

WHAT'S INSIDE

Page 2:

Sabin Yard Sale
National Night Out
Sabin School North Playground
Sabin Orchard Work Party

Page 3:

Lower Speed on Fremont?
Whole Foods Bag Credits
Sabin School South Field
Update
Sabin School Summer Bond
Construction

Page 4:

President's Message
Sabin CDC, contd.
SCA Opposes Unnecessary
Demolitions, Partitions, contd.

SCA BOARD MEMBERS

President: Clay Veka
(503) 961-3702
clayveka@gmail.com

**First VP | Communica-
tions Chair:** Diane Benson

Second VP: Michelle Ganow-
Jones

Secretary: Cara Frey

Treasurer: Adrienne Cohen

Land Use/Transportation

Chair: Rachel Lee
rach.c.lee@gmail.com

Members-At-Large:

Erin Brasell
Lauren Gross
Paul Hustedt-Krasnove
Rachel Lee
Dave Paumier
Don Rouzie
Gurpreet Takher
Randy Ward
Bill Youngren

NEWSLETTER TEAM

Editor: Erin Brasell
(202) 641-5028
ebrasell@gmail.com

Advertising: Diane Benson
(916) 402-5224
dcb1810@yahoo.com

Delivery: Sandy Bacharach
(503) 805-0950

**Newsletter circulation:
1800+ homes, businesses**



www.SabinPdx.org

Our Community in Action

Sabin CDC Working For Affordability, Diversity

Promoting affordable housing and residential diversity within Sabin and its surrounding Northeast Portland neighborhoods were major goals of concerned neighbors who formed the Sabin Community Development Corporation (Sabin CDC) in 1991. This group also hoped to address the area's high crime rates and lack of local job training.

Fast-forward 24 years, and Sabin CDC is still working on most of those same issues — although high crime rates have fallen dramatically. But as Sabin and other close-in neighborhoods have continued to attract wealthier residents, developers are busy buying homes with cash, demolishing them and building new, larger homes. Consequently, Sabin's housing stock has become even less affordable and its residents even less diverse.

"There is no de facto affordable housing in this neighborhood anymore," says Loulie Brown, Sabin CDC's asset manager who works out of the nonprofit group's offices at the southwest corner of Northeast Alberta Street and 15th Avenue.



Loulie Brown is Sabin CDC's asset manager at their office on Northeast 15th Avenue and Alberta Street.

Brown researched the rise and closing of a number of North and Northeast Portland's CDCs for her urban studies Ph.D. dissertation at Portland State University. CDCs were created in 1990 by a surge in federal funding for smaller community-based development strategies — "back when there was affordable property to be had," Brown explains.

Continued on page 4

SCA Opposes Unnecessary Demolitions, Partitions

With the approval of Sabin Community Association's Board, SCA's Land Use & Transportation Committee (LUTC) sent a letter in May to Portland Mayor Charlie Hales voicing concern about housing demolitions and the increasingly common practice of partitioning lots to replace a single-family home with two larger ones.

The letter reads, in part: "The new homes are even less affordable than Sabin's existing housing stock, and they are often out-of-scale with surrounding homes and not compatible with the neighborhood character. The latter problem is exacerbated when a corner lot is partitioned, because the new attached houses can create one extremely large building that looms over much more modest neighboring homes."

The committee also noted that last July, SCA opposed Portland Development Group's (PDG) application to partition the corner lot at 1606 NE Going St., and the current city code contains no criteria allowing neighbors to address projects that are not compatible with the surrounding neighborhood.

After paying \$380,000 for the almost 3,000-square-foot Going Street home that was built in 1910, PDG demolished it and built two three-story attached houses totaling 4,450 square feet. Including garages, they form a building that is more than 4,600 square feet in size. Each of the homes is listed at \$574,900.

Continued on page 4

2015 SCA Meeting Schedule

Board meetings are open to all and are held from 7–9 p.m. on the second Monday of the month (except in July, August, and December) at Whole Foods' upstairs conference room, Northeast 15th and Fremont. Upcoming meetings:

June 8
September 14
October 12

EVENTS CALENDAR

www.facebook.com/sabinpdx
FOR SELECT INFORMATION
ON SABIN EVENTS

Whole Foods Bag Donation: Sabin Bee Friendly Gardens

April 18–July 12

NE Sunday Parkways: July 26

MLK Dream Run: August 2

Movies in the Park (Irving Park)

July 17 (Imitation Game)
Aug 14 (Captain America)

Sabin Community Association



NORTHEAST COALITION
OF NEIGHBORHOODS

This newsletter is produced with the support from Northeast Coalition of Neighborhoods and Portland's Office of Neighborhood Involvement.



HABITAT GARDENS

OR LCB # 9115

Design • Consult • Install

503.459.6976

info@habitatgardenspdx.com

Sabin Briefs



Sabin neighbors sorted food donations at the Oregon Food Bank on May 14th. Volunteers are especially needed during the warmer months when volunteerism declines, so if you're interested in doing good while having fun, visit <http://www.oregonfoodbank.org/Volunteer>.

Sabin School North Playground Renovation on August 29

Grab your rake and gardening gloves and meet us at Sabin School on Saturday, August 29, for a volunteer work party. Help us put the finishing touches on the campus renovation work done over the summer. Volunteers young and old will be power washing, weeding, spreading mulch, painting, planting, and above all creating a space where our community members can gather, learn and play. To learn more and sign-up, contact Deb Pleva at deb@plevaconsulting.com and/or go to <http://tiny.cc/fd0oyx>.

Sabin Orchard Work Party

This month's work party will focus on summer pruning.

When: Sunday, June 21, 2–4 p.m.

Where: Sabin Community Orchard, NE Mason between 18th & 19th

RSVP: gareth@portlandfruit.org

Jobs by Rob, llc

HANDYMAN SERVICES

Taking care of your Honey Do list

General Home Repairs/ Maintenance
Small Remodels / Restoration

website: www.jobsbyrob.com

phone # 503-789-8069

email: rob@jobsbyrob.com

CCB# 177552 Licensed, Bonded, Insured

Mark Your Calendars! Third Annual Sabin Yard Sale is July 18

The 3rd annual Sabin Yard Sale will be Saturday, July 18. As in previous years, Sabin residents hold many yard sales on the same day to attract more shoppers.

To participate, just set up your tables in your yard or garage, and place signs (with your address) at a major cross-street, such as NE 15th or Fremont. The Sabin Community Association will advertise on Craigslist and other media, to try to generate interest.

National Night Out is August 4

National Night Out is celebrated across the country on the first Tuesday of August each year. Communities hold gatherings to strengthen cohesiveness and get to know their neighbors. This year we need volunteers to help organize the National Night Out picnic here in Sabin. If you enjoy getting to know your neighbors and would like to help out (and ensure the picnic happens this year), please contact Clay Veka clayveka@gmail.com

ACCESS SABIN NEWS ONLINE

Readers can catch up on breaking local news that affects Sabin by "liking" SCA on Facebook or checking Nextdoor Sabin (www.sabin.nextdoor.com). To view Sabin Community Association newsletters starting with the January 2014 issue, go to SCA's website (www.sabinpdx.org). Click on "More" at the top of the page and select "Newsletter Archives."



ERIN LIVENGOOD
SABIN RESIDENT

20 YEARS OF LOCAL MARKET
EXPERTISE AT WORK FOR YOU.

Principal Real Estate Broker
503-913-0706
erin@windermere.com
www.erinlivengood.com

Windermere
REAL ESTATE

Would You Like a Lower Speed Limit on Northeast Fremont?

SCA wants your input! SCA and the Alameda Neighborhood Association are considering asking the Portland Bureau of Transportation to reduce the speed limit on NE Fremont from 30 mph to 25 mph in our neighborhoods. Neighbors are concerned about pedestrian safety, particularly near busy commercial areas, churches, parks, and Alameda School. The SCA Board believes having a consistent, slightly lower speed limit on Fremont from Alameda through Sabin would begin to address safety concerns. Slower speeds on an increasingly congested roadway, however, may not be what all Sabin residents want for our community.

Before the board forwards those concerns to Portland Bureau of Transportation, SCA would like to hear from Sabin residents. Do you support the idea of a 25 mph speed limit on Fremont through the Sabin neighborhood? Or do you like the current 30 mph speed limit just the way it is? Please share your opinion with Rachel Lee, SCA Land Use & Transportation Committee Chair, at rach.c.lee@gmail.com or (503) 964-8417.

Whole Foods Bag Credits Help Sabin Bee-Friendly Gardens

Our local Whole Foods has selected the Sabin Bee-Friendly Garden Project to receive bag credit funds from April 18 to July 12. When you shop at Whole Foods on Northeast 15th and Fremont and bring your own shopping bags, the store will donate 50 percent of donated bag credits.

The Sabin garden project hopes to raise about \$500 through this campaign, and reaching that goal depends on shoppers remembering to make the request.

Sabin School South Field Update

The new grass on the Tickle Bee Field on the south campus is starting to fill in. Under the direction of the Sabin Campus Committee, Pacific Sports Turf has overseeded and added lime to the field this spring. Based on observations, the work on the field did not negatively impact the tickle bee population.

The Sabin School community is thrilled with the improvements and the portable goals from Northeast United Soccer Club that are now on the field. We look forward to continuing field restoration on the remaining two-thirds of the field in November with the funds from the Nike grant.

As a reminder, no off-leash dogs are allowed on the field and no dogs are allowed on campus during school hours.

Good in the Hood Parade Set for June 27

The Northeast Coalition of Neighborhoods is hosting a parade entry for the Good in the Hood Multi-cultural Music & Food Festival. Community members are invited to join NECN's staff, board, and neighborhood association volunteers on Saturday, June 27. Check-in time is between 9 and 10 a.m. at King School Park.

The parade begins at 10:45 a.m. and ends at Lillis Albina Park. The parade will last about an hour and 30 minutes. If you are interested in participating, please contact Fran Ayaribil by Monday, June 15, at (503-388-9188) fran.ayaribil@necoalition.org

Sabin School Summer Bond Work Begins in June

As part of the School Building Improvement Bond, Sabin K-8 will receive a new seismically strengthened roof, accessibility improvements, and science classroom improvements. Work will begin immediately following the end of school in June. Some of the impacts will be:

- The school will be closed all summer, including all offices.
- Sabin K-8 summer programs and office staff will be relocated to other sites.
- School registration will take place at the Portland Public Schools District office, 501 N Dixon St. (yet another good reason to register your Kindergarten students before June 1).
- Construction fencing will surround the school including the asphalt walkways and parking areas.
- There will be increased construction traffic in and around school grounds, but it is not anticipated that any streets will be closed.

Work may occur in the evenings and on weekends. The fields and/or playgrounds should remain open. School staff appreciates your patience while this work is done!

Table Cloths
Napkins
Banners
Purses & Bags

3GREENSISTERS

Upcycled
Sustainable
Handcrafted
right here in
Portland

3greensisters.com

Bird's Eye View Studio

Printmaking
Bookmaking
Painting
Drawing

Needle Felting
Resin Jewelry
Collage
and more!

Art and Craft Classes
with Artist Suki Allen
www.birdseyevistudio.blogspot.com

suzanne clarkgroup

Keeping your space...in mind.

movingtopdx.com
503.806.9332

KELLER WILLIAMS
REALTY
PORTLAND CENTRAL

Little Green Schoolhouse

Now Enrolling
A home-based preschool in the Sabin Neighborhood
littlegreenschoolhousepdx@gmail.com
littlegreenschoolhousepdx.com
Lori Soltys 971.285.1106



PRESIDENT'S MESSAGE

by Clay Veka

Dear Sabin Neighbors,

We had a motivating Sabin Community Association annual meeting on May 11 that focused on emergency preparedness and building community resilience for the anticipated major earthquake. Three ways that Sabin neighbors are working together include:

1. Map Your Neighborhood — neighbors are learning how to organize block-by-block to ensure that each household is informed, has supplies, and specific needs are identified.
2. Neighborhood Emergency Team (NET) — neighbors will develop skills during a 24-hour training course to be able to respond to community needs immediately after the earthquake.
3. Sabin School preparedness — school parents are leading an effort to raise awareness, develop a plan, and get prepared at Sabin School.

If you are interested in becoming involved in any of these efforts, get in touch with me: clayveka@gmail.com.

We also held elections at our meeting, and three new members joined the Sabin Community Association board of directors, bringing us to 16 total members. We are thrilled to welcome David Finkelman, Kyann Kalin, and Jane Zwinger.

Have a great summer!

— Clay

Sabin Community Development Corporation

Continued from page 1

Between 1992 and 1998, when longtime Sabin resident Diane Meisenhelter was the group's executive director, Sabin CDC acquired most of its current inventory of 116 units of rental housing (a mix of single-family homes and small and large apartment buildings), 15 land trust houses, and seven limited-equity houses.

Land trust houses and limited equity houses are forms of creative financing that ensure homes stay affordable to home buyers. Land trust homes separate the buildings (which the homeowner owns) from the land, which the CDC retains in trust. Lease-equity homes allow inhabitants to apply lease payments toward eventual home ownership. Units and homes are spread throughout six North and Northeast neighborhoods in addition to Sabin.

Between 1998 and 2003, Sabin CDC's focus shifted from housing development to economic development. Today, "Housing is definitely the cornerstone of the organization," Brown says. "We are looking to maximize what we have."

Current Executive Director Mary Schoen-Clark and Brown must now maintain properties that have seen many years of deferred maintenance, which takes a large part of the organization's resources.

"We believe in the concept of living where you work," Schoen-Clark says. "You don't want people to have to drive from way out to come to work at Tin Shed for \$10.50 an hour, then try to find a place to park. We want to ensure that everyone who works here can live here."

— Susan Goracke

SCA Opposes Unnecessary Demolitions, Partitions

Continued from page 1

In conclusion, the letter states that SCA "believes that the city should encourage the preservation of our existing housing stock." The group supports efforts to revise City Code to discourage unnecessary demolitions and to allow meaningful review of whether partitioning a corner lot is appropriate for a neighborhood site.

LUTC Chair Rachel Lee says that, over the past two years, she has heard from about a dozen residents concerning demolitions and/or partition projects. The committee has also invited PDG to attend LUTC meetings. PDG representatives have not attended meetings, though they provided plans for one project.

"I don't think [the SCA] is opposed to all demolitions and partitions," Lee says. "For example, I know that the SCA has supported lot partitions in the past. But... demolishing what appears to be a basically sound house...to replace it with a more expensive house that is much larger than the surrounding homes makes our neighborhood less affordable, less attractive, and less livable for the neighbors in the new house's shadow."

She adds, "The fact that Portland's land use regulations would allow almost every corner lot in Sabin to be partitioned for the construction of two attached houses exacerbates the problem by making it more profitable for owners to do that, without contributing very much to the increased residential density that Portland needs. But in the end, the heart of Sabin is its people, and we are always glad to have new neighbors—whether in new homes or old."

— Susan Goracke

fly Awake
TEA GARDEN

A connection to nature, a lucid community, an amazing cup... Around the corner.

3514 NE 13th Ave tel: 503-867-8905
Hours/events: www.flyawakepdx.com



Helping Sabin residents
for 22 years!!

Billy Grippo
Principal Broker

(503) 497-5249
bgrippo@windermere.com
www.BillyGrippo.com

Windermere
REAL ESTATE

Windermere Cronin & Caplan Realty Group, Inc.

When it comes to your pet's healthcare,
we are "The Best of East and West!"



irvington
veterinary clinic

1427 NE Fremont St. 503.953.8078
irvingtonveterinary.com