

Board Meeting
Monday, October 10, 2016
Whole Foods, 2nd Floor Conference Room
MINUTES

Meeting commenced at 7:06 p.m.

Board Member Attendees

Lauren Gross
Clay Veka
Rachel Lee
Jane Zwinger
Henry Moreno
Weina Dinata
Kyann Kalin
Erin Brasell

Guests

David Sweet

Agenda approved with addition of NECN update from Lauren under Committee Reports

September Minutes

Correction to change “if” to “of” on second page. Kyann moves to approve with correction; Lauren seconds. All votes in favor, with Henry, Weina, and Erin abstaining.

Treasurer’s Report

There was only one transaction in September. Ending balance for September = \$10,113. Clay reports that Communications grant money from City will be disbursed through NECN next week.

Residential Infill Project

David Sweet, guest, participated in the Residential Infill Project Stakeholder Advisory Committee (“RIPSAC”). He is also involved in the group Portland for Everyone.

Due to appreciation over the past 40 years, buying a home in our neighborhood is no longer affordable for entry-level workers. Portland is leading the nation in housing appreciation rates and absence of low-cost housing. Even more people are expected to move to Portland by 2035 (123,000 new households).

Five big land use decisions over next 18 months at City:

Residential Infill Project
Mixed Use Zones Project
Multi-Dwelling Zones
Residential & Open Spaces Zoning Project
Inclusionary Zoning

RIPSAC looked at scale of new houses, type of housing (how many units), size of lots, in what areas.

In 1950, average house was 983 square feet, average 258 square feet per person.

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In 2008, 2500 square feet, 961 per person. Houses are larger and households have few people.
People want to live in vibrant, walkable neighborhoods.
Affordable areas are east and less so far North Portland and SW.

Our housing stock is mostly detached houses, or apartments. There is a term “Missing Middle Housing” for duplexes, triplexes, courtyard apartments, bungalow courts, townhouses, multiplexes, and low-rise apartment buildings, live/work.

Sabin was mostly zoned multi-family until circa 1959. Then zoned single-family residential.
About 45% of the City is zoned single-family residential.

ADUs in Portland, about 20% are being “rented” for way less than market rate (family, friends).

Residential Infill Project--City is working on a conceptual plan right now. Next year the City will write code.
A revised proposal will be released by the City on October 17.
There will be **City Council hearings November 9 and November 16.**

City proposes to:

- Limit square footage based on lot size (2500 square foot for a 5000 square foot lot; currently could max out to 6700 square feet), and height, increase front setback by 5 feet (although can match the adjacent houses as an alternative).
- City would allow more units if ¼ mile from centers and transit corridors (duplexes on all lots, triplexes on corner lots, two ADUs, or internal conversion), but not more than 2500 square feet total. Portland for Everyone would allow it everywhere.
- City would allow development of narrow lots within ¼ mile of centers and transit corridors. Portland for Everyone would allow it everywhere.
- City would allow one bonus unit for internal conversions if don't demolish the house, within ¼ mile. Portland for Everyone would add allowing second house, and allow it everywhere..

Most of Sabin is within ¼ mile of centers and transit corridors, as is most of NE Portland.

Portland for Everyone would also like to allow row houses, multiplexes, and courtyard apartments within the ¼ mile zone.

Distributional equity? Fair distribution of benefits and burdens to all residents.
Intergenerational equity?

Older adults want to downsize, but want to stay in the same neighborhood.

Portland for Everyone is assembling a coalition to endorse their proposal and goals.

Sabin has been concerned about affordable housing and is encouraged to see attempts to shift the trendlines.

Plan: schedule a discussion and vote on this for the November meeting

Community Member Sign-On Letter to PUC

There is a request to endorse a solar program letter from Environment Oregon. There's a state community solar program. Many people can't install solar on their own houses (poor site, or lack of capital), so this allows people to

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pay for panels elsewhere but get the benefit on their own utility bill. This is a letter by Environment Oregon advocating for the Public Utility Commission to do more to make this program available. The letter lists several goals that it is asking PUC to prioritize.

The letter seems relatively vague, so we don't understand exactly what is being asked of PUC. Some people would prefer more information and specificity before signing; Henry is willing to endorse the principles as is.

Motion by Henry Moreno for SCA to sign the letter. No second.

Move SCA Board Meetings

The Sabin principal says that we can have one meeting per month without a rental fee, and we need to be out of the building by 9:30 pm. The auditorium is available; the Principal also said that the library, music room, and portable might be other options but we are less familiar with those spaces. We could meeting in the auditorium for November and peek at the other spaces then. Meeting at the school would be ADA accessible and generally easier for the community to find us.

Lauren moves to move SCA Board monthly meeting to Sabin School; Kyann seconds. Passed unanimously.

Rachel will contact Principal Williams.

Clay will let Whole Foods know and thank them, email the board, and ask Diane to update the SCA website.

Lauren will ask NECN to update the NECN website.

It will need to be in the SCAN too.

Committee Updates

LUTC--nothing substantial in the last month.

Small Grants--Clay reports on further contact and expected proposals from ideas previously submitted, expect to have grant proposals and vote at the November meeting.

Communications--Henry Moreno is taking over as SCAN Editor, after Erin's stellar service for several years. SCA expresses gratitude to both of them.

Events--November SCA meeting will be a general meeting, needs to be advertised as such.

NECN--Lauren reports that things are going well, they are searching to fill the ED position, they have a new program director (Jessica Rojas). NECN is considering starting a newsletter, and might be able to supply some content for SCAN.

Meeting adjourned at 8:35 pm.