

King Neighborhood Association monthly meeting, Wednesday August 10th, 2016

6:30 – 8:30 pm, at the office of the Northeast Coalition of Neighborhoods, 4815 NE 7th Ave, 97211

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

Neighbors in attendance: Sharon Bolden, Margaret O'Hartigan, Sanne Dodier, Rachel Kotelus, Daniel Kempler, Nora Bauman

Visitors: Mary Kyle McCurdy & Charlie Tso, Portland for Everyone

Sean Sothern, Portland Police Bureau

David Lomax, Meals on Wheels/MLK Senior Center

Intros, agenda, minute meetings from July, general announcements [10 minutes]

- North Precinct Police holding facilitated discussion tomorrow
- Next Wed the 17th – inauguration of the futsal courts at King Park. 1:30p.m. Timbers staff in attendance.

Summer in September event – David asks to be added to the agenda

Agenda approved by consent.

Nora has a question about enhanced police presence after shooting in park last summer – presence has dwindled, has seen an increase in drug dealing, not necessarily uptick in violence. She lives right across the park from King School. Alan mentions the Community Peace Initiative: meetings every other Friday at the precinct – they develop strategies for intervention.

Alberta Street Fair is this Saturday – will be closed to car traffic.

6:43p.m. **Update on the Ocobock property** and the request for support on changing the hours of the EV station on MLK Boulevard [3 minutes]

Demo delay application was approved. Neighbors given some time to work – Mayor Hales is going to have a meeting with Remmers and the neighbors to see if they can work something out.

Historic Landmarks Commission letter to developer

Recent decision from Oregon Supreme Court: If you buy a property designated as historic, you can't remove the designation yourself – have to go through a process. Doesn't affect Ocobock house.

EV station update: KNA requested the 2am limit be lifted - PDC agreed

6:50p.m. **Treasurer's report.** [3 minutes]

No transactions in July or August

June expense – web host was \$395 (for 3 years of hosting), NECN file says \$404 – Diego will check on the \$9 difference

Green King spent \$470 of water and soil conservation district grant for drainage system – Groundwork Portland worked with them. Still have roughly \$4,000 left in the grant money.

KNA need to renew registration with state to remain a non-profit \$50

*** Alan motions that KNA spend \$50 for renewal of non-profit license

Matt seconds the motion

All vote in favor (Alan, Derwin, Emily, Matt, Evan, Diego, Andrew)

7:00p.m. **NA committee composition** – who is responsible for what tasks? Committee rosters; representation on the NECN board of directors. Board member training. [10 minutes]

Land Use Committee: Andrew is Chair – committee deals with transportation, development issues in neighborhood. Trying to be proactive rather than reactive in addressing neighborhood events. Meets every 4th Tuesday at 7:30p.m.

Green King: Diego (Chair) and Matt – addresses projects in the park, futsal courts, trying to set a regular meeting date starting in September or October

Communications Committee – Diego, Evan, Alan, Andrew. Primarily electronic communications. There has been talk of writing a newsletter but no one has stepped forward to spearhead the

project. Could be paper or e-newsletter. Diego in favor of creating an e-newsletter but we need content to include.

*** Alan motions that Diego, Evan, Alan and Andrew comprise the communications committee, with Diego as chair.

Derwin seconds the motion

All vote in favor (Alan, Derwin, Emily, Matt, Evan, Diego, Andrew)

Nora asks about time commitment for writing/editing newsletter, can help depending on time needed.

info@kingneighborhood.org – send us your ideas for the newsletter!

NECN committees: NECN is made up of 11 or 12 NE neighborhoods, address common issues

Land Use: Evan is KNA representative

Safety and Livability Team: Eileen is KNA representative. Noise, crime, police issues

Finance Committee: Diego and Matt. We get \$1,000 yearly (beginning July 1) stipend from city

Sharon asks what qualifications are needed for being on finance committee.

Grievance Committee: Handles grievances from neighbors. Diego, Alan (Chair), Evan, Derwin. Charged with holding a public hearing to address grievances.

*** Alan motions that he be nominated as chair of the grievance committee with Diego, Evan and Derwin as additional members

Andrew seconds the motion

All vote in favor (Alan, Derwin, Emily, Matt, Evan, Diego, Andrew)

Margaret says she would be happy to serve on by-laws committee. Alan will connect Anjala from NECN and Margaret.

7:18p.m. **Charlie Tso, Portland for Everyone** – residential infill zoning changes. [30 minutes]

Portland for everyone came together in the last few months because City will be making decisions between now and end of 2017 – decisions will impact our neighborhoods for generations. Their aim is abundant, diverse and affordable housing in all of our neighborhoods. Residential Infill Project – online survey open until Monday, August 15th

Requesting letter of support for res infill project

House prices are at historic highs, rent is increasing rapidly as well

By 2035: 260,000 new people, 123,000 new households in City of Portland

Residential Infill Project: What types of housing will be allowed in single dwelling zones (45% of city's land area). How many units? What size lots? In what areas?

How do we create vibrant, walkable neighborhoods that have a multitude of housing options? Portland zoning code is missing middle housing – duplex, triplex, courtyard apartment, accessory dwelling units, etc.

Portland **ADU** rent in 2013: 20% free or less than market rate, 80% near market rate or higher

Approx. 80% of Portland ADUs are used for long-term residences

Duplexes: moderately increase density

Internal Conversions: convert single family home into multiple units and maintain outer structure

Multi-plexes: Fit in with residential character, provide more housing choice

Cottage Clusters: Separate units organized around common garden or courtyard

Multi family zoned areas present in 1923 have largely been phased out

City proposes limiting sq ft of houses, limit height by measuring from low point of lot

Want to increase duplexes/triplexes, reduce demolitions

Distributional equity? Fair and just distribution of benefits and burdens to all residents in the community?

Intergenerational equity: Do the decisions and actions today break the cycle of inequities so there is equity for future generations?

Sharon asks question about proposal to allow two ADUs and – how big of a lot would that be allowed on? On a 5,000 sq ft lot, would limit the total sq ft of buildings to 2,500.

Margaret points out that people could group together to buy a house or take on roommates. Could have 4 or 5 people living in house with current zoning. Says it seems silly to change zoning codes to dictate that people live in smaller units. Says people are making the choice to live on their own.

Charlie says that family units are becoming smaller and therefore typically have less money to be able to rent/buy homes. This would provide more options for them.

Nora points out that the city zoning code often blocks people from being able to do internal conversions.

Rachel says Portland has some of the lowest housing and rent price on the West coast – Vancouver, BC and LA have very expensive rent/property value. People in other cities see our low prices and buy them.

Mary says this is important part of increasing the housing supply – we'll need subsidized housing, land trusts - these options are one part of the bigger picture of addressing housing affordability. Avg cost of owning a car is \$10,000/year – what could we do if more people lived in walkable neighborhoods where they don't need a car (or second car)?

Derwin asks what other cities are doing in terms of zoning.

Mary says Seattle, DC, SF, Vancouver, BC are all trying to increase housing choices. People are demanding these neighborhoods – suburbs have the opportunity as well to offer more urban amenities.

Neighbor has a question about the height restrictions – would it increase the height of buildings?

No.

Question about newly constructed large houses in the neighborhood – what are size limits now?

Right now on 5000 sq ft lot you can build a 6700 sq foot house - biggest one city has permitted recently is 4500 sq ft.

Also, what about small apartments?

This proposal would allow cottage clusters – will also allow multi-family dwellings.

*** Evan motions that KNA endorse the mission of Portland for Everyone

Andrew seconds the motion

Margaret says the language is biased, offensive, and weighted toward a specific viewpoint – does not want to give the impression that everyone agrees with this. Has an issue with many basic premises – doesn't agree that people do not have housing choices now. There are no plans for additional parks – where are people supposed to go? We are going to subsidize new people moving here on the backs of those who already live here.

Charlie clarifies that the 260,000 new residents includes people here whose families grow – it's not purely people moving here.

Derwin says the growth will happen regardless of whether or not we increase density. Says he was prepared to disagree with PfE but we need these changes. His dad converted part of the house years ago, not the garage. Some of the neighbors there built ADUs – adult kids live in the main house now and mom lives in the ADU they built years ago. Likes walkable communities – architect who focuses specifically on walkable neighborhoods. Lived in a courtyard apartment when he moved to Portland, loved it because he knew all the neighbors. Says he supports this because he has seen what can/could/will happen in other neighborhoods – there's a large development on the corner next to him that dwarfs the other houses on the block. It is easy to knock a project but harder to sit down and fix the issue completely – we have to work on it one issue at a time and this is one step in that process.

Sharon – concern that smaller units and smaller family size will discourage folks from focusing on building the neighborhood schools.

Alan says that the avg family size in this neighborhood has dropped significantly in the last 30 years.

Matt says that more people means larger tax base and more money for schools. Says he backs the plan because it does the most good for the largest number of people.

Sharon says long term homeowners would be fine, children wouldn't benefit as much.

Rachel – who has thought about what happens when we remove single family housing? Prices will shoot through the roof. There is a limited number of single family dwellings – will get more expensive.

Mary says City Council will be taking this up around November timeframe.

Question about smaller units being used for short term rentals –

In Portland, about 80% of units are inhabited long term. Right now, other cities (Hood River, Cannon Beach, other vacation places) have a way to put a cap on short term rentals.

All vote in favor (Alan, Derwin, Emily, Matt, Evan, Andrew)

David Lomax – Meals on Wheels on MLK and Killingsworth

Volunteer program, feed seniors, rely on donations. 36% of budget is federal contributions but the rest is individual donations. Jambalaya festival is a fundraiser event – families come for a fun day in the park. Ask whether KNA will renew sponsorship for this year and help advertise.

*** Alan motions we approve \$150 for sponsorship of the jambalaya festival

Matt asks whether we have contributed to charity this year.

Matt seconds the motion

Margaret says there is a growing pattern of KNA sponsoring events that do not occur in King Neighborhood and she is concerned that we keep supporting organizations that are outside of the neighborhood.

Sharon says the senior center and meals on wheels are in the neighborhood, but there are just too many people so they had to move it to a new location which draws more people. Says it would be great to help them out.

All vote in favor (Alan, Derwin, Emily, Matt, Evan, Andrew)

Schedule grievance committee meeting to evaluate Margaret O'Hartigan's August 1 grievance against the NA. [3 minutes]

Alan suggests 6pm, right before the September 14th meeting.

Margaret says ONI standards require a written response within 45 days and that won't cut it.

ONI response to Margaret's appeal of grievances.

Margaret says primary charge against her was abuse of the grievance process but says that KNA was the party abusing the process. Says a motion is not supposed to include discussion – just the motion. Says she is assertive, not aggressive. Can be viewed as hostile by people who don't share viewpoint, but that is not aggressive. If the board wants her to be removed, do it in an appropriate, non-biased way. If there is concern about aggressive, disruptive behavior review the minutes and see who is using that type of language.

Sharon says she doesn't know all the details but thinks it is good of Margaret to come forward like this and speak to the board in person.

Rachel says she voted for Margaret in good faith – she has run organizations, non-profits, helps people access things. She is a strong person and very valuable to have on a team. The board needs to grow up, look at the rules and do it by the book. If you blow it off again, you're showing that you're a bunch of children.

Derwin says he has been on boards/organizations before – has dealt with immature people before. When he has conversations, he says if I offend you let me know. Try to keep those conversations positive whether agree or not. If hostility happens, he knows that people usually react defensively. Says he started coming to board meetings in December and is offended by being called immature. Says Margaret's actions may not have been recorded as disruptive but when we are focusing

Margaret says Derwin was appointed in Feb and is not part of the actions Rachel is describing as immature and childish. Says KNA has ignored instruction from ONI on how to address issues. Margaret says her removal from the board was the cost of her filing a grievance. If you try to get

them to comply with by-laws you will be forced out. There was no budget for KNA until she asked questions. Board failing to comply with written instructions from ONI shows that it has no interest in mending its ways. Ballot passed around to remove her listed at large position #3 when she held at large position #2. The majority of the people who voted to elect her didn't get notification of the December meeting. Own up to the shortcomings of that meeting and turn over a new leaf.

Evan says he wasn't present in December but appreciates Margaret's description of what happened.

Matt asks Margaret to briefly summarize the three solutions ONI offered.

Board can vote to affirm the Dec 7th vote

Board can declare the December 7th decision null and void and Margaret would be reinstated

Board can consider the meeting null and void and call a membership meeting to revisit the issue

Margaret says a lot has changed in KNA from when she was originally elected last May and attributes it to her bringing these issues up.

*** Evan motions to table the issue until September.

Alan seconds the motion

All 6 in favor (Alan, Derwin, Emily, Matt, Evan, Andrew)

8:53 Adjourn