

# City Leases Property For 'Veteran Village'

The Salem veterans housing authority Wednesday completed a lease with Otto Klett for approximately 20 acres of ground on South 16th street as the location for 120 housing units to be brought here from Portland. Sixty units will be made available to veterans attending Willamette university, many of whom have families. The others will be for veterans in general.

Boundaries of the tract are Hines street on the north, 16th on the west, Wilbur on the south and 19th on the east. Mr. Klett reserves a strip half a block wide between 16th and 19th adjacent to the American Can company property.

The housing units, to be transferred as soon as the ground is put into shape, comprise 30 buildings, four housing units to the building. It is the intention of the housing authority to group those occupied by the university students.

## Property Value

(Continued from page 1)

In Englewood, records disclose a sale in 1941 at \$5450 and the same piece was resold in 1945 for \$8000. In Walnut Park addition near the state hospital a residence which sold for \$6100 in 1942 was resold in 1945 for \$9500. Another place in Walnut Park addition which was sold in 1943 for \$7500 was resold in 1945 for \$11,000.

That much for transactions

picked here and there from the county records. Real estate men elaborated somewhat on the story just to get a cross section as to sales. One operator told of a house in north Salem which sold in 1942 for \$3750, was sold again in 1943 for \$4950 and in 1945 was sold for \$7250. A vacant lot not far away from the scene of the preceding transaction brought a top price of \$250 in 1942 and in a year was sold for \$750.

**Doubles the Price**  
He reported a sale in Yew Park in 1943 at \$2600, a quick sale by a widow who was forced to leave town. In the same year he resold the place for \$5200. On South Church street, quite a ways out, his records show a sale of a place for \$2200 in 1942, resale of the same place for \$4200 in 1944 and another turnover in 1945 at \$6000.

Still another real estate operator went back in his books to give a birdseye view of some sales. He cited a house built for the owners in 1938 at a cost of \$3000, sold the same year for \$3750 but in 1945 it brought \$8500. In 1946, about a month ago, the same house brought \$10,500 but about \$800 worth of furniture went along with it. In the interim it had rented at \$125 a month.

**Vacant Lots, Too**  
A vacant lot sold by the city in 1944 for \$225 was resold in 1945 for \$500 and in 1946 for \$875, this one the operator just tossing in as a sample as to vacant lots.

A house on North 18th street built in 1939 for \$3800 was sold a few days ago, reported the

real estate operator, for \$9500. One sold last Saturday for \$4800 was offered three years ago at \$1600.

This same operator stated that in building a residence now a formula has been worked out here of a cost of \$6.50 a square foot for a residence without a cellar and of \$7.50 a square foot for one with a cellar.

"This means," he said, if the formula was followed, "a house with 100 square feet without basement would cost \$6500 and with basement \$7500. There is only one trouble with the formula," he added. "Try and find a contractor who will contract to build a house on that basis. It isn't done. He wants cost plus and that's what he gets if a house is built."

## New Toastmasters Club Organized

Capital Toastmasters' club, a new organization, got started in Salem Wednesday night at an initial meeting held in the Lion's Den on Fairgrounds road. As a beginning the club has 25 members, and was assisted in organizing by the downtown Toastmasters' club. Marvin Claiterback of the latter club assisted at the kick-off meeting.


Temporary officers are Stearns Cushing, president; Don Goode, vice president; Otis Rawlins, secretary-treasurer, and Ed Randle, sergeant-at-arms.

Thursdays from 6 to 8 p.m. will be the meeting time.

Capital Journal, Salem, Ore., Thursday, March 21, 1946-9

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**No Official Name**  
The plat was at one time approved by the city planning commission but has never been dedicated and has no official name. The City of Salem Water department has agreed to contribute to the enterprise by installing water lines, and a state digger will make at cost ditches for sewer connections with laterals that are already installed.

Roads and walks will be built and utilities provided at local expense, but the government will build concrete walks to the roadways. The government pays the expense of moving the units from Portland and the cost of certain interior furnishings.

**\$14.00 Goes to Klett**  
The housing authority will pay Klett \$14.00 a year. The federal government will allow the local organization \$15 per unit per year or \$1800, leaving \$14.00 to be applied to preparation of site. Occupants of the apartments will pay rental, not uniform in amount, expected to average around \$25 or \$27.50 a month. The committee will be allowed to hold out only such amounts as are necessary for maintenance and upkeep, the balance to be turned over to the federal government.

The set-up is for three years with the option of renewal on a year-to-year basis up to five years, which is the maximum time the arrangement can stand. Should more units be added Klett will be paid at the same rate as for the original group of units. When the project is disbanded as no longer necessary the local housing authority will by agreement, get the buildings for salvage. Their value it is believed, at that time should be at least \$200 each.

**Landscaping Planned**  
The premises of the buildings will be landscaped. There will be space for play areas for children, but these must be developed by the veterans themselves.

Members of the housing authority that carried out the plan are W. J. Braun, chairman; Steve Anderson, secretary; Robert L. Elfstrom, George Aiken and Ralph Nohlgren.

H. C. Saalfeld, veterans' service officer for Marion county, said 240 applications have been received for the 60 units not set apart for Willamette university, that all are from veterans in serious need of housing, and that no more will be accepted.

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<b>IGA ORANGE JUICE</b> SUN-RIPENED, ORCHARD-FRESH	<b>IGA Grapefruit JUICE</b>
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VAN CAMPS CHILI CON CARNE 15 1/2 oz. can	<b>27c</b>		<b>IGA DELUXE COFFEE</b> 1-lb. jar	<b>32c</b>
IGA DICED CARROTS No. 2 can	<b>11c</b>		HERSHEY'S BREAKFAST COCOA 1/4 lb. pkg.	<b>10c</b>
PICTSWEEET CREAM STYLE CORN No. 2 can	<b>16c</b>		LIPTONS BLACK TEA 1/2 lb. pkg.	<b>26c</b>
TASTY PAK CREAM STYLE CORN No. 2 can	<b>14c</b>		LIPTONS BLACK TEA 1/2 lb. pkg.	<b>51c</b>
IGA WHOLE KERNEL CORN No. 2 can	<b>17c</b>		PLAIN or CHOCOLATE Ovaltine Large size	<b>63c</b>
TASTY PAK SWEET PEAS No. 2 can	<b>14c</b>		FANCY ASSORTED COOKIES 1 lb. pkg.	<b>38c</b>
Elsinore Fey, Pumpkin No. 2 1/2 gal.	<b>25c</b>		DENNISONS PEANUT BUTTER 1 lb. jar	<b>31c</b>
TIP TOP FANCY SPINACH No. 303 jar	<b>14c</b>		SPRECKLES Honey Dew Sugar 5 lb. bag	<b>32c</b>
ALL GOOD HOT SAUCE 2 8-oz. cn.	<b>11c</b>		CLABBER GIRL Baking Powder 10-oz. can	<b>9c</b>
RANCHO VEGETABLE SOUP 10 1/2-oz. can	<b>9c</b>		CONAN Spaghetti and Mushrooms 16-oz. jar	<b>21c</b>
CAMPBELLS Cream of Spinach No. 1 can	<b>13c</b>			
CAMPBELLS BLACK BEAN SOUP No. 1 can	<b>12c</b>			
IGA FANCY BLENDED JUICE No. 2 can	<b>18c</b>			
IGA FANCY BLENDED JUICE 46-oz. can	<b>42c</b>			

**CLOROX**  
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Bottle **13c** jug. **23c**

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Old Dutch **2 cans 15c**

Lifebuoy Soap **3 for 20c**

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Quick or Regular  
16-oz. Pkg. **13c** 32-oz. Pkg. **24c**

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Cream of Wheat 28-oz. pkg. **22c**  
Kellogg's Corn Flakes 11-oz. pkg. **9c**  
Kellogg's Variety Package, pkg. of 10 **23c**

**Sugar Short? Don't Worry Use the Famous Bre'r Rabbit MOLASSES**

16-oz. Bottle **24c** 32-oz. Bottle **44c**  
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**TASTY PAK POPCORN 2 lb. pkg. 31c**  
**IGA MATCHES 6 box carton 23c**  
**DERBY TAMALES 16 oz. jar 25c**  
**KELLOGG'S RICE KRISPIES 5 1/2 oz. pkg. 11c**  
**KELLOGG'S PEP 2 lb. 8-oz. pkgs. 19c**  
**SNOWFLAKE SODAS 2 lb. box 31c**

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