

KNA Meeting October 12, 2016 at 6:30pm at NECN, 4815 NE 7th Ave

Board Members Present: Alan Silver, Diego Gioseffi, Matt Anderson, Derwin Cunningham, Emily Leuning, Andrew Neerman, Evan Heidtmann

Special Guests Present: City Commissioner Amanda Fritz, Stephanie Sanchez (Green King), Garner Moody, Brian Cavanaugh (Architecture Building Culture), Meron Alemseghed (Dozer Construction)

Neighbors Present: Margaret O'Hartigan, Daniel Leussler, Kasey McGurl (?), Nora Bauman, Kathleen Cummins

6:30 – Intros, agenda, minutes from August and September

***** Alan motions to accept August meeting minutes

Diego seconds

All board members vote in favor: Alan, Derwin, Matt, Emily, Evan, Diego, Andrew

***** Andrew motions to accept September meeting minutes

Derwin seconds

All board members vote in favor: Alan, Derwin, Matt, Emily, Evan, Diego, Andrew

6:40pm - Commissioner Fritz – preview of November ballot issues, new campaign finance proposal

Ballot measure: 26-178 continue paying Metro levy to keep paying for green spaces so that properties paid for

26-179 – City's affordable housing measure – asking for 258 million dollars to build 1300 units of affordable housing that city will own and operate Units will be permanently affordable. Average homeowner will pay \$75 additional per year. For more info, look up Welcome Home Coalition.

26-180 – ONI asking for 3% tax on recreational marijuana sales. Right now recreational marijuana is taxed at 25%, all goes to state. In Jan, state tax goes down to 17%. The 3% city tax would raise about \$3 million/year. Use proceeds for drug safety education, police/fire and support for neighborhood small businesses especially those negatively impacted by cannabis crimes (i.e. if you had a previous conviction for a marijuana which is no longer a crime, can get it expunged from your record but need to hire a lawyer).

Tax in CO is 27% and in WA is 35%, so our 20% total would be lower than those states.

Campaign finance reform – when Fritz originally ran had to collect 100 donations of \$5 then got \$150,000 for campaign. This time, based on NYC – Portland's system is called Open and Accountable Elections. It is optional system. No more than \$250 per person, can't accept donations from corporations, unions, – first \$50 contribution is matched 6x so a \$50 donation turns into \$350. Total cap is 0.02% of the general fund.

Diego asks about similar county measure. That measure simply sets donation caps.

Margaret asks whether voters will have an opportunity to weigh in on the pass program.

Fritz says big moneyed people will continue to pour money into elections if we don't change the system.

If council makes decision and voters disagree, voters can put it on the ballot. Happened with fluoride, can happen again if council makes decision that voters disagree with.

Alan asks about Airbnb fees going to affordable housing. City doesn't enforce Airbnb licensing.

Fritz says not all Airbnbs have applied for the City permit – right now, getting about \$1 million/year. Doesn't pay for a lot of affordable housing. Bigger issue is folks who have turned their entire home into a rental property.

Alan asks about an upcoming audit of ONI. Fritz says there is an audit coming re: neighborhood coalitions. Isn't pleased with drafts of the report she has seen.

Andrew asks about 7th Ave greenway. Fritz asks did the public process take place to decide between 7th and 9th? Yes. One hearing so far, last week. No one came in about that particular issue.

Fritz brings up issue of the police contract: the process was misunderstood. 65 vacancies right now. Pulled people off domestic violence, drugs, etc. Some 911 responses are six minutes or more. People are working too many hours and that's when mistakes can happen. 12 officers due to retire this month, and another 100 by the middle of next year. Want to do hiring incentives, raise beginning pay to be competitive (\$60,000), pay student loans, etc.

The police chief has option to bring back retired officers part-time if they're quality employees.

Mayor has terminated 12 officers while he's been in office – have disciplinary matrix now for dismissal.

Need to have staff to check into human trafficking calls, traffic issues and other calls they receive.

6:56 – Grievance hearing

Margaret says KNA year after year has been giving annual park permit to a fundraiser that holds events outside the neighborhood. Says the board has the responsibility of acting in the best interests of the neighborhood. Giving permit to an outside org doesn't help neighborhood or neighbors. Event is organized by current chair. This is a misallocation of resources to not use it to fundraise for this association, to hold events here, past event was held downtown. It is a dereliction of duty for the chair to use this resource in this way.

Alan: look at grievance checklist. Does the grievance meet the criteria?

***** Alan motions to accept the grievance as a valid grievance.

Derwin seconds.

Diego asks what is the alleged violation of bylaws?

Margaret says that the event is not in the best interest of the neighborhood.

All board members vote in favor: Alan, Derwin, Matt, Emily, Evan, Diego, Andrew

Diego says this is another event that happens in the neighborhood that nobody hears about. We need a communications plan to get the word out about events going on in the neighborhood. Promoting movies in the park, neighborhood cleanups, etc.

It's not failing the neighborhood if the event is just across the street from the neighborhood in Irving Park.

Margaret says the practices weren't even held in this neighborhood. This goes on year after year and there is no publication of the park permit. The responsibility of the board is to the neighborhood.

Alan says he organized the event last year and Margaret voted for it while she was on the board.

Neighbor asks whether there was an alternate event that wanted to use the permit and if Margaret has one to propose.

Margaret says no. The responsibility of the board is to the neighborhood.

Andrew says you have a point, but we agreed in the last meeting that we would publicize the permit more. It's harassment and obstruction.

Diego says yes, we should publicize it more, and we should publicize.

Matt asks when the park permit renews – Jan 1?

Yes.

What would we think about making a motion making the park permit availability info on the web by Jan 15 or something?

Derwin says page 3 of last month's notes are dedicated to this issue and doesn't want to re-hash the same discussion.

***** Derwin motions to affirm that there was no violation of the neighborhood bylaws in approving the park permit for Thrill the World Portland

Andrew seconds

Alan, Derwin, Matt, Emily, Evan, Andrew vote yes

Diego abstains

7:15 – Dozer Construction to present their proposal for development at 4128 NE MLK

New apartment project on NE MLK at Mason. Old movie theater site, next to new apt project on MLK/Mason.

20 units on that site – studio apartments. 400-500 sq ft each. Market rate housing. 3 story building. 6 units on ground floor, 7 on 2nd and 3rd floors.

Neighbor asks whether parking is being built? Not proposed – will rely on bus line 6. Building is geared toward single occupancy.

Matt asks about retail. Not proposing any retail along the front of the building – quite a few bldgs. On MLK with vacant space right now so didn't think it was feasible.

Evan asks – transit streets require openings along transit street – so should be a door on MLK. Says they will meet all community design standards without variances.

Andrew says the ground floor reminds him of Martin apts, King apts. It's ugly and not good to walk by. Would like architecture to be more welcoming, pedestrian-friendly.

Derwin asks why studios and not 1 bedrooms? Could be one bedroom apts just by including a door, but will probably remain studios.

This site is extremely narrow, doesn't allow for typical interior hallway.

Andrew says he likes the modern design, not going for faux-historic. Would love to see something more playful, perhaps some asymmetry with windows.

Derwin asks about plants – just streetscaping? Front/rear?

Stephanie asks about doing anything with the roof? No. We're taking on risk already with the project, so not looking to take more expense on.

Alan asks do you think you'll have trouble renting out the apartments once finished? Will see what rental conditions are once done.

Alan concerned about Miracles club residents. Have already made contact with them, will continue to do so.

Derwin – even if you don't go with a deck up top, what about green roof? Eco roof?

Matt asks about cost of green roof. Kasey says you have the cost of materials for the roof itself and would also need a structural upgrade.

Diego asks about development fees paid for this Not sure off the top of his head, guesses around \$300,000 just for fees, permits.

7:25 – Garner Moody to present on his proposal for development at NE Garfield and Failing

Garner Moody and Brian Cavanaugh (Architecture Building Culture): proposing affordable condominiums, in \$175,000 price range. Similar project on N Interstate right now. First project to go through city's preference project. Preference goes to people who have been displaced, they get 20% off of list price. So if \$175,000 would be 135

Looking for letter of approval from NA.

Maximum density of 2 units per lot. Going for adjustment to allow 8 units. Right now, 2 unit max density can really only be a duplex. The proposed development would be no different in scale than the neighboring duplex. Will be designed to community design standards.

Very narrow site – side yard setbacks for RH site are driven by the amount of building. Constricts size.

Propose to break into two buildings – shared landscaped courtyard that provides entrance to both buildings. Daylit basement. Each building has 4 units. 411 sq ft units.

Shared courtyard planted to L1 standards, temporary bike parking, below courtyard is basement level connected to both stairs and has secure bike parking.

Clad in brick. Larger windows – about 6' by 6'. Side yard setback is 7 feet, rear setback is 5 feet.

Andrew asks is Remmers planning a project next to this? Yes, market rate apartments next door.

Try to create distinct spaces within an open floor plan.

Margaret asks do any of the windows open? Concern about children falling out.

Yes, code deals with that now – from a safety standard. Windows will have opportunity to provide cross ventilation. Various rooms have windows with sill heights above 42 inches.

Clean, minimal finishes on the interior. A lot of light in units.

3x8 brick. Darker brown color. Slight mottled color. Flashing is about 1.5 inch black metal which breaks up brick into sections.

Matt asks - Lot is 3,000 sq feet?

Yes. Each building is 590 sq ft footprint.

Other arch asks - How did you achieve the setback? Since they are not connected above ground, they are calculated separately.

Will be sold through city's preference project. If they go through the whole list and don't sell them all, they're working with a non-profit, then will go to open market. Total monthly bill around \$800.

Andrew asks what is your motivation to work on this type of project? Garner grew up by Peninsula Park, has been trying to do something like this with the city for a while. Believe in the project even though they may not make as much as they could.

Sometimes find substandard lots that can't be developed. This is a good example of using the space efficiently for affordable projects.

Alan says you can learn more about the preference project through the City. Housing Bureau has the North/Northeast Neighborhood Housing Strategy document.

7:45 – Finance report

Diego updates: KNA gave \$150 to Summer in September event.

Spent \$50 for our license update

Income this year is the \$1,000 from NECN for general funds

Stephanie asks if we have some funds to do outreach. Reaching out to school, stakeholders about redesigning the park.

Do we need to spend the rest of the NECN \$1000 grant from last fiscal year, or does KNA get to keep it without strings? In the current fiscal year, we need to speak to issues of diversity and equity in the paperwork we submit to receive the latest NECN grant.

Diego suggests we address communications at each board meeting.

7:57 – Chair’s report

6:15 to 7pm will be board trainings the next three months. Shortened board meetings to follow.

Doing best to limit number of grievances that come before the board. Working with ONI and state to address issues.

What do we discuss at board meetings and what do we not? We make those choices. We could put developer presentations at land use committee meetings and not in general board meetings.

Building at MLK and Skidmore has been purchased to be developed.

Andrew says if we only have developers at land use meetings, the board is trusting reps from the land use committee to present someone else’s presentation.

Alan says, yes – the number of developers who ask for something specific is pretty minimal.

Let’s try it for the next three months.

Diego suggests putting grievances at the end of agendas.

Matt asks whether we can address grievances solely in a grievance committee meeting and not have to bring them to the larger board. Alan says, no not really.

8:05 – Green King update

Stephanie has been great – gave her a lot of work. She has been tabling outside of the school asking parents for feedback, coordinating design teams. Fundraising target of \$50,000 to start planning to redesign park. Entire project will cost over \$1 million. Diego says only \$15,000 has been allocated to neighborhood parks in past 5 years. Diego says the neighborhood has brought in millions in development fees for the city, why has such a small amount been given to the park? Stephanie and Diego have put in more volunteer hours than the entire Parks Department.

Kick around – gets kids involved in soccer, see if enough interest in forming a league. PPR has some money for that – could ask Commissioner Fritz. There is a lot of construction in the neighborhood, they need to put some of it back into the neighborhood.

Diego doesn’t have many resources for Stephanie – do we want to use any of our budget for Green King outreach? Diego will create a proposal and bring it back to the board.

Alan - Someone came to the board a few years ago talking about a food resources mapping project – would that fit into Stephanie’s work? Potentially.

8:15pm: Alan updates:

OR Humanities project

Stories of Our Youth event at Portland Playhouse

Coming up: Alberta Main St – historical placemaking project

Visions of a housed community: Know Your City on Monday, Oct 24 from 5:30 -8:00pm. U of O Portland Campus – 70 NW Couch St

Backpack fundraising here at King: provides weekend lunches at King School for schoolchildren at risk of hunger

Garlington Center: North by Northeast Community Health Center moving to NE 7th and Alberta

Confrontation Theater: Every 28 Hours plays Oct 30 and 31

KNA Land Use meeting is at NECN every 4th Tuesday at 7:30pm

McCoy Village: in escrow now, can't save land. Some chance Remmers will give the building away, but is there anywhere to put it? Lot between Shaver Green and Mason asks Andrew?

Spring clean up: Matt will look into the process now

Alan would like to propose we change our bylaws at membership meeting next month. Would concern grievance process in bylaws.

The NA board asks members to consider removing Article X in the current by-laws, and replacing it with:

ARTICLE X: GRIEVANCE PROCESS

Section 1. Other Forms of Conflict Resolution are Encouraged. All parties are encouraged to resolve disagreements and disputes through one-on-one dialogue, discussions with directors and members, and/or formal mediation whenever possible.

Section 2. Eligibility to Grieve. A person or group harmed as a result of a decision of this association may file a formal grievance if they believe the action taken by the association violated a provision of these bylaws, a formally-adopted policy of the association, or the ONI Standards.

Section 3. Filing a Grievance. Grievances must be submitted, in writing, to the association president and/or secretary, within 45 business days of the alleged violation. A grievance must identify the date of the action being grieved and the provision of the association's bylaws or the ONI Standards which allegedly were violated, describe how the provision was violated and how the grievant was harmed by this action, and identify the remedy the grievant is seeking.

Section 4. Initial Review and Response. The board or the board's designee will review the proposed grievance and determine whether it meets criteria for a grievance as defined in this article. If the proposed grievance is found not to meet the criteria, the board or its designee will inform the grievant in writing of this determination and the reasons for the determination. If the proposed grievance is found to meet the criteria, the review process continues.

Section 5. Grievance Committee. If the process continues, as per Section 4, the board, or a committee designated by the board, shall offer the grievant an opportunity to present information relevant to the grievance and shall gather other relevant information. The body carrying out the review will develop its findings and recommendations and submit them to the board.

Section 6. Board Action. The board shall consider the findings and recommendations and render a decision on the grievance. The board shall notify the grievant of the board's decision, in writing, within 60 calendar days from the receipt of the grievance.

***** Evan motions to put forward the bylaws for a vote at a membership meeting to be scheduled for next month

Matt seconds

All vote in favor: Alan, Matt, Andrew, Derwin, Emily, Evan

8:40 - Adjourn