

The Clarksville Gold Dollar

VOLUME 2 NUMBER 5

Clarksville Community Development Corp.

AUGUST 3, 1979

W. 12 AND W. LYNN TO BE PAVED SOON

The streets in Clarksville have been a mess and the rain last week didn't help drivers or pedestrians very much. A film of mud after a rain can leave streets slippery, and drivers need to take extra care at that time.

Two of the most torn up streets, West Lynn and West 12th, will soon be paved according to Mr. Keith Drosche of Austin's Water and Wastewater Department. West 12th needs more leveling and compaction but West Lynn is ready for a first course of base. After the base, curbs and gutters will be poured, then another course of base and a final layer of asphalt. West Lynn should be done within a week. West 12th may take a little longer but should also be paved in the next two weeks.

Work on the water main on Waterston is complete and that street is again open to traffic. The water main on West 11th now must be replaced which will cause that street to be closed days during the week of August 6th. West 11th will be open to at least one lane of traffic every evening.

Only West 12th and West Lynn will be paved in this phase of the street work. Other streets will continue to be rough for months to come. The earliest date given for completion of all Clarksville's street work is December of this year.

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CLINIC STILL PLANNED

There has been no site chosen yet for the Clarksville Neighborhood Clinic according to Mike Candelas of the Austin City Health Department. Before a site can be determined a city ordinance which controls special permits for health centers must go before public hearings and the city council for changes. The Health Department is not expecting any opposition to ordinance changes and clinic plans will continue with a site chosen probably in September.

The 3500 square foot public health center will serve the greater Clarksville area with services free to the general public. The facility will have office space for public health nurses who will be available for immunizations, home visits and "life

style adjustment clinics". These clinics are designed to help people deal with smoking problems, stress, weight control and chronic diseases such as diabetes.

The health center will probably include a well child clinic to provide regular check-ups for children. Hopefully funding will also make a maternity clinic possible.

Mr. Candelas estimates six to eight months will be necessary to build the health center and construction should start in January or February. When finished the clinic will be open 7:45 to 4:45 and possibly various evening hours.

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Times of Struggle

(This is the fourth in a series of articles. In the last article "Clarksville Looks for Aid" was described. This week "The CCDC is Formed and New Housing is Planned.")

In July, 1978, the Clarksville Neighborhood Center Advisory Board and other members of the Community joined to incorporate as a nonprofit organization under the IRS 501 (c) (4) code. The organization is titled the Clarksville Community Development Corporation and its purpose is "to preserve the character of the Clarksville community and engage in community projects for the benefit and revitalization of the Clarksville community".

As a nonprofit corporation the CCDC was able to receive CETA funding for three neighborhood programs. The After School and Summer Youth Program operates year round for children ages 3 to 17. The Gardening Project assists residents with home gardens, maintains a model garden behind the Neighborhood Center and Haskell House, and distributes vegetables from the garden among community residents who can use the assistance. The Youth Program and the Gardening Project both began in February. The publication of the "Clarksville Gold Dollar" is the third CETA project. The community newsletter is distributed every other Friday to all Clarksville residents. The first issue financed by CETA appeared May 25, 1979.

Clarksville residents have long worked for repair of housing in the area. An additional goal of the CCDC has been the construction of new housing for low to moderate income residents and ex-residents. The past year has seen the beginning of some encouraging housing projects in Clarksville.

Last fall the CCDC came into contact with a builder who was interested in helping the community. Representing the CCDC this builder, Aaron Manelos, bought a piece of property at 1809 West 10th and constructed a three-bedroom house. The house is 1000 square feet and was to cost \$25,000. Selling price will be closer to \$30,000 because of cost increases brought upon by time delays. The CCDC accepted applications from interested lawyers last fall. Applications were judged on need, family ties to Clarksville and the possibility of financing for the applicant. The family of Horace Carrington, who is a former Clarksville resident, was selected. The house will be completed very soon now and the Carrington family will be able to move in.

CCDC members have spoken with HUD about the possibility of using 235 financing for increasing the availability of homes to low income people. With 235 financing the federal government subsidizes a home loan which is handled through a mortgage company. Down payments can be as low as 3% with 4% interest on the balance. It depends on the income level of the applicant.

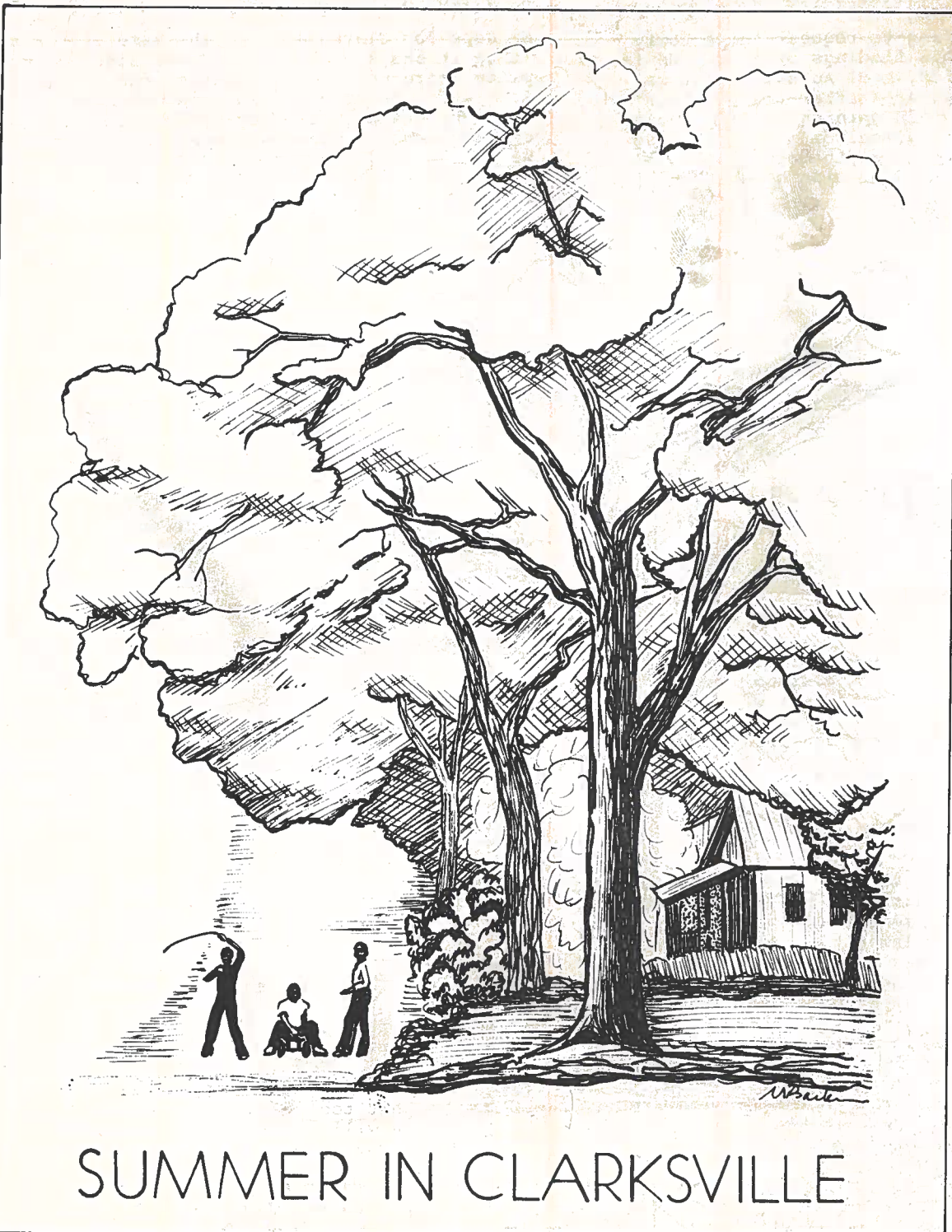
When approached about 235 financing, HUD sounded hopeful. Community residents and ex-residents seem to be qualified and local mortgage companies have stated they would probably process the loans. Also architects and builders are willing to work with the CCDC at lower than market rates in order to see Clarksville developed for its residents rather than outsiders.

235 financing can only be applied to new houses. Interested home buyers must first locate and buy a lot. In the spring of 1979 the CCDC attempted to secure \$50,000 of HCD funds in order to buy property. Although the proposal was supported by the city, the Community Development Corporation, and the City Planning Commission, the City Council denied the request. Reason given for the denial was that no guidelines for community development corporations have been drawn up. City staff is currently working to establish criteria by which the city can decide what organizations should receive public funds.

In conclusion, it is believed that if the community could raise the money to purchase remaining vacant property, more houses which are acceptable and affordable to neighborhood people could be built.

(Next: The Conflict with TAO/ONO)

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SUMMER IN CLARKSVILLE

OUR LAWYERS... INTERVIEWS



GARDEN

NEW PLOTS NOW AVAILABLE FOR CLARKSVILLE RESIDENTS

If you want to grow a vegetable garden but don't have the land, then this may be your chance! Garden plots are available on a first-come-first-served basis. The ground is going to be plowed to help get us started while tools, water, and advice are also available. Call me at the Center if you would like to have your own garden spot. In fact, we already have our first gardener--Rev. Horace Carrington, Jr. Tony Switzer

Nell Hawn

"There were two aspects to the case: why the townhouses should not be permitted by law and how the plaintiffs would be hurt by the construction. You can't just show an action is wrong, you also must show how it hurts you. I think we had solid ground for both aspects. We gave the judge a good opportunity to go for us and the neighborhood people came out strong for the case.

I first became interested in the development in Clarksville when I heard the CCDC presentation to City Council last August. The lawsuit came up when the CCDC and TAO/ONO were trying to reach a compromise last spring. The lawyers weren't really involved in the compromise except to iron out terms of the written agreement and to advise people. Then the compromise was never reached and we went to court. I think we did a good job presenting the case and, whether or not we won, a lot of things were expressed that needed to be expressed in court.

I would like to see Clarksville continue the way it is and get help politically. The city could help but instead it is real development minded. The city seems to me to believe "development is inevitable so we'll help it along."

The planned development of downtown is showing different community groups that they have a common problem. East 1st Advisory Board, ACORN, the Brown Berets, El Centro Chicano, East Town Lake Citizens, the Community Development Commission and Clarksville Advisory Board recently got together to file a complaint. The poor lack representation in the economic development plans and the downtown revitalization project.

We are going to request Judge Lowry give us his findings of fact. He is on vacation until August 6, but we should hear soon after that. After we review his opinion we will decide whether to appeal or not. The case would then go to the court of civil appeals which is also here in Austin.

Malcolm Greenstein

"I thought the case went very well. We showed substantial harm to people - increased traffic, danger to small children, destruction of community. I was real satisfied with the proof we presented.

I think it is significant that in the trial going on now to integrate the school district, it has been shown that Austin communities are by and large segregated. Here is one of the few intergrated communities and it is in danger of becoming another Tarrytown. Our expert witness in the trial, economist Michael Conroy, testified that with townhouses costing \$60,000 and up there is a substantial probability of their purchase by only non-minorities which would lead to increased property values and increased taxes. This would then force out lower income minority renters and homeowners.

The city's planned downtown revitalization is the same thing as Clarksville but on a different scale. There is no concern for people in the plans; developers, banks and multi-national corporations will be the ones to get fat. There will be new jobs for Blacks and Browns - for instance the hotels planned will hire maids, bus boys, porters, but who's going to be making the money?

There is such a shortage of low income housing in Austin. Money is available for the construction but no builders are doing it. Their consciousness appears to be in their billfolds.

I'm surprised when I see who is working at the construction sites at 6th and West Lynn for instance or on 12th Street. For the most part they are young counter culture types who were protesting Viet-Nam, are anti-nuke and have been traditionally against big money operations. Now they are working for these same people and against those who are trying to control their own destinies. I'm wondering why they have lost their political consciousness. Those people could get other jobs, there's plenty of construction around Austin.

My hope for Clarksville is the same as for Austin - that it stays the way it is and also becomes a place where poor and minorities can be comfortable and live (and not only on the other side of the Interstate). Clarksville people shouldn't see the lawsuit case as a loss but as a delay. We should continue our protest tactics - demonstrations and picketing. People need to keep involved with fighting their own struggle."

VIEWPOINT

FROM AN INTERVIEW WITH MARY ORTON of ACORN

ACORN is an organization committed to a wide range of community improvements. The Association of Community Organizations for Reform Now began in 1970 in Arkansas and has spread to 17 states. There are 13 ACORN groups in Austin composed of 800 dues paying members.

Members are generally low to middle income families and retired persons. ACORN groups work on a wide range of neighborhood improvement projects and Austin ACORN is actively fighting Southwestern Bell's proposed rate increases. They are also working to prevent Southern Union Gas Co. from continuing to pass the cost of their advertising to customers.

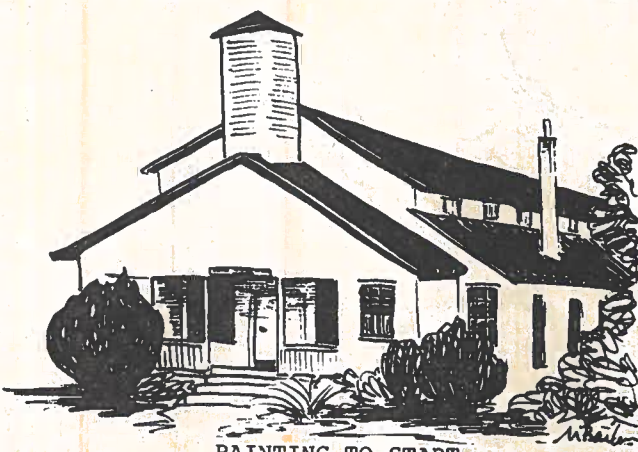
Austin ACORN is concerned with the growth of the city. One issue currently receiving their attention is the city's Overall Economic Development Plan (OEDP). With this plan the city hopes to be certified to a program of the federal Economic Development Administration. Once certified, Austin will be able to apply for funds it currently is not eligible for, and city council will appoint an OEDP task force to help administer the program.

The area to be affected by the Plan is called the Special Impact Area. Part of south Austin, east Austin, the Montopolis area and part of downtown would be included in this area to receive aid. Money in the federal program is earmarked for the creation of new, permanent job opportunities in high unemployment areas. Small businesses and companies wishing to locate in the Special Impact Area would be able to borrow money at low interest rates. That money would return to the community through new jobs.

Since downtown Austin is included in the Specific Impact Area, ACORN fears that a disproportionate amount of any forthcoming funds may go to the downtown area. The downtown revitalization plan currently under consideration appears to primarily be of benefit to white collar, upper income workers. (See Viewpoint July, 20). Janitorial and other such service jobs will be available, but the Economic Development Administration funds were not established for the financing of "dead-end" service jobs. The EDA hopes to create low skill entry level jobs that offer training and advancement.

ACORN also fears that the OEDP would bring industrial development that might result in resident displacement. At a recent demonstration at the homes of Mayor Carole McClellan and Councilman Ron Mullen, ACORN members carried signs reading "When your OEDP moves me out, can I move in next to you?" and chanted "Neighborhoods yes, uptown no, City ripoffs got to go."

The OEDP could be a chance to improve the communities involved. ACORN members are demanding a voice in the administration of the money. A majority of the OEDP task force should be elected from residents of the area affected. In that way neighborhoods can be assured that this program will be of benefit to those most concerned.



PAINTING TO START

According to Rev. Horace Carrington painting on the Sweethome Baptist Church will begin next week. Work should take about a week with Rev. Carrington doing the painting afternoons.

IT WAS A PARTY!

Saturday, July 21, the Clarksville Advisory Board had a party to honor lawyers Nell Hawn and Malcolm Greenstein for their work on the recent lawsuit. The party was held at Pauline Brown's house, and with a great touch of planning and timing the party was also a surprise birthday party for Pauline.

Pauline's family planned the surprise and a big surprise it was! Luckily Mary Baylor was close enough to catch Pauline Brown from falling over when they brought the cake out. Everyone shared a fine spaghetti dinner and toasted Pauline's birthday with champagne.

TOOLS NEEDED

The Clarksville Community Development Corporation will try to form a Tool Library for repairing homes in the Clarksville area. The Tool Library will operate together with the Clarksville Rent House Repair Program if the Rent House Repair Program is approved by the City Council.

The Tool Library will be open to Clarksville residents to do repairs on their homes. Tools will be kept in a central location, probably the neighborhood center, and loaned out to residents as needed. Community members would "check out" the tools from the Tool Library and return the tools after work is completed.

We are now in search of donors who have extra carpentry tools they would be willing to give to the Tool Library. If you have any tools you could spare, please notify someone at the neighborhood center at 476-3972 or call Freddie Strong, 478-4303. We are taking "inventory" this week to learn if there are enough donors to make this idea work.

Please call us as soon as possible to inform us what tools you can donate. Any donation will benefit your neighbors and help improve housing conditions in the neighborhood.
