There goes the neighborhood?

Increased vacancies and lower rents seem to make Portland a renter's market. But slipping maintenance, foreclosures and a growing demand for affordable housing suggest a crisis in the making.

By Bob Young
Photos by Tonee Harbert

Many Portland landlords are crying poor these days. Rents have dropped, while vacancies, taxes and utilities have climbed. Landlords are struggling to pay mortgages and stave off foreclosures. "It's a depressing story because it's a depressed market," said landlord Peter Wovkonish. It's also a tenant's market, Wovkonish claimed.

But tenants like Carol McCracken, who moved to Portland from Virginia in 1989, argue that rents haven't dropped nearly enough to offset the rampant increases of the 1980s. McCracken also contends that even though more than half of the city's residents are renters (about 58 percent, according to the city's Planning & Urban Development Department), Portland remains a landlord's market because tenants aren't organized.

Although there's no clear winner in the landlord-tenant debate, several crises are clearly emerging in Portland's rental housing market.

Because many landlords are financially strapped, maintenance of buildings is slipping. A report by the Cumberland County Affordable Housing Venture called this slippage "a crisis in the making" because the majority of the city's housing stock is over 50 years old and may deteriorate quickly without proper reinvestment.

And whether rents are high or low, the need for more affordable housing is growing. For instance, the Portland Housing Authority has about 1,500 people on a waiting list for rent subsidies. The last time the authority made applications available, 89 percent of the people who took applications returned them - which was far above the usual 50 percent return rate, according to Mary Bostwick, the authority's director of Housing Services.

While local bankers and landlords agree that the economy hit bottom in 1992, they believe it will be a while before the local housing market reflects an economic rebound. In the meantime, landlords will continue to experience vacancies and foreclosures - and to postpone maintenance on their buildings.

Continued on page 8

WRITE A HEARTFELT CHAPTER IN CASCO BAY WEEKLY'S BOOK OF LOVE. SEE PAGE 21.
A conversation with Victoria Alexandra Winslow

Victoria Alexandra Winslow: "I could only walk this distance in heels. I am accustomed to them. I could never do this walk in flats."

She is dressed in red and black, usually deemed entirely in black except for a colorful scarf pinned diagonally from her shoulder to her waist. Her hair is silver. She has the elegant carriage of a born lady, of someone from another era. Her name is Victoria Alexandra Winslow, but to many residents of South Portland, she is known simply as The Woman Who Walks.

You are such a familiar sight on Meeting House Hill that people say they can set their watches by sighting you. Have you been walking this long?

I have walked full time, every day since I retired 20 years ago. In all of that time I've only missed perhaps a dozen days.

You dress beautifully for this walk of yours.

Many people have commented that you look so serene when you walk. I once the world out. The joggers and the speed walkers look so unhappy to me. They wear these tortured faces.

Many people have commented that you look so beautiful for this walk of yours.

You dress beautifully for this walk of yours.

You are credited with great mystique. To what do you attribute this?

Perhaps because I am a bit of a recluse. Mystique is like talent. You either have it or you don't. If you don't have it you can't get it. If you have it you can fan the fire a bit to make it catch.

You told me that you had changed your name. I decided in later years to change my name, Janet Leslie Winslow no longer suited me. Instead I chose Victoria Alexandra because I love Victorian things and I like to think I am a Victorian lady. In many ways I think that I was born into the wrong era.

Many people have commented that you look so Victorian.

I live a Victorian lifestyle. In many ways I think that I was born into the wrong era.

Many people have commented that you look so tortuous.

You are a familiar sight on Meeting House Hill. Perhaps because I am a bit of a recluse. Mystique is like talent. You either have it or you don't. If you don't have it you can't get it. If you have it you can fan the fire a bit to make it catch.

Why do you wear black most every day?

I wear black most every day. Are you in mourning for something?

No. I weep for the world today but I can live for my own world.

Are you credited with great mystique. To what do you attribute this?

Perhaps because I am a bit of a recluse. Mystique is like talent. You either have it or you don't. If you have it you can fan the fire a bit to make it catch. If you don't have it you can't get it.

Do you wear black most every day? Are you in mourning for something?

No. I walk for the world today but I can live for my own world.

Many people have commented that you look so torturous.

You are a familiar sight on Meeting House Hill. Perhaps because I am a bit of a recluse. Mystique is like talent. You either have it or you don't. If you don't have it you can't get it. If you have it you can fan the fire a bit to make it catch.
The people, places and temptations that make Greater Portland Great

After you cast your ballot in the election on Nov. 30, you probably thought your duties as a responsible citizen were complete. We, your weary editors, are here to tell you that's not so.

The 39th annual Best of Portland is here — and we hope you enjoyed it as much as we did putting it together.

Best of Portland is a readers poll of what we think are the best things about the Portland metro area. It's not a scientific poll, but we try to make sure every type of reader gets a good mix of choices. We want to hear from everyone, regardless of whether you live here or just visit.

To see the full list of winners, please visit our website at www.cbweekly.com.

The winners of the Best of Portland 2018 are:

**Best of Portland 2018**

**Best People**

1. Best local writer
   2. Best local poet
   3. Best local artist
   4. Best local musician
   5. Best local actor

**Best Food and Drink**

1. Best local restaurant
   2. Best local bar
   3. Best local coffee
   4. Best local pizza
   5. Best local brewery

**Best Places**

1. Best local park
   2. Best local museum
   3. Best local historical site
   4. Best local library
   5. Best local bookstore

**Best Entertainment**

1. Best place to see a movie
   2. Best place to drink
   3. Best place to dance
   4. Best place to find local music
   5. Best place to find local art

**Best Services**

1. Best place for a cheap date
   2. Best place to be seen
   3. Best place to get your hair cut
   4. Best place to buy furniture
   5. Best place to buy clothes

**Best City**

1. Best local newspaper
   2. Best local TV station
   3. Best local radio station
   4. Best local newspaper
   5. Best local radio station

**Best Events**

1. Best event of 2017
   2. Best event of 2016
   3. Best event of 2015
   4. Best event of 2014
   5. Best event of 2013

**Best of Portland 2018**

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   4. Best local musician
   5. Best local actor

**Best Food and Drink**

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City to scrutinize special-needs housing

Special-needs housing providers have been invited to submit proposals to the Portland Housing Authority for a new special-needs housing project. The City Council’s Housing Committee is considering a plan that’s acceptable to both sides, according to Housing Commissioner Robert C. Goodwin. Portland, a city that wanted to increase understanding among special-needs housing providers and neighbors.

In order to balance and make good on the provisions of the AIDS Information Act, it’s necessary for Special Needs Housing Providers to register with the city. Those housing providers who register with the city will be allowed to obtain the necessary permits to operate their facilities. It’s also necessary for Special Needs Housing Providers to notify the city of their presence in the community.

Lolitah added, “We are going to give the people a reason and show them how well we work and see what it effects really are.”

Shuttle plans crashing

The University of Southern Maine and the city of Portland have both revealed plans to launch successful commuter shuttle programs for a newly constructed parking garage on Marshall Way. The city of Portland’s plan involves a shuttle service from the university campus to Marshall Way, whereas USM’s plan involves a shuttle service from Marshall Way to the university campus.

Shuttle service times are as follows:
- Marshall Way to USM Campus: 6:00 AM - 9:00 AM
- USM Campus to Marshall Way: 4:00 PM - 7:00 PM

The shuttle service is available to students, faculty, and staff of both institutions.

Politics & other mistakes

Politics & other mistakes

The Extended Teacher Education Program (ETEP) at the University of Southern Maine, in cooperation with Southern Maine Community College, offers a program to prepare qualified students to teach in the elementary, middle or secondary schools. ETEP is a new model, specifically designed to produce teachers who are well-prepared for the challenge of reaching high standards of excellence in their field.
There are a lot of things going on in Portland, Maine that you need to know about, and it's not just about the beautiful scenery or the quaint waterfront. It's about the challenges that landlords and tenants face in this city.

The city's Inspection Services department doesn't have any evidence either. The city doesn't collect the usual number of housing code violations from year to year. But, according to the new guy in town, he or she can't even reflect the quality of the city's housing.
“Our biggest problem is that there are tenants who are experts at knowing their rights and abusing the system. . . . There are tenants who move in without paying a security deposit and then live two or three months without paying rent while getting evicted.”

Charlotte Winslow

**Facts of life in Portland housing**

The city of Portland faces many changes in its housing market as it struggles through the lengthy period of an economic recession. It must also address issues such as how to meet elderly housing needs, how to keep neighborhoods stable and how to keep property taxes from soaring.

To help face these changes and issues, the city’s policy-makers must first understand who lives in the city, what kind of household and with what kind of income. Hence, the city’s Planning & Urban Development Department is preparing a report called “Housing Strategies for the ’90s.” Below are some of the facts included in the report, gleaned from the 1990 census.

**Portland contains 36 percent of the county’s population, but it houses nearly half (48 percent) of the county’s tenants.**

**Of the 29 communities in Cumberland County—only Bridgton has a lower median household income than Portland. Approximately 18 percent of Portland’s households make less than $10,000 a year and nearly 30 percent in its households make less than $25,000.**

**Of the city’s 15 neighborhoods, North Deer has the most populous with 1,936 residents. Stroudwater is the least populous with 893 residents. The seven neighborhood courts handle more than 3,000 cases a year.**

**The West End’s mean household income was $44,625 and West Baynard has the lowest at $12,388.**

**Between 1980 and 1990, the resident of the West End enjoyed the biggest increase in mean household income (12 percent) while West Baynard had the smallest increase of 6 percent.**

**East Bayside has the highest percentage of single-person households (46 percent) and Riverton has the lowest (20 percent).**

**Streatham has paid for the least square footage of his house.**

**When the pastures becomes real boring cows become creative.**

When the pasture becomes real boring cows become creative...
Long live the recession

I hope the recession continues. I know it sounds crazy, but I do. The only way to relieve the financial pressures that are crushing small businesses is to reduce the government's spending on unemployment benefits to businesses. And I do believe that the very least for which we should be thankful is the way that it helped to reduce the inflation of the dollar. I don't know how much we are going to lose, but I think that it is going to be worse than what we have seen in the past.

By not increasing unemployment benefits to businesses, we can help small businesses to remain open and thrive. And the best way to do that is to reduce the government's spending on unemployment benefits to businesses.

Casco Bay Weekly
We know we're starting to sound like a broken record, but welcome back Gloria! After her slide down the basement stairs, swan dive into the wine cellar, and swift exit through the dining room on a stretcher, we wonder what she has up her sleeve for an encore.

John Pelczynski has been working in the kitchen with us for about a year now. He's the baker, dessert maker, and biscuit boy. When he's not applying his artful touch to our desserts, he's upstairs painting. We're happy to be showing his work in our dining room. Keep it up, John - we're proud of you!

Gretchen is the proud aunt of Patrick, who joins his brother Mathew as another nephew for her to spoil. She left us with a week's supply of ice cream and drove down to Richmond, Virginia in order to welcome him home from the hospital.

The weather's been cold lately and the Pot Roast has been sailing out of the kitchen faster than we can keep up with it. We make it the old-fashioned way - it goes in the oven around nine in the morning with some red wine, a few vegetables, and a couple of secrets and cooks slowly all day long. So if you want to warm up with a steaming plate of Pot Roast and Mashed Potatoes, be sure to get here early.

774-1740 - SPRING AND HIGH STREET
MON-SAT 9-5 Supplements available from 5-7 PM
SUN 11-5
Silver Screen

The Moon Dance Will Be SMOKE-FREE Tuesday, Feb. 2 & Tuesday, Feb. 9

This is an Experiment. If you support dancing to music and would like to continue, tell us THAT'S WHAT I'M HERE FOR! We're a successful, well-attended business.

HOURS: Monday - Friday 10:30 am - 10 pm. Saturday 10:30 am - 11 pm. Sunday 11 am - 9 pm.

Music is BY REQUEST. No COVER CHARGES. No MINIMUM CHARGE.

The movies are free. They are shown in the main hall.

Theater Schedule for Feb. 14:

11 am: "Home Alone 2: Lost In New York" (PG)
1:30 pm: "Ocean's Eleven" (PG-13)
3:10 pm: "In the Mood for Love" (R)
4:30 pm: "A Few of My Favorite Things" (R)
7:30 pm: "Benny & Joon" (PG-13)
9:20 pm: "Sixteen Candles" (PG)

Music is BY REQUEST.

For more information, call 772-9751.

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General Cinemas

Moore Mill East, 4000 NE Moore Mill Rd, Portland

Two effective Jan 29-Feb 4

Admission: $4.50

Horror Alone: Lost In New York (PG-13)
7:10, 9:20

Wine People (PG-13)
7:10, 9:30

Children of the Corn Part II: Village of the Damned (PG)
7:10, 9:30

The Vanishing (PG-13)
7:00, 9:20

Sneakers (R)
7:30, 9:30

A Few Good Men (R)
7:30, 10:00

Forever Young (PG-13)
7:30, 10:00

Noon of the Dead (R)
7:30, 10:00

Reigning Queens Of The West (R)
7:30, 10:00

Valentine's Day (PG)
7:30, 10:00

The Movies

Tuesday, Feb. 14

10:30 am: "In the Mood for Love" (R)
12:00 pm: "Home Alone 2: Lost In New York" (PG)
1:30 pm: "Ocean's Eleven" (PG-13)
3:10 pm: "In the Mood for Love" (R)
4:30 pm: "A Few of My Favorite Things" (R)
7:30 pm: "Benny & Joon" (PG-13)
9:20 pm: "Sixteen Candles" (PG)

Music

Kenny Werner performs Saturday, Jan. 30 at 9 p.m.

Tickets are $15 in advance or $20 at the door. Call 772-9751.

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BY REQUEST

The SMOKE-FREE CAFE NO. 1487 FORK STREET - 772-1953

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The Cafe No. 1487 is located at 487 Fork Street in Portland, Oregon, 97212. It is a smoke-free, family-friendly cafe that serves breakfast, lunch, and dinner. The cafe is open daily from 7 am to 10 pm. The menu includes a variety of dishes such as eggs, sandwiches, salads, and more. The cafe is wheelchair accessible and provides a comfortable environment for people of all ages. The cafe is known for its friendly service and delicious food. For more information, please call 772-9751.
Half the year, the little artist who could. Rublev (1370-1430) was an artist and monk who searched for harmony between the material and spiritual worlds, which he expressed in religious images (and art) as sacred. He painted, and so he struggled with his paintings, he was known to mutter (in his Russian accent). "I think I can. I think I can." In a more serious vein, director Andrei Rublev is exploring the relationship between the artist and society in "Andre Rublev," an epic film based on the life of this man considered to be Russia's greatest religious painter. Rublev lived in troubled times—Russia, then known as Moscow, had just divided into warring princes. The director doesn't use these times specialy, using them to emphasize the transcendent power of art.

Tom Andrews as keynote speaker. The play centers on Ray, an unemotional man, and his life with his family, his wife, and his son. They discuss their life on the street and the challenges they face. The play may be followed by a discussion/supper in a follow up town. Tickets are $20 for the 3 p.m. performance today. See Stage for other times. 774-2178.

monday 21
- For you: He's been known as the Crying Canea person who can make anyone cry. In England, where he's lived for more than 30 years, he's been called the "English Traffic Light." He's the only man in the country who has a traffic light in his bedroom. He's been called the "English Traffic Light." He's the only man in the country who has a traffic light in his bedroom.

sunday 31
- Come see: Another avant-garde production filled with the former resident in Maine Savings Place on Congress Street, "The Windows," written by Murray Breshears, is about a brother and sister who are raised in a family that goes mad. They discuss their life in the country. The film's in Russian with English subtitles and appears to be Russia's greatest religious painting. It's considered to be Russia's greatest religious painting. It's considered to be Russia's greatest religious painting.

friday 29
- Biographical: The Great Gatsby: Go home or be a part of the film that is based on F. Scott Fitzgerald's novel, which was made into a movie in 1954. Adding to the film's appeal is the fact that the film is being shown in a school that is located in a rural area. The film is being shown in a school that is located in a rural area.

friday 5
- Have a ball: A free man's alternative band whose shows incorporate trampolines, vacuum cleaners, and original dance- and whatever else the lead vocalist, Mike Gordon, guitarist, Trey Anastasio, and others are doing. They're upping their fancy pretense as they're playing their fancy pretense. You'll have fun tonight at the Portland Expo, 238 Park Ave, land that's no pitch story. Tickets are $10, $7, charge fee by calling 408-5290.

friday 4
- See "Three Days"?: You ought to. It's funny and it's playing at Main House, but in a different time, it's a film that explores the struggle of faith and innocence in a land of war. The play centers on Ray, an overdrawn bachelor worker, and his wife, who have been introduced to the world of war. They're selling everything they own and selling their land. They're selling everything they own and selling their land. They're selling everything they own and selling their land.

wednesday 3
- Go in search of: The Crying Canea person that can make anyone cry. In England, they're called the "English Traffic Light." He's the only man in the country who has a traffic light in his bedroom, clothes on the roof and a window in his car. With the traffic light hanging out of the window, Ray is forced to choose between his own mortality and the stranger's safety. He's a man who is a part of the film that is based on F. Scott Fitzgerald's novel, which was made into a movie in 1954. Adding to the film's appeal is the fact that the film is being shown in a school that is located in a rural area.

saturday 6
- Meet Andrei Rublev, the little artist who could. Rublev (1370-1430) was an artist and monk who searched for harmony between the material and spiritual worlds, which he expressed in religious images (and art) as sacred. He painted, and so he struggled with his paintings, he was known to mutter (in his Russian accent)."I think I can. I think I can." In a more serious vein, director Andrei Rublev is exploring the relationship between the artist and society in "Andre Rublev," an epic film based on the life of this man considered to be Russia's greatest religious painter. Rublev lived in troubled times—Russia, then known as Moscow, had just divided into warring princes. The director doesn't use these times specialy, using them to emphasize the transcendent power of art. Tom Andrews as keynote speaker. The play centers on Ray, an unemotional man, and his life with his family, his wife, and his son. They discuss their life on the street and the challenges they face. The play may be followed by a discussion/supper in a follow up town. Tickets are $20 for the 3 p.m. performance today. See Stage for other times. 774-2178.

Who writes the Book of Love? You do! Listen to WCLZ 98.9 THE PORT for great prizes. Tax your Valentine in WCLZ 1, 774-5223. (They will send an x Cap into Casco Bay Daily.) All names entered in WCLZ will be eligible for a drawing to win fantastic prizes. Be sure to get your Valentine in by the deadline. February 5th. Listen to WCLZ for your Valentine in WCLZ 1, 774-5223. THE PORT for details. If you don't find, then send your Valentine to CBH 551A Congress St., Portland, ME 04101. CBH will publish your Valentine in The Book of Love on February 11th. No more than 50 words. Don't forget to send in your Valentine for The Book of Love on February 11th.
High-end corpse found in SoPo rubbish pile!

Psychopath loose in Thaxter Theater

by John Plueck

Half of the nearly full house gasped and turned back in their seats at the climax of last night's show, and even though there was nothing to see, I was one of the hearing.

"Night Must Fall," a psychological thriller by Emlyn Williams currently running at The Portland Playhouse. Theater was, like a satisfying Autumn Climate, that you can't put down. Director Michael Howard and his cast took the audience on a spine-chilling ride into the pit of a deranged killer and the small group of people taken in by his chaotically sweet revenge.

Michael Kidder, as the psychopath, gave his character a volatile, edgy quality that allowed the audience to become the audience to become the primary suspect and an undercover cop. The portrayal of a frustrated bellhop on the verge of insanity was chilling. Howard has obviously worked his cast hard, and the play was flawless.

"Night Must Fall" is a psychological thriller by Emlyn Williams currently running at The Portland Playhouse. The play was directed by Michael Howard and starred Michael Kidder as the psychopath and Michelle Mills as the victim, Dora. The show was well-received by both the audience and critics, with Howard's unique and innovative concept allowing the show to flow stunningly realistic and intriguingly. The audience was captivated by the performances and the overall production of the show.

The play was set in the early 1900s in a working-class London neighborhood. The stage was designed by Michael Jon Baker and had a painted wooden wall and a life-size statue of a woman in a dress. The audience was asked to imagine that they were in the play, and the stage was filled with realistic props such as gas lamps and a painted interior that had intricate details.

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“I wish thee as much pleasure in the reading, as I had in the writing.”

—Francis Quarles

Visit the Independent Bookstore — they’re the ones who know and love books.

FALMOUTH
The Book Review
Annen Kruginger Dining Room
砷ewport Square & South
222 Office, Falmouth

Open daily, including many rainy weekends
Main St., Falmouth

A family-run shop in a convenient location, with a selection of new and used books.

We have over 10,000 titles including practical subjects from regional and nautical fiction. We also carry books on Maine’s natural history and landscapes. Come visit Maine’s natural history book store stocking field guides, binoculars, bird feeders and gifts.

NEW WINTER HOURS: Thurs-Sun. 12-5

sit with Ward Churchill
Book signing Sat. Jan. 22
Gulf bargain basement at the reasonably priced

At its holiest it’s a way of prayer. For me, it is a way of listening and learning about the present moment. It helps me connect with my inner self and allows me to feel more centered and balanced. When I meditate, I find that my mind is clearer, and I am able to focus more on my thoughts and feelings. Meditating regularly has helped me to reduce stress and anxiety, and it has also improved my overall well-being.

Michael Wingfield brings global rhythms to Portland
Learning Afro-Caribbean percussion

Devoid of grace, dreaming gives me a deepening within my own being.

Michael Wingfield

At its most successful, dreaming is a way for people to talk to each other.

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We’ve told you how Ruski’s is the Best-Kept secret in town. You’ve enjoyed our Lunch & Dinner specials - and our cozy atmosphere. But have you tried our Famous Breakfast?

**MENU**

- **HOME MADE MALT WAFFLES** - Served with Strawberries.
- **BREAKFAST SCRUMPTIOUS** - 2 Eggs, Homefries & Toast.
- **JUST ENOUGH** - 2 Eggs, Homefries & Toast.
- **CREAMED CHIPPED BEEF** - Over Toast.
- **RIE M SHINE** - 2 Eggs, Ham, Bacon or Sausage, Homefries & Toast.
- **HANGOVER SPECIAL** - 2 Eggs, Hash, Homefries & Toast.
- **FRENCH TOAST** - Golden Pieces, with Ham, Bacon or Sausage.
- **CREATE YOUR OWN OMELET** - Egg suffled with Cheese, and up to Four items: Ham, Bacon, Green Peppers, Mushrooms, Olives, Tomato, Broccoli, Peppers, Salsa, Swiss, American or Mozzerella Cheese. Served with Homefries & Toast.
- **QUEL ME UP, PLEASE** - 2 Eggs, Hash, 2 Pcs. Bacon, 2 Sausage, Homefries, Toast.
- **FISHERMAN’S SPECIAL** - 4 oz. Salmon or Cigar Steak, 2 Eggs, Homefries & Toast.
- **EGGS BENEDICT** - 2 Eggs with Ham served on an English Muffin with Hollandaise and Homefries.

**FEBRUARY SPECIAL**

**2 Eggs, Toast, Homefries & Coffee**

-KITCHEN HOURS-

Monday - Thursday: 7am-7pm
Friday & Saturday: 7am-10pm
Sunday: 11am-7pm

Happy Hour: Monday - Friday 4-7
Well Drinks $1.75 - Daily Beer Specials $1.45

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below $10.00 will get you 20% off, and above
$10.00 will get you 30% off of regular. You will have
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