



**Board Meeting
Monday, February 10, 2014
7:00-9:00 PM
Whole Foods, 2nd floor conference room**

MINUTES

Meeting commenced at 7:02 p.m. on February 10, 2014 in 2nd floor Conf. Room of Whole Foods

Board Member Attendees

Clay Veka
Diane Benson
Adrienne Cohen
Joshua Curtis
Paul Husted-Krasnove
Rachel Lee
Bill Youngren

Clay announced one change to agenda: we will not hear an Albina Tree funding proposal.

Introductions - board members and guests: Linda Wysong, neighborhood artist in residence, and Claire Adamsick, NECN staff member

Approval of January Board Meeting minutes

Clay offered corrections to January minutes:

- Add names of guests: Linda Wysong, Tom Braibish, Gwenn Baldwin, Trent Thelen, Peter Kusyk, Yvonne
Postponed approval of minutes to later in the meeting

Approval of January special meeting minutes

Rachel offered a correction to the special meeting minutes:

- Correct spelling of 'Braibish'

Rachel moved to approve; Adrienne seconded. Minutes approved.

Treasurer's Report

Our account had limited activity this month: Dividend deposited, Constant contact payment made -- that was it. Current balance is \$3948.10 plus \$5 in savings. The Advantis account has been closed; NECN is officially now our fiscal sponsor.

Diane billed the newsletter advertisers this week, so we should have money coming in at the beginning of the month.

NECN Schools Committee Funding Measures

Joshua reported that the NECN Schools Committee is looking at two proposals for increasing school funding. Both related to how state law affects property taxes. People on the committee want get feedback from neighborhood associations and find out how people feel about this, as this is a more political activity

www.SabinPDX.org

Sabin Community Association, c/o NECN, 4815 NE 7th Ave, Portland, OR 97211, SabinPresident@gmail.com

than what NECN usually does. There will be a presentation on Feb 27 at 7 pm at NECN. Someone from the Oregon League of Cities (which is proposing these measures) will be there. The two proposals are:

Reset on Sale: Would reset assessed value of property to market value when house is sold. No impact on current homeowners. Could impact property values if taxes will be higher upon sale. Estimated to increase funding \$1 billion over 10 years. Diane asked how this proposal affects things such as tax districts that exist to maintain affordable housing. Josh: affordable housing is not part of the proposal, but it does not affect people who currently own homes.

Voter control for special levies: Currently, special tax districts or levies do not collect the full value of what voters passed because Measure 5 limits property tax increases even if voters approve more in taxes. This change would mean that temporary levies (5 years or less) would not be subject to Measure 5.

Adrienne asked and Joshua clarified that the proposals are unlikely to be considered in the current short session; more likely they would be considered in the next full session and, if passed, referred to voters. Clay asked when NECN would insert in this process, and Joshua explained that NECN could insert at any point. Right now, the focus is on getting people's thoughts about whether there is comfort with NECN taking a position.

Rachel clarified that the second proposal would impact and has the potential to raise property taxes for existing owners. Clay suggested that SCA take more time this month to learn about proposals, do more research, and then discuss whether this is something that we would want the board to vote on.

Housing Preservation and Affordable Housing

Rachel stated that the SCA board has been concerned for over a year about new construction issues, and has asked the LUTC about what can be done. Historic District was deemed not a good way to control problems that are observed in Sabin. Building code, zoning code, tax policy, city fee structure all are impacting what's happening. The LUTC can work around the margins – for example, commenting on specific proposals – but those strategies still may or may not be successful. Seeking change requires huge amounts of effort, and a more systemic change would require a political solution, i.e., changes to zoning, building codes, which is not something LUTC has wanted to tackle.

Some Sabin residents, who are unhappy with the status quo, also have been looking into options. They also are coming to the conclusion that a Historic District designation does not address their concerns, and they are thinking of doing some political work. They would like to reach out to other neighborhoods and build a broad coalition across the city. Two issues they've identified: 1) new construction that appears out of scale to lot and surrounding homes; 2) a tear down with one wall stands can be permitted as a remodel, and this allows new construction to come up without having to pay new construction costs, creating a sense that these developers are not paying their fair share. An issue that this group didn't raise but other neighbors have: it's too easy to partition corner lots without taking the surrounding lots into account.

Bill asked whether the comprehensive plan was supposed to address some of this. Rachel's understanding is that the comprehensive plan process acknowledged that some of these issues, but was not prepared to do anything about it.

The LUTC would like to write a letter to the other 95 LUTC chairs explaining that these are the issues in Sabin – other neighborhoods may be having similar experiences – and that some residents want to meet. LUTC will not lead this effort, but it would be appropriate for us to send out the letter. Bill made motion to support Rachel writing letter. Joshua seconded. Clay asked for discussion.

Joshua asked if the NECN land use committee has discussed this. Rachel doesn't think so. Don is our representative, but he hasn't been able to attend the past few meetings. The motion to support Rachel writing a letter was approved.

Rachel also shared that the City goes through a process of passing housekeeping amendments every few years, and they currently are in process. One of those is an amendment to corner lot regulation, which seems to be just clarifying current regulation. LUTC would like to comment that what they're proposing is

www.SabinPDX.org

Sabin Community Association, c/o NECN, 4815 NE 7th Ave, Portland, OR 97211, SabinPresident@gmail.com

fine, but doesn't get at some other issues with corner lot regulation to raise the profile of this issue. Bill moved to approve LUTC making such a comment; Joshua seconded. Motion approved.

Request to NECN re: affordable housing

Diane reported that a sustainability meeting recently took place with a mix of Sabin and King neighbors, and generated lots of ideas and energy. The group did some brainstorming about what does a sustainable community look like, and there was interest around affordable housing.

An opportunity exists to work on an affordable housing project with the Sabin CDC, whereby people can donate their property to a land trust in order to preserve affordable housing. NECN is hearing various groups raise issue of affordable housing, and would like to formally say that they will look at affordable housing if they can get a handful of neighborhood associations asking them to work on this issue.

Diane moved that the SCA board write a letter to NECN requesting that this be a priority. Bill seconded, and expressed his pleasure that the SCA is addressing these important issues. The motion was approved, and Diane will write letter.

SCA Values

From our past two board retreats, we came up with values and goals, but we did not end up formally approving what we discussed at our September retreat.

Diane noted that it's unclear how our values and goals relate to each other. She would like us to come up with one, fairly high level list that gives broader principles. Diane proposed a list of the following values:

- be accepting, inclusive and fair
- engage the community
- seek to understand and meet community needs
- support diversity
- encourage local businesses
- prepare for the future and promote sustainable living
- care for our natural environment and wildlife
- partner with community organizations

The board discussed these, and there was general agreement that these seem to reflect our priorities and the way that we operate. Joshua moved that we replace values and goals with this statement of board commitment. Bill seconded. Motion carried.

Recruitment

SCA board elections take place at the spring general meeting. Clay will want to hear from current board members about their intentions to run again, and hopes that everyone will be interested in continuing to serve. Clay will send out an email reminder about terms. Officer positions are all one-year commitments. At-large positions have staggered terms. We also are welcoming to others who want to join the board as an officer or at-large position. We have 11 board members right now, with no limit on how many can serve.

Joshua pointed out that we don't have a representative on NECN's Safety and Livability committee right now, and we might want to consider that in our recruitment.

Clay stated that in next few months, she would like to see some effort to talk to and recruit new board members. A personal ask seems to be more effective than announcing the opportunity in the newsletter. Clay asked for people willing to come to one meeting to serve on the ad hoc nominating committee and to do some follow up: Bill, Adrienne, Josh, Clay. Others may email Clay any other ideas for potential board members.

General Meeting

The General Meeting Committee (Clay, Michelle, Cara) will meet to brainstorm meeting ideas. We likely will have the meeting at the school and hold a more standard meeting since elections are part of the agenda. Any topics or ideas that people want to share now? If not, please be in touch in coming weeks, and Michelle, Cara, and Clay will come together and brainstorm. One suggestion was made to focus on the changing

www.SabinPDX.org

Sabin Community Association, c/o NECN, 4815 NE 7th Ave, Portland, OR 97211, SabinPresident@gmail.com

Sabin neighborhood. Linda Wysong could use this as an opportunity to share some of the images and stories that she is collecting.

The board agreed to hold the general meeting on the regular board meeting night, May 12. Michelle, Cara, Clay, and Linda will get together and have ideas to share before the next board meeting.

Approve January board meeting minutes (from earlier discussion)

In addition to adding the names of guests:

- In the second paragraph from bottom, in the field conversation, add: "SCA did not have enough information on the project's impact on tickle bees and called a special session for Jan 22 to discuss and call a vote for a letter for support."

Adrienne moved to approve the minutes; Bill seconded. Joshua abstained, and the minutes were approved.

Meeting adjourned at 8:45 pm

COMMITTEE REPORTS

Communications Team meeting notes

Meeting Date: January 15, 2014

Meeting Place: Susan Goracke's house

Attendees: Susan Goracke, Michelle Ganow-Jones, Adrienne Cohen, Diane Benson, Kyann Kalin

Susan proposed moving the SCAN printing schedule up a week or so, so we can deliver newsletters closer to the beginning of the month. This gives readers the opportunity to learn about events taking place early in the month. Michelle suggested having the SCAN picked up or delivered on a Wednesday or Thursday instead of Friday because the printer is closed on the weekend. If there's a problem, we have to wait till the following week to get the newsletters. The team agreed to both of these ideas, and asked Susan to check with Clay to make sure there weren't any obstacles that we are unaware of. If Clay agrees with the changes, the team asked that Susan and Clay notify Sandy Bacharach (the delivery manager) and the printer.

We discussed SCAN topics for the next couple of months and agreed with Susan's suggestions. We talked about how we could publish longer articles or a mini-series, and came up with 2 options. The first option is to publish one part in SCAN each month over a period of several months. The second option is to publish the main part in SCAN and direct readers to the website for the remaining parts. The team agreed that either way will work, and granted Susan the authority to make these decisions. Susan suggested going with a lighter color of paper, so photos will be more clear. The team agreed that it's OK to go with a lighter color. Susan suggested using different fonts. The team had no concerns about that and granted Susan the authority to choose the fonts she thinks will work best.

Susan mentioned that she is planning to do a story on Sabin real estate with Billy Grippo as the main source. We discussed the possibility of having the real estate stats produced by a different realtor each time, if others are interested. Our communications guidelines require that we avoid promoting a specific business over its competitors, so that's another reason for diversifying. However, if other realtors aren't interested or it's too much work to coordinate, we'll continue with running stats from Suzanne Clark Group.

Diane proposed that we discontinue the monthly e-newsletter since it's a lot of work and it's redundant – we have the SCAN, the website and the Facebook page. Everyone agreed to discontinue the monthly e-newsletter and also agreed that we should send out a notice letting everyone know that they can stay informed by liking us on Facebook or subscribing to the blog feed on the SCA website. We also decided to post the SCAN PDF files on the website – not retroactively, just going forward. Diane will set up a page on the website and give Michelle access, so she can post the files. Kyann will write an article about these changes and share it with the team. Susan will publish the article in the next SCAN. Diane will contact Paul and ask him to send it out via Constant Contact.

We discussed whether or not to close the Constant Contact account, and decided that we should do that to save money, after downloading the data. Diane will ask Paul to download the data and save it to our Google Drive account. We can then upload it to Mail Chimp or another service if we want to use it for news blasts later. Diane will notify Adrienne once the data is downloaded, so Adrienne can pay the final bill.

There was some discussion about whether or not to send a notice about the special meeting via Constant Contact and the team decided not to do it, because it would be hard to get it done in time and also we've posted the notice on Facebook and the website.

We talked about Kyann's role on the team. Kyann would like to help out by writing articles, but doesn't have any particular area of interest. She works best with deadlines. Susan will identify some articles for Kyann and send the topics and deadlines to Kyann, with plenty of advance notice.

Diane reviewed the plan for renewing our ads. She will contact the current advertisers this month to see if they want to renew. If they want to renew, she will bill them. If they want to update their ads, Diane will ask them to send the updated ads to Susan. If anyone decides to drop out, the team will seek replacements.

Diane will send out a Doodle poll to select the next meeting date, which will be around the week of Feb 24.

LUTC Committee Report

January 2014

1. The LUTC would like permission to submit a comment during the comment period on the City's proposed amendments to the zoning code, known as "RICAP." This is a package of mostly housekeeping amendments to the zoning code. We would like to submit a comment on the proposed amendment to the corner-lot partition regulation. The amendment itself is unobjectionable, and seems to merely clarify what's already there, but we would like to submit a comment noting that the amendment fails to fix other flaws in the regulation.

2. There is a group of Sabin residents who are upset about recent tear-downs (or "remodels") and the subsequent new construction. They talked to people from Irvington familiar with the Historic District, and seem to have concluded that it's not a good tool for Sabin. (The LUTC came to the same conclusion last year.) They are now interested in exploring political action to get the zoning and building codes amended instead. Broadly speaking, the combined list of problems that they and other residents that LUTC has been hearing from have identified are: (1) out-of-scale, oversize houses; (2) new houses avoiding the considerable fees associated with a tear-down by leaving only one wall standing and purporting to be a "remodel"; and (3) inappropriate corner lot partitions. The group would like to reach out and connect with other neighborhoods to see if they are experiencing the same problems and explore building an alliance for political advocacy. The LUTC would like to facilitate their communication with other neighborhood associations. The LUTC would like Board approval to send a letter to the LUTC chair or neighborhood association chair of each of the other neighborhood associations, listing the three issues above, informing the other neighborhood associations that this group of Sabin residents intends to hold a meeting to discuss possible political work, and inviting the neighborhood associations to send a representative.

Sabin Orchard Report

February 2014

We held our Orchard Steward training meeting for this year's group of volunteers. There are about 15 Orchard Stewards this year, and about a third of them are Sabin residents. We decided to reschedule the April Work & Learn Party from the usual third Sunday (April 20) to the fourth Sunday (April 27), because the original date is Easter Sunday. The group felt that turnout for the event would probably be much lower if it were held on Easter.