

Agenda: King Neighborhood Association monthly meeting, Wednesday June 13th, 2016

6:30 – 8:45 pm  
at the offices of the Northeast Coalition of Neighborhoods, 4815 NE 7th Avenue, 97211

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

Jes Larsen and Ruth B., of Yes for Affordable Homes  
Hans van der Meer, with EV Charging  
Anjala Ehlebe, with Northeast Coalition of Neighborhoods

Patricia Haggerty, REACH/Walnut Park Apartments

King neighbors: William Lucas, Demian Lucas, Margaret O'Hartigan, Cynthia Fowler, Erik Drew, Dan Jaffe, Daniel Kempler, Rosalyn Scaife, Robert Walters, Tanya Barham

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**6:30p.m. Intros, agenda**

6:45p.m.

**Update on the Ocobock property** (5128 NE Rodney) – at the request of neighbors, KNA filed a demolition delay permit request, in order to give neighbors more time to save this building from demolition. A hearing on that request is scheduled for July 13th, though neighbors are asking for a short postponement.

Demolition delay granted today – neighbors made an offer on the property today, haven't heard back from the owner yet.

Remmers made an offer on a property near the Ococbock, but neighbors intervened and spoke with the current homeowner, and that homeowner withdrew from negotiations with Remmers - put the house back on the open market.

**6:52p.m. NA committee composition** – who is responsible for what tasks?

Land Use Committee: meetings are 4<sup>th</sup> Tuesday of the month

Evan provides overview of Land Use Comm

Margaret clarifies that the board appoints committee members

**Finance Comm:** Matt and Diego are members

**Safety and Livability:** Eileen is the Chair, rep to NECN

**Rep to NECN Board:** currently do not have a rep, looking for one

NECN restructured bylaws last month, usually meets monthly

**Communications Comm:** Alan, Andrew, Diego, Evan

Communicate via monthly email to listserve, website, facebook page,

Damian points out that many folks are not online, how do we reach out to folks who aren't connected to internet?

Send questions/interest to Alan at [info@kingneighborhood.org](mailto:info@kingneighborhood.org)

**Green King Project Committee:** Diego leads the program – aim to overhaul the park grounds: have removed ivy, put in the bioswale in the parking lot, an Americorps position has been approved for Green King – will help with various environmental projects. Futsal courts are being constructed now – concrete is in, surface coating will be in the next few weeks, expected early August completion. School is working on having a soccer program, floating the idea of KNA sponsoring neighborhood league of some sort. Dimensions of soccer field is for 5 v 5 soccer. Replacing the broken down tennis courts, grant from Timbers. Cully neighborhood has a similar soccer field.

### **Grievance Committee**

**7:12p.m. Jes Larson (Welcome Home Coalition) and Ruth – this fall's ballot measure to provide a revenue stream for city spending on affordable housing.**

Welcome Home is a coalition of 140 organizations doing front line work in the housing crisis. Addressing needs – service orgs, transitional orgs, developers of affordable housing solutions, neighborhood associations, healthcare providers, small businesses

How do we make sure Portland keeps being a great place to live?

Welcome Home has made an intentional focus on those with very low incomes – address homelessness, move folks out of shelters and into housing.

Ruth shares her story – arrived in 2004 from Houston with mother and siblings, didn't have housing.

November ballot measure will provide 1,300 homes for 2,900 people, construction starts in 2017 if ballot measure passes

Community events once a month – leadership academy. Next meeting is next Thursday at CIO on Killingsworth.

\$258 million general obligation bond – has been approved 5-0 by city council

Half of the homes sized for families, half will be 30% or below MFI

Diego asks what other steps are necessary to address the need for affordable housing? Jes talks real estate transfer taxes – mechanisms like this that need to be corrected. Overturned a statewide ban on inclusionary zoning – starting in Nov. can require developers to require

20% can be affordable at 80% MFI in new construction buildings of 20+ units

Welcome Home won construction excise tax of 1% on all new construction to be spent on affordable housing

Margaret asks about retired people in the neighborhood – King home values have increased 10 fold from 1995 to 2015, so many King residents no longer qualify for the low income property tax exemption. Says low income home owner will subsidize the low income renter. Very difficult for those on fixed incomes.

Jes says, yes we have property tax inequities statewide. Tax values set at 1996 values (Measure 5) has caused properties in N and NE to increase

In Portland, half of residents are renters and half are home owners

6\$ per month increase in taxes for homeowners where renters have seen a \$120+ per month increase in rent.

Jes: Yes, compression is an issue – taxes can only increase 3%/year, since this is a general obligation bond, this won't affect taxes.

Dan: Seattle has been doing this for a while, glad to see it here. Will these properties be city owned? What is the cost per unit created?

Jes: Yes, city will own properties, just like bridges, parks, etc. it's public infrastructure. City ownership for duration of bond – 20 years. After that, could transition ownership to a non-profit partner.

We need to shift the way we think about affordable housing – when rent is \$200 or \$300 per month, it doesn't cover cost of building needs. Some rents are slightly higher, and some are lower – rents cover the cost of building needs. Need additional money for the building process.

Margaret says taxes would be much higher without Measure 5 – has protected and is protecting the low income fixed income people in the neighborhood. If Measure 5 disappeared tomorrow, many of the low income people would be forced out.

Jes: Reset on sale – taxes are reassessed when property is sold.

\*\*\*\*\* Diego motions to endorse housing bond measure \*\*\*\*\*

Evan seconds the motion

Comment from Damian that we need to look at all of the ballot measures coming up, and perhaps not say yes without knowing what else (other financial impacts) will be on the ballot in November – schools, water, etc.

Margaret concurs. Look at the issue carefully and don't endorse right away simply because it sounds good.

Alan clarifies that political candidates are off limits for NA endorsements but anything else is fair game.

Matt suggests tabling this issue until a future meeting –

Diego says he supports this measure – he's not rich, he struggles to pay bills but affordable housing is important. Every measure will not benefit everyone, but thinks the benefits outweigh the drawbacks. He is comfortable endorsing the measure at this time.

Patricia states the number of people she works with every day who need housing- waitlists are closed and they go out 3 or 4 years.

Andrew says it makes sense to take a month to do some research before voting.

Evan concurs and also says there is value in early support of the measure.

Derwin talks about the people we see every day sleeping in tents, on sidewalks, etc. prevalence has increased. Portland is a place where people end up – his workplace is next to a camp. Has owned his

house since before Measure 5, says the reset property taxes upon sale makes sense. Is comfortable endorsing measure.

Andrew says kids who like to/choose to travel around is largely a myth – most are not choosing to.

Evan says he is personally satisfied with the measure, would like to think about the impacts on the wider community.

Diego rescinds the motion.

Matt asks Margaret about the senior voucher program- the county's mean property value is the determining factor, not income. Doesn't know if our new State Rep would be interested in supporting this. Margaret will contact her to try to discuss this.

Matt suggests table this until next month – endorse the measure as well as the property tax deferral issue

Land Use Committee will look at this and bring more info to next month's meeting.

#### 7:57p.m. 3620 NE MLK – EV station

Hans explains that two cars have been towed while charging overnight. There is a city restriction on parking from 2:30a.m. – 7:00a.m. in this parking lot. Station was built in 2011, Hans is renting two parking spaces for five years. Just renewed lease with PDC. Difficult to charge EVs at home, so people who own EVs in King use the charger in the lot frequently. \$270 towing fees when they are towed for being there overnight – in addition to the fact that they're paying per hour to park there and charge their cars. Hans has spoken with PDC – PDC said that it was the neighborhood that raised the complaints about noise which brought about the parking restriction, so they didn't want to change the restriction without neighborhood support. Would like NA support at PDC meeting for 24/7 parking available for EVs in the lot. Is a level 2 charger, takes Leaf 6-8 hours to charge if empty, usually takes more like 3-4 hours. Would like to install a fast charger which would take 30 mins to charge.

Evan asks whether PDC said they'd definitely remove the restriction if KNA supports it.

Hans says yes – PDC wants NA support.

Evan asks if anyone was at meetings in 2011 when the restriction was put in place.

Hans says specific hours have changed from midnight to 8, 2:30 to 8:00a.m., different variations of those hours over the years.

Community members say it's not really an issue - the issues that would have occurred to warrant this situation likely are not still happening. Say the area is not a problem like it used to be.

Margaret suggests a limit of no more than 24 hours.

\*\*\*\*\* Evan motions that we ask PDC to lift parking restrictions for vehicles that are charging \*\*\*\*\*

Derwin seconds the motion.

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

Suggestion from Bill to be proactive in communication – not making decisions then starting to talk to neighbors.

### **8:11p.m. Autumn neighborhood clean-up**

Should we do it or wait til next year? Asbestos regulations have changed the way we are able to accept donations. At other neighborhood cleanups, there was less participation and fewer donated.

Diego isn't sure whether the city will still give us the money if the event is held in the fall.

Question about what types of items are allowed – clarifies that no yard waste is accepted.

Derwin points out construction debris type of items are no longer accepted.

Diego says that this kind of event can encourage the “buy and toss” mentality – should encourage reuse instead of just throwing out items.

Matt says he would be happy to be the lead on the event if we want, but likes the idea of doing something more out of the box which might benefit the community more.

Could we do an educational type of program? Tell folks where to take their items – recycle, landfill, etc.

City of Portland keeps statistics on clean-ups, data available from them.

Suggestion that it is too much work to do in order to set up an event in the next two months.

Comment that this prevents couches, dressers, etc. from being dumped in alleys.

If you see an informal dump, call Metro – they'll assess it, put a notice on it, may clean it up.

Clarify one page doc that shows where to dispose of electronics, yard debris, batteries, CFL lights, etc.

**8:21p.m. Interstate Urban Renewal Area** – meeting tomorrow. \$20 million for affordable housing. NE return preference policy – if you or your family was pushed out by gentrification as far back as the 1960s, you get preference on the list for affordable housing.

One site will be Grant warehouse – just south of Fremont on MLK.

**Police bureau survey last year in King neighborhood** – asked about perception of policing in the community. Only 11 of 300 survey respondents identified as a person of color, so the board did not support its findings. Want to know - has this survey affected changes in policing in the community? NW Community Coalition for Police Accountability Summer Gathering August 12 and 13.

### **8:25p.m. Grievance process update**

Alan explains that KNA had some procedural problems over a stretch of time, we are working to address those. City has ruled about what the KNA needs to do to address them. Working with ONI, NECN and outside help to resolve issues.

Margaret says there have been 25 violations of bylaws – should be simple fixes. Should be able to have names of folks at meetings, should have motions in meeting minutes. Says the grievances have not received public hearing as required.

Diego points out that there was a point of time when we didn't have a secretary, so minutes were more piecemeal at that time. Wants more training on these issues so we can work better going forward.

Damian points out that any process that involves more than two people is going to be complex. Says that the distraction of the grievances takes away from this group of volunteers serving the neighborhood – we need to address the issue so we can get to work.

Derwin agrees – says he joined to address issues in the neighborhood.

Margaret says there used to be 9 membership meetings and 4 board meetings per year. Bylaws changed and the general membership meetings got cut to one per year with 9 board meetings. Members of the neighborhood shouldn't have to listen to the minutia/nuts and bolts – want to hear from the community groups, neighborhood issues. Bylaws need to be amended by the members.

Alan reiterates that city insurance issues resulted in the change to say that only board members can vote on issues. Board meetings and member meetings were always organized in the same way, regardless of the type of meeting. Neighborhood Assn explored the feasibility of separating from NA org – this isn't an option because we can't afford our own insurance.

Alan says we could hold board meeting for a half an hour first for process-oriented tasks, then do community work.

#### **8:39p.m. Approving past meeting minutes**

May minutes

\*\*\*\*\* Andrew motions to pass the minutes from the May 2016 meeting \*\*\*\*\*

Derwin seconds the motion

Alan, Andrew, Emily, Evan, Derwin vote yes

Matt and Diego abstain

June minutes

\*\*\*\*\* Alan motions to approve the minutes for the June 2016 meeting\*\*\*\*\*

Andrew seconds the motion

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

Matt abstains

8:43p.m.

#### **Land Use update – Andrew Neerman & Evan Heidtmann**

Residential infill zoning changes – proposals are circulating, public meetings being held by the city to introduce them.

Evan encourages everyone to look up residential infill project online – acquaint ourselves with it now so we're aware of what's coming down the pipeline. There is one meeting tomorrow night.

Andrew says Portland for everyone is another excellent resource on this topic.

8:45p.m.

"Ocobock Mansion Neighborhood" **neighborhood disaster planning** – should these nascent plans be brought under the aegis of the King NET (neighborhood emergency team), to ensure city-standardized trainings and safety procedures?

Roslyn: Children's Clinic participated in Cascadia Rising exercise – clinic will be prepared but what about the wider community?

Roslyn wants to reach out to neighbors, make sure each block is prepared. Wants be super prepared, so when the time comes we ask FEMA how we can help them. Wants to figure out who contact people are for specific blocks, who to contact and who to help.

Emily gives overview of NET activities, resources, invites anyone in the neighborhood to attend quarterly meetings.

Concerns raised about the long waitlist for the city's course – Emily says it's sometimes possible to get into the class if you're consistently going to meetings and have the team leader vouch for you.

8:52p.m.

**Land Use:** proposed 6-story building at MLK/Mason (Vic Remmers, developer) in design review, with ground-floor commercial eliminated from the plans.

Andrew asks for comments on MLK/Mason project: city deadline for comments is tomorrow @ 4:30p.m.

Andrew notes that the corner retail spot that was promised is no longer part of the plans.

Neighbor question: Is there anything within 10 blocks that is that tall? No, not yet says Andrew.

Damian asks about parking – what are the rules? Answer: Since it's on MLK and less than a certain # of units, there is no required parking.

Damian wants to know how can community members can be involved in the process in the future.

Comments are supposed to be sent to BDS.

Matt suggests a post on nextdoor to alert community about the deadline.

8:56 adjourn