IS YOUR HOME HERE ?

As a result of meetings of the Albina Community Council and discussions of residents and property owners in the Albina Neighborhood, you and your neighbors are invited to attend a meeting planned for Thursday evening, November 2, 1960, to discuss the possibility of working out a neighborhood improvement program for the Albina area.

This will be an informal meeting to determine the interest of the residents and property owners in carrying out home improvement projects. The possibility of improving neighborhood facilities will also be explored. For purposes of preliminary discussion, attention will be focused on a small section of the area outlined above.

The meeting will be held at 7:45 P. M. at the Vancouver Avenue First Baptist Church, 3138 North Vancouver Avenue.

Please Come!

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

ANIC

Albina Neighborhood Improvement Committee

111 N.E. Failing St
Portland 12, Oregon
ATlantic 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?

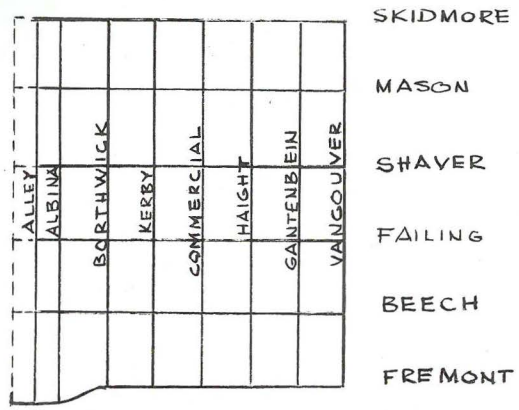
The Albina Neighborhood Council became interested in the possibilities for neighborhood improvement during the summer of 1960. The Council asked Reverend Cortlandt Cambric to be Chairman of the Albina Neighborhood Improvement Committee in September 1960. ANIC began holding regular meetings in October.

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
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

ANIC

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.

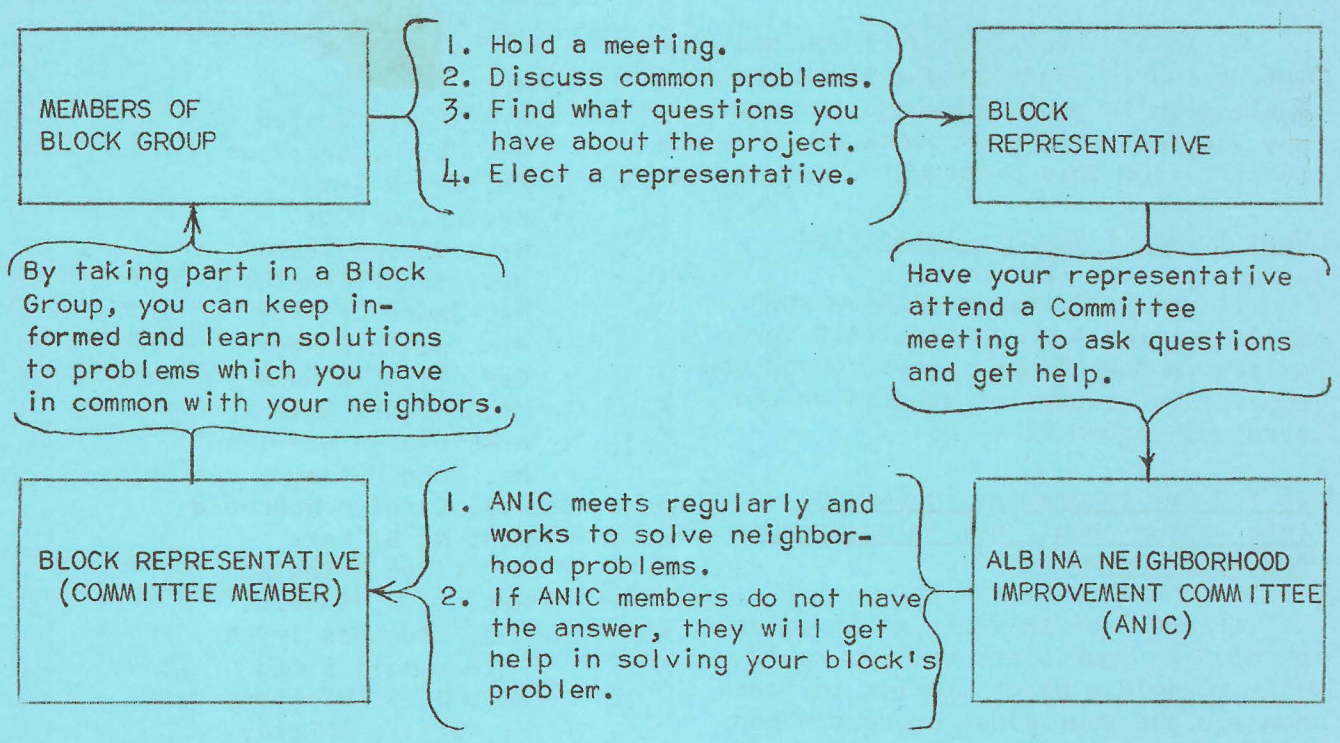
Problems That Exist in Some Blocks

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
Mrs. S. Q. Broadous
Mr. Frank Brown
Mr. Arthur Cox
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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 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

ANIC

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 adn 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.

The Albina Neighborhood Improvement Committee

INVITES YOU

Committee Members:

Mrs. R. R. Beson
Mrs. Mamie Bowles
Mrs. S. Q. Broadous
Mr. Frank Brown
Reverend Cortlandt Cambric, Past Chairman
Mr. Aurthur 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
Rev. O. B. Williams
Father Mel Stead
Mr. Willie Whitley
Mrs. Earl Winslow

TO COME to a public meeting in the Boise School Gymnasium at 8:00 P.M. on Monday, December 18, 1961.

TO HEAR Mayor Terry D. Schrunk and other city officials discuss your Albina Neighborhood Improvement Project.

TO LEARN about the Clean-Up Campaign which was carried out by Mrs. Joseph C. Crane's Block Group; the new street lights which have been installed; and the surveys which are now under way.

TO FIND how you and your neighbors can get assistance to form a Block Group, gain representation on the Albina Neighborhood Improvement Committee, and participate in the development of your Neighborhood Improvement Plan.

TO VISIT the Albina Neighborhood Improvement Information Center, 3726 North Kerby Avenue, which will be open to serve you coffee after the meeting at Boise School.

BRING YOUR NEIGHBORS AND OTHER FRIENDS!

If you have questions about the meeting or need transportation on December 18, please Call the Information Center, ATlantic 2-2214.

P.S. Parking will be available on school grounds. Enter parking lot from North Kerby Avenue behind Boise School.

PORTLAND DEVELOPMENT COMMISSION

2130 S. W. FIFTH AVENUE . . . PORTLAND 1, OREGON . . . CAPITOL 6-4036

July 19, 1962

Dear Residents and Property Owners:

Several people have directed questions to our Information Center staff during the past few months. Because many of you may have the same concerns, I am taking this means of explaining our progress with you and your neighbors through the Albina Neighborhood Improvement Committee in planning the Albina Neighborhood Improvement Project.

Timing:

The Information Center was set up in November 1961. Since then, most of the necessary information has been gathered to permit the Local and Federal Government Officials to determine whether the area will qualify for public improvement money.

A final analysis of approximately 50 structures is presently being undertaken to give detailed information on the costs of home improvements.

The staff at the Information Center is now reviewing the information gathered from all the surveys and is writing a report based on the needed public and private improvements.

We had originally estimated completion of this report by July. However, it now appears that the report will not be drafted for presentation until the first meeting of the Albina Neighborhood Improvement Committee in September. If more rapid progress is made, ANIC has agreed to hold a special meeting so that everyone will have an opportunity to review the proposals as soon as possible.

As soon as the proposals are approved by ANIC, the Neighborhood Improvement Plan will be submitted to the members of the Portland Development Commission and then transmitted to the Federal Government for preliminary review. Following Federal review, the Neighborhood Improvement Plan will be submitted to a public hearing, to the City Planning Commission, and to the City Council before the final approved project plan can be submitted for approval of the Federal Government.

Park:

As a result of concern by many of your neighbors, ANIC established a

subcommittee to review the need for a park area (Mrs. Crane, Victor Biersdorf, John Holley, Herbert Lewis and Frank Brown, Chairman). The Subcommittee gained assistance of the Planning Commission staff and after many weeks of discussion, ANIC recommended that Block Groups discuss a proposed five-acre park site bounded by Kerby, Shaver, Haight and Failing Streets. Following Block Group discussions, ANIC recommended that the Development Commission gather detailed information on the costs of developing a park in this location.

Property Acquisition:

During the planning stage, an appraisal was made by a competent local appraisal firm (Laidlaw & Trowbridge) to prepare a budget estimate for purchasing homes in the park site. However, no property will be purchased for a park until approval is granted for the Neighborhood Improvement Plan.

When the necessary approvals are given, a second appraisal will be made. Analysis of the first and second appraisal and review by the Federal Government will determine the fair price which the Development Commission may offer the property owner. Therefore, it is very unlikely that an offer could be made to any property owner in the park site until April or May 1963. After such an offer is made, each property owner and tenant will be given ample time and assistance to find new quarters.

Consideration to acquire any other properties will be limited to a very few structures which cannot economically be improved for safe and sanitary living conditions.

Planning for such an improvement program involves many people and many, many ideas and suggestions. Such ideas may be important and truly help to make a better neighborhood. However, it is unfortunate when rumors begin to confuse or upset the individuals and families who have worked so hard to develop the improvement program. If you hear a rumor and want to know whether it is true or false, please call the Information Center (AT 2-2214), or visit the staff at 3726 North Kerby Avenue.

The members of the Portland Development Commission are very interested in the work which has been accomplished by the Albina Neighborhood Improvement Committee and the Block Groups in the Albina Neighborhood Improvement Project. They are eagerly awaiting the opportunity to know whether the program is possible, and whether the property owners and residents who have helped develop the plan are interested to carry out the improvement which will help to stabilize and improve this residential area.

Yours very truly,

John B. Kenward
Executive Director

PORTLAND DEVELOPMENT COMMISSION

2130 S. W. FIFTH AVENUE . . . PORTLAND 1, OREGON . . . CAPITOL 6-4036

February 4, 1963

Dear Residents and Property Owners:

The Information Center staff has finally completed the planning report for the Albina Neighborhood Improvement Project. The Portland Development Commission and the members of my staff are grateful for your assistance and help in completing this work during the past year.

The report has been reviewed by Mr. Keller, Chairman, Mr. Fonder, Mr. Raschio, Mr. Colwell, and Mr. Halvorsen; and on January 31, 1963, the Commissioners authorized the submission of the report to the Federal Government to see whether the Urban Renewal Administration will help finance the proposed plan.

We will let you know as soon as we receive the conclusions of their review. As you will recall, the following steps will still be necessary to gain final approval of the project after we receive word that the Federal Government will participate:

(a) Property Owners must approve an assessment district to help pay the cost of some improvements such as alleys.

(b) The plan must be officially received by the members of the City Planning Commission.

(c) The plan must be approved by the City Council.

(d) The project must be approved by the Administrator of the Housing and Home Finance Agency.

In the meantime, we invite you to continue to visit the Information Center and to take part in the activities of the Albina Neighborhood Improvement Committee. The tentative plans for the Committee's annual neighborhood meeting in February

have been delayed; however, the members invite you to attend the regular meeting of the Committee at Boise School next Thursday evening (February 7th at 8:00 P.M.)

One item of the program will be a review of the results of a recent study of the total Albina Neighborhood by Mr. Keefe and Mr. Frost of the City Planning staff.

We will look forward to seeing you Thursday.

Yours very truly,

John B. Kenward
Executive Director

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

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