Munjoy Observer

Portland Renewal Authority

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Editorially Speaking

The City Lives Again

American Cities are breathing again. For some time their breath has come in gasps, and some cities have heard the rattle of eminent death.

The city is one of the most important parts of modern life. It is more than a concentration of business, people, and activities. It is the center for a vital economy: never stagnant, always in change; its life is like the sea which crests and ebbs.

There are cities in which the problems seem to defy solution; fortunately Portland is not one of these; that is, if you assume certain conditions exist: A sound economic base must be constantly advanced; The private sector of the economy must be vital, and seeking solutions to the problems it faces: The public sector must be receptive; it has to engage all the modern resources it can muster in the battle to bring the dying city to its feet.

The city is a dynamic place to live in for it has a special kind of creativity and a life of its own. The city can be beautiful; and it can be ugly. It can turn toward the future with fresh currents of hope and initiative, and offer an environment rich and varied; or it can die.

The city is an abstract thing and a real personality. The citizens who work and live in its environs are the force that compel the city forward. As the citizens demand more from the city in terms of services; they must be prepared to give the city more of themselves.

The city cannot exist without inner communities; the communities cannot survive without the core — the city. They work together to shape the business, political, social and cultural life of residents.

NEAR DISASTER AVERTED

31-33 Waterville Street site of two-alarm fire.

31-33 Waterville Street spewed forth smoke, and flames licked at its interior. Out of the smoke came five families, including 20 children and seven adults.

A second alarm was sounded and Engines 1, 2, 4 and 5, Ladder 1 and 6 and the rescue unit responded.

Families forced to the street were the Dibiasis', Johnsons', Pardues', McKenzie's and Fretheims'. Damage was estimated at $3,500 to the building and $1,200 to the contents.

Many people responded to help the stricken families; who are now relocated in homes of friends or other rental units. The PRA assisted by providing relocation payments to these families. The building was posted by the Health Department and negotiation for early acquisition by the PRA is taking place. The building will be demolished.

On May 9, 1963 the owner was notified by PRA of the defects in the building found by the Housing Inspector. The defect that most likely caused the fire was defective wiring and electrical equipment. This was noted in the inspection report by the Housing Inspector and directed to the attention of the owner for correction. PRA advised that the condition of the building was so bad as not to merit repairs; and PRA suggested that it acquire this building from the owner and have it demolished.

Servanus McKenzie, his eldest daughter Dorothy and son Bruce returning to scene of fire to remove belongings.

Make FIRE PREVENTION WEEK EVERY week of the year at your home.

TIDY 'COON

Big litterbugs from little ones grow. Keep America Beautiful reports American taxpayers spend about a half billion dollars annually just to pick up litter. The Governor's Committee to Keep Maine Scenic estimates that Maine spends $300,000 to keep highways, city streets and public parks cleaned up after litterbugs have tossed their trash along the way. Teach little litterbugs to put their trash in litter bags or in litter barrels, and in time there will be fewer big litterbugs.
What Attracts New Industry?

Mr. Edwin Gooding, community development economist of the Federal Reserve Bank, Boston, speaking at the New England Managers Institute at the University of Maine, Orono reported the following important factors new industry seeks: (1) a spirit of community cooperation; (2) a progressive educational system; (3) good homes for employees; (4) a sound local government; (5) a stable work force; (6) the availability of good religious, cultural and recreational facilities.

New business will not establish plants in a community that lacks these features. They do not want to invest in an area that is called depressed; and they certainly will not consider a community that is visually depressing. Modern industry expects to take part in community life. Their executives are interested in community problems, and often are prominent leaders in offering solutions. New businesses seek more than an availability of labor; they want assurance that the thinking of local leaders and community groups is progressive. They expect to see and read of progress in the area they are interested in. In no instance would a modern industrial survey group accept an area that did not provide these major important factors.

The seeking out of new industry by states and municipalities is getting more competitive every day. Current programs include the establishment of special commissions and offices; e.g., "Industrial Recovery," "Economic Development," "Industrial Development," "Urban Affairs," also; urban renewal projects by providing money for removal of slum and deteriorated neighborhoods. The use of industrial parks which provide zoning and planned utilities and disposal of industrial waste are currently receiving great attention. Additionally; advertising, and the use of executive personnel as traveling salesmen are used as means to interest prospects.

There are other factors that industry considers; but unquestionably great significance is given to the intangible assets of a community: the degree of home ownership and the physical condition of these homes; educational, recreational and religious facilities; cultural awareness; and the interest and awareness of the local chamber of commerce and other civic groups.

MUNJOY OFFICE CLOSED
SATURDAY, October 12.
In observation of Columbus Day, October 12 The Munjoy Office will be closed.

Area Improvements

97 Munjoy Street, home of Mr. and Mrs. Flanagan sets up the improvement ladder. The color Flanagan's Blue.

Rebuilding front steps and porch at 60 Kellog Street, home of Elene Mayberry.

22 Eastern Promenade, The new home of Mrs. Mansenn and her daughter Mrs. Tuttle. Newly constructed fire escape provided apartment for Mrs. Tuttle.

It Takes Time

Everytime you plan to do some work figure out how long it is going to take you and then double the figure.
Pleat Named
Project Director

James Pleat, well known and liked by all, was named Project Director of the Munjoy Project.

Mr. Pleat has been with the PRA for two years. Prior to coming to Portland in 1961, Jim worked in the production engineering department of Pratt Whitney; and the credit and finance division of the General Electric Credit Corporation. He holds a real estate broker's license in New Hampshire.

FHA Mortgage Insurance In Renewal Areas Explained

In a renewal area additional assistance is provided by the Federal Housing Administration (FHA) under Section 221 for the purchase of low-cost housing. The mortgage loan for purchase of a single-family home may be 100 percent of FHA appraised value, with a maximum of $9,000 for any dwelling ($12,000 in high-cost areas). The maximum mortgage maturity is determined by the banking institutions within the area. Eligible buyers of single-family homes need put up only $200 down-payment, any or all of which may be used to cover closing costs. If the $200 cannot be raised at the outset, the seller may work out a short-term deferred payment arrangement for the displaced family.

Section 220 of the Housing Act provides special mortgage insurance. It may be used to assist in financing the rehabilitation and conservation of the existing building. The mortgage may include the cost of home improvements. It may also be used to assist in financing new sales rental housing, on single or multi-family structures.

Anyone interested in information concerning any of these programs should call Jim Pleat at the Munjoy South Office: 774-6278.

Used Houses Can Be Good Buys

One of the most successful home modernizers in the United States says: “It costs a minimum of $2,000 to $3,000 per room to construct a new house. It is possible to purchase a used home and modernize it for about $1,000 per room, including cost of purchase and modernization.

“Furthermore, the modernized old homes are usually in built-up established neighborhoods with schools and utilities already paid for. They are likely to have more and larger rooms, more closets and greater storage space. The modernized old home provides the best hope for supplying good housing for the millions of families with incomes which do not permit the purchase of new homes.”

DESTRUCTION CONTRACT AWARDED

On Sept. 27, the PRA awarded contract for Munjoy South demolition to The International Wrecking Co. of New Jersey with a bid of $62,400 for 55 buildings in the Munjoy South Project. Demolition is to start mid-October.

KINDERGARTEN PUPILS

Clockwise: Geraldine Meyer, Linda Bowdren, Sharon Talbot, Mark Hamm, David Frost, Catherine Flaherty.

Relocation Story

“The Munjoy Street is home!” This is what Princess Prindall said about her relocation to 15 Hammond Street.

Jane and her mother Princess Prindall, in front granddaughter Linda Prindall.

She once lived at 34 Hammond Street with her father and mother. Her mother presently lives with Princess Prindall’s sister, Mrs. Stockwell at 28 Fox Street. Another sister lives on Everett Street and her daughter Jane attends North School.

Mrs. Prindall said, “The older folks have moved, but it is still home to me; I have many good memories of Hammond Street.”

Unscramble the following word NOTIACOLER (turn to Page 4 for answer)

IT'S A LAW

The 101st Legislature passed a law that declared that junked automobiles in the public view to be a public nuisance is extended to all places — highways and doorways included. This means that court action can be brought to have these unsightly wrecks removed.


The Year 2000

In the year 2000 it is estimated that the population of the United States will be 320 million people; about 100 million will live in 10 super metropolises (Megapolis); another 100 million will live in 800 metropolitan centers with populations from 100,000 to 5 million; the remainder will live in small cities and towns and in rural areas.

The year 2000 is only 37 years away. Are we planning for this day with determination?
How Do You Arrive At Property Value?

The Constitution of the United States and all State Constitutions provide that property may be taken for a public purpose only with the payment of just compensation. In the U.S. Constitution, this provision is contained in the Fifth Amendment.

Land acquired for urban renewal purposes is acquired through the same methods used for land acquisition for highways, parks, schools, and other public purposes. Urban Renewal Administration regulations require that the local renewal agency pay fair market value for property it acquires, based on its condition at the time it is acquired. Fair market value is determined by making at least two separate independent appraisals of the property. The appraisals are made by recognized appraisers who are familiar with local real estate values.

In setting a value on property, an appraiser must determine the value in accordance with practices and precedents which have been established in eminent domain proceedings in State and local courts. Definitions of fair market value vary from State to State; however, generally it is considered to be the price which a property would bring if exposed for sale on the open market with reasonable time allowed in which to find a knowledgeable purchaser, the seller not being required to sell and the buyer not being required to purchase.

If a property owner is not satisfied with the compensation offered by the city, the matter can be taken to court for a determination of fair market value.

If You Want To Move Your House—

On September 17 the PRA held a meeting at its Munjoy South Office for owners of property who expressed interest in moving their buildings to better locations in the project area. Attending this meeting was Mr. Luigi Grimaldi, John Cheslick, Pietro Anania; Mrs. Cesare Papi and Mrs. Donanto Aceto. James Burke, Commissioner PRA; Harold Loring, Commissioner City Council; Howard Heller, Director PRA; Brooks Eastman, Executive Director; Bob Williamson, Attorney for the Authority; staff PRA members, Warren Clement, James Pleat, Lester Scott; representing the Munjoy South Association was Dan Hately, Mary Corcoran and Sam Cavallaro.

A discussion of costs and how to accomplish house moving was explained. Each individual move will have to be judged on its own merits.

The Boy Scouts Help

Munjoy Observer newsboys for September were Michael Hersey, 23 Eastern Promenade; Dennis Cox, 55 Atlantic St.; Joe Esposito, 45 O'Brien St.; William and Richard Shat, 120 Sheridan St.; Charles Stanhope, 51 Waterville St.; their Scout Leader is James Luke, 123 Congress St.

A Helpful Tool

One tool that should be used to its utmost is urban renewal. The urban renewal law is written in such a way that local decisions are made in accordance with local, state, and federal laws, and administrative requirements. The local renewal agency under direction of the City Council directs urban renewal. It is not part of the Federal Government.