Improvement  
Committee

111 N. E. Failing St.  
Portland 12, Oregon  
AT lantic 8-4959

What is the purpose of the Albina Neighborhood Improvement Committee (ANIC)?

To find out what problems you have in keeping your home in good condition and to learn ways to help you solve home improvement problems. The Albina Neighborhood Improvement Committee is also working to obtain government assistance to improve our neighborhood services and public facilities.

When was ANIC organized?

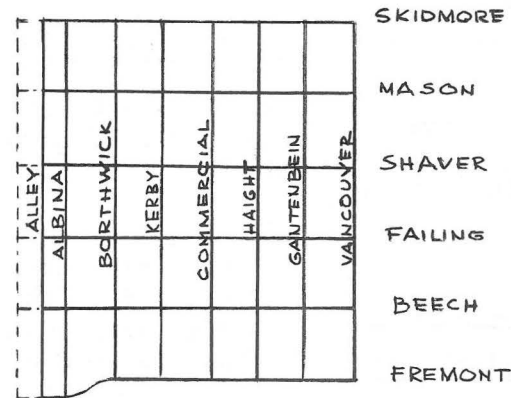
The Albina Neighborhood Council became interested in the possibilities for neighborhood improvement during the summer of 1960. The Council asked Reverend Cortlandt Cambric to be Chairman of the Albina Neighborhood Improvement Committee in September 1960. ANIC began holding regular meetings in October.

Why are members of ANIC conducting a survey of the people who live in the proposed project area?

The Albina Neighborhood Improvement Committee wants you to know what help is available. ANIC would also like to find out whether you are interested in participating in the neighborhood improvement project, and what you can do to help.

If you are interested in obtaining assistance, ANIC will ask the City Council to request Federal Government funds for planning a neighborhood improvement project.

Where is the proposed project area?



ANIC members are working to help you carry out this first neighborhood improvement project. If this plan is successful in your neighborhood, it not only will benefit the residents of this area, but will serve as an example for adjoining areas and neighborhoods throughout the city.

What assistance is available from local and Federal governments?

Federal Government

Urban renewal funds to provide guidance and counsel on home improvements and block organization, and to help the city finance better neighborhood facilities.

Special FHA mortgage insurance for home improvement and construction loans (within the urban renewal project area).

Local Government

Technical assistance for Albina neighborhood improvement activities from the Portland Development Commission.

Information and assistance from city bureaus to solve your problems and bring about neighborhood improvements, such as:

- Improved streets and street sweeping
- Elimination of traffic hazards
- Improved street lighting
- Adequate rodent control
- Other services and improvements which make for a better 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

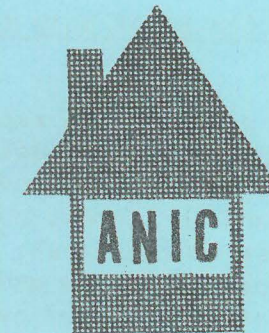
Mrs. R. R. Beson  
Mrs. Mamie Bowles  
Mrs. S. Q. Broadous  
Mr. Frank Brown  
Mr. Arthur Cox  
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Mr. James Crowley  
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Father Mell Stead  
Rev. O. B. Williams  
Mr. Willie Whitley  
Mrs. Earl Winslow  
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

## 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.

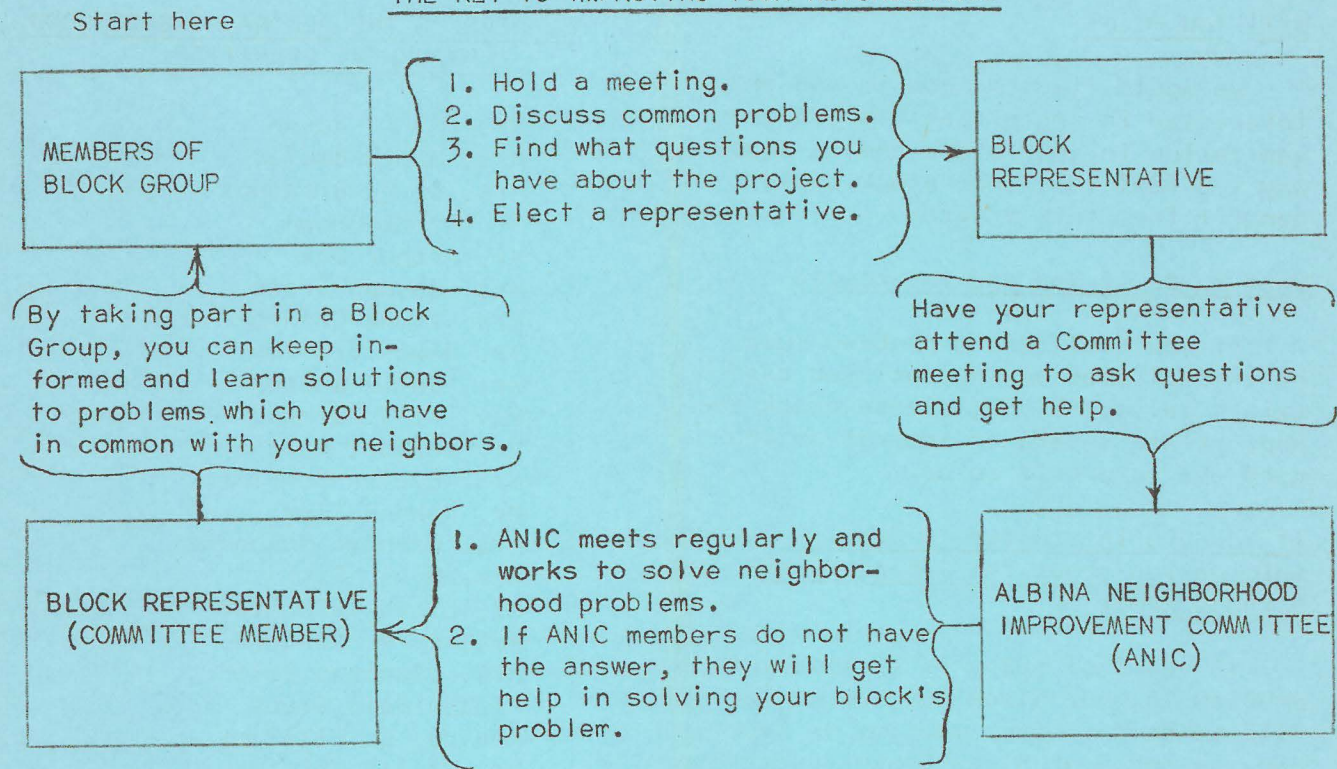
### Problems That Exist in Some Blocks

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



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.

WHAT HELP WILL BE AVAILABLE TO THE  
PROPERTY OWNER IF THE IMPROVEMENT  
PLAN IS APPROVED?

The Albina Neighborhood Improvement Committee and the Information Center staff of the Portland Development Commission will be available to help you solve your improvement problem on an individual basis.

The Financial Consultant, an Architectural Consultant and the Community Services Technician will be working as a team to gain assistance from lending institutions, reputable contractors, building supply dealers, civic groups and governmental agencies.

For property owners who qualify for loans, aid will be given to help you work out a loan with local lenders under the special FHA programs. Persons buying on contract may be able to consolidate the cost of their home and the cost of improvements if the total loan does not exceed the appraised value of the rehabilitated property.

For property owners who cannot qualify for loans, every effort will be made to develop a team approach including assistance from civic organizations, governmental agencies, private business and neighborhood residents.

A continuing effort will be made to assist property owners and tenants to improve and maintain their homes. If Block Organization, assistance from ANIC or help from other agencies does not gain the participation and cooperation of negligent property owners, ANIC may encourage code enforcement proceedings to protect the work and investment of residents and property owners who have participated in the program.

MEMBERS OF THE ALBINA NEIGHBORHOOD  
IMPROVEMENT COMMITTEE

Mrs. R. R. Beson  
Mrs. Mamie Bowles  
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Rev. Cortlandt Cambric,  
Past Chairman

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

If you have a question, Please Ask.

We want you to understand and participate in this program to improve our neighborhood.

**Questions and Answers  
about the Albina Neighborhood  
Improvement Committee**



**Albina  
Neighborhood  
Improvement  
Committee**

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

Questions raised by residents at Neighborhood meetings.

1. The Albina Neighborhood Improvement Plan now being developed is for an urban renewal conservation and rehabilitation project for the area bounded by Fremont, Vancouver, Skidmore and the alley between Albina and Mississippi Avenues.

2. Additional information about the Albina Neighborhood Improvement Committee (ANIC) or Neighborhood Block Organization may be found in other brochures published by ANIC.

3. From questions raised by project area residents during informational meetings held on November 4, 9, 16, 30 and December 7, 1961, we present the following information in hopes that it may answer a question which you have been wanting to ask.

HOW DO WE START?

Citizen understanding and participation is the key to improving our neighborhood. If you want help in getting a Block Group organized, call a committee member of the Information Center, AT 2-2214.

Problems such as sewer odor, littered streets, plugged street drains, public hazards or nuisances, rubbish in yards or overgrown alleys should be discussed by your Block Group. If you and your neighbors need help to solve the problem, either attend or send a representative from your block to the next ANIC meeting: Regular meetings are held the first Thursday of each month at 8:00 P.M. at the Information Center, 3726 N. Kerby Ave.

WHAT WILL THE NEIGHBORHOOD IMPROVEMENT PLAN INCLUDE?

Surveys are underway to determine what improvements are needed. Residents and property owners are being contacted. Estimates of the costs of such improvements will be prepared. For example, many people have suggested the need for alley improvements. If alleys need paving, a means will be suggested to carry out this improvement. If the Zoning regulations should need modification to encourage improvement, this will also be considered. If some structures are so badly deteriorated that they cannot be rehabilitated, they will likely be recommended for demolition. If a park is needed, proposals including size, type of facility, location and cost will be prepared by the City Planning Commission staff. Such proposals will be discussed by Block Groups and ANIC. The Committee will incorporate the best proposals into the Plan.

Although many ideas have been discussed during our meetings, no official proposals have been considered to this date (12/8/61).

WILL THE NEW FREEWAY SYSTEM EFFECT BOISE SCHOOL OR FREMONT STREET?

The State Highway Department has already purchased land for the Minnesota Freeway west of the project. The construction of this freeway will halt east-west traffic through the project from Interstate to Union Avenue except on Skidmore Street. The latest proposal for the new Fremont Bridge Interchange (10 to 15 years away) shows the east-west traffic approaching the bridge South of Boise School. For additional details, see a map of the proposal at the Information Center.

WHO PAYS FOR THE IMPROVEMENTS?

The completed plan will include an estimate of the cost for the Albina Neighborhood Improvement Project. If the project is approved by the people in the neighborhood, the City Council and the Federal Government, the Federal Government will pay two-thirds and the City Government will pay one-third the cost of the project. The project may include the cost of some public improvements, but the individual property owner will be responsible for improvements to his own structure. However, if this area is certified as an urban renewal conservation project, the Federal Housing Administration (FHA) will be able to assist property owners with special mortgage insurance programs. Also, the Portland Development Commission will provide assistance to the neighborhood by maintaining the Neighborhood Information Center and such technical staff as a Financial Consultant who will be available at the Information Center to help you find ways to finance home improvements through local lending institutions.

HOW WILL THE IMPROVEMENT PROGRAM EFFECT TAXES?

Because the Albina Neighborhood was recently reappraised, most property owners received an increased evaluation in 1961 compared with the last (1954) appraisal. The particular effect of home maintenance, home modernization or a new park will have to be determined before the Plan can be completed. Preliminary investigation has been initiated to determine whether a policy can be established for holding tax assessment at present levels for home maintenance work.

If we decide to go ahead, what then?

1. Agreement must be reached between ANIC and the City on the cost of adequate surfacing for streets and alleys which will permit regular sweeping service.
2. Property owners who are interested in an individual estimate of the cost for the proposed improvements will be asked to sign the "Statement of Interest" available at the meeting or at the Information Center. (The estimate will be based on the lowest reasonable cost for needed improvements to street, curb, sidewalk and alley.)
3. The Development Commission will submit survey results and planning proposals to the Federal Government to find out whether it will participate in the project.
4. If the above steps are completed satisfactorily, the Development Commission or City Council will hold an official public hearing so that all property owners may present their view of the proposed improvements and the project plan. General agreement among property owners at the hearing would mean that the project would be carried out.

COMMITTEE MEMBERS

Rev. T. X. Graham, Program Chairman  
Father Meil Stead, Program Chairman  
Mrs. R. R. Beson  
Mrs. Mamie Bowles  
Mrs. S. Q. Broadous  
Mr. Frank Brown  
Mrs. Joseph C. Crane  
Mrs. Irence Cranford  
Mr. James Crolley  
Mr. Herbert Hale  
Mrs. Evelyn Harriman  
Mr. John Holley  
Mr. Joseph LaBate  
Mrs. John E. Louis  
Mr. Lloyd Rainwater  
Rev. Roosevelt Rogers  
Mrs. Betty Sanders  
Mr. Willie Whitley

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Information Center Staff of the  
Portland Development Commission

Larry Coons  
Tom Notos  
Mildred Easley  
Loretta Garner

John B. Kenward, Executive Director

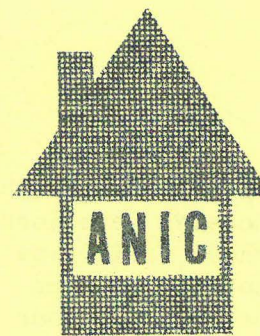
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Prepared for meeting of all residents  
and property owners in the Albina  
Neighborhood Improvement Project to  
be held at 8:00 P.M. at Boise School  
on Thursday, September 27, 1962.

Sep 27/62

WHAT HAVE WE DONE?

WHAT CAN WE DO NOW?



Albina  
Neighborhood  
Improvement  
Committee

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

Concern of people in neighborhood over continued housing deterioration, lack of neighborhood facilities and increasing social problems have us well under way with our Albina Neighborhood Improvement Project.

Interviews by Committee members with residents and property owners in Spring of 1961 provided the following list of needs:

Traffic Control  
Adequate Street lighting  
and Sweeping  
Trimming of Trees and Shrubs  
Rodent Control  
Cleaning of Vacant Lots  
Improvement of Alleys  
Park and Playground Area

### What has been proposed?

Rodent control and cleaning of vacant lots has been undertaken by Block Groups with the cooperation of the Bureau of Health.

The Street Light Subcommittee circulated petitions for street lights and the City has placed an order with the utility company for new lights to be installed in the middle of each of 31 blocks.

The Tree Program Subcommittee has developed a plan which will be submitted to the Committee at the meeting on October 4.

Solutions to the problems of traffic hazards, inadequate street sweeping, cleaning of alleys and the need for a park are incorporated into the following planning proposals:

Four Traffic Diverters  
Street Paving  
Repair of Curbs and Sidewalks  
Alley Paving  
Park Development

### What do we need to know?

1. Are property owners willing to pay for the cost of improvements to streets, curbs, sidewalks and alleys.
2. Will the Portland Development Commission, City Planning Commission and the City Council approve the proposed project as prepared by the staff personnel.
3. Will the Federal Government participate in the proposed improvement project.