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Newsletter circulation:
1800+ homes, businesses



www.SabinPdx.org

Our Community in Action

Need a Tool? Check it Out at the Library

Despite rain and temperatures hovering in the low 40s, activity was brisk at the Northeast Portland Tool Library on a recent January evening. In just over an hour, more than 30 library members had either returned tools, checked them out or, in some cases, both.

"I've probably been here every week," says Monique Leslie, as she prepared to leave with an armload of tools, including a skill saw, impact driver, square, and level. "I'm working on a fixer-upper, adding a studio apartment with a bathroom."

The tool library's home for the past two years has been in the basement of Redeemer Lutheran Church on the southwest corner of Northeast Killingsworth and 20th Avenue. NEPTL, as it's called for short, is open year-round on Tuesdays and Wednesdays from 5:30 to 7:30 p.m. and on Saturdays from 9 a.m. to 2 p.m.

Behind the desk, library board member and volunteer Gray Caskey assisted Leslie and other patrons. She answered their questions, but mostly just checked tools in and



Do-it-yourselfer Monique Leslie checks out several tools from volunteer Gray Caskey at the Northeast Portland Tool Library.

out. A graphic designer for a local nonprofit organization, Caskey joined the library three years ago when she bought a Sabin home in need of repairs and updating.

When she heard that NEPTL needed volunteers, Caskey stepped up and has been vol-

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Results Are in from Sabin's Street Tree Inventory

Results from a street tree inventory taken last summer will be presented at a tree-pruning workshop on Feb. 6 and used to formulate plans to increase and preserve Sabin's inventory of street trees.

Last summer, Sabin residents worked with Portland's Urban Forestry program to conduct a street tree inventory. Over four workdays, local volunteers collected data on each of Sabin's 2,325 street trees. Urban Forestry staff used the data to analyze the condition of Sabin's tree canopy and provide recommendations to improve it.

Sabin's street trees are tremendously valuable, producing an estimated \$297,687 annually in environmental and aesthetic benefits,

according to the Urban Forestry report. The trees' collective replacement value is approximately \$7 million. Street trees cool the neighborhood in the summer, clean the air, and increase property values.

The majority of Sabin's street trees include maple, crabapple, and cherry trees. Portland's Urban Forestry staff recommends planting other types of trees in the neighborhood to reduce vulnerability to pests and diseases.

Many of Sabin's street trees are young. Performing maintenance activities such as structural pruning will reduce future costs and ensure the longevity of these trees.

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2016 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:

February 8
March 14

EVENTS CALENDAR

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

NE Portland Tool Library

Free Weatherization Workshop
Saturday, Feb. 13 at 2 p.m.
5431 NE 20th Ave., Registration Required

Portland Playhouse

The Stories of Our Neighborhood
Sunday, Feb. 20, 1–5 p.m.
602 NE Prescott, Free event (registration required)

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.

The SCA Newsletter Moves to Five Issues a Year

Beginning this year, the SCA Newsletter will be moving from ten issues per year down to five yearly issues. This February issue will be the first of the year, followed by newsletters in April, June, September and November. To keep up to date on SCA news in the months between newsletters, follow the SCA on Facebook or

visit us at our website, www.sabinpdx.org. If you are interested in contributing to the SCA newsletter, our all volunteer Communications Committee is always looking for new members to help write, edit, and produce the newsletter. Please contact Kyann Kalin at kyannk@gmail.com for more information.

Upscale Marijuana Store Now Open in Sabin

The Kings of Canna, a cash-only retail cannabis store, opened in October at 1465 NE Prescott in the Sabin neighborhood. Owners include Kent Thompson of Damascus, Ore., his brother Jerrod Thompson of Florida, and a silent partner.

While this is the group's first retail location, the Thompson family also owns marijuana grow sites, says Megan Schumacher, one of the store's managers.

The Kings of Canna is both a medical marijuana dispensary and it sells up to 7 grams of marijuana per day to recreational users who are 21 years of age or older and who show a government-issued identification card. Medical marijuana patients must show their medical marijuana card. According to Darren Quardt, the store's lead cannabis specialist, customers include neighborhood residents as well as people traveling from other Portland suburbs and even from other states. "They come for our upscale ambiance, top-shelf products, and the expertise of our friendly, welcoming, and knowledgeable staff," Quardt adds. "That's what sets us apart."

The store's ambiance is created partly by its low lighting and gleaming glass display cases filled with products ranging from cannabis, water pipes, smoking utensils, and other accessories.



Store manager Megan Schumacher and lead cannabis specialist Darren Quardt welcome customers to The Kings of Canna in the Sabin neighborhood.

The Kings of Canna sells around 37 strains of cannabis, some of which are high in cannabidiol (CBD for short), which is used by some to treat medical conditions that may include bi-polar disorders, stress, insomnia, lack of appetite or sex drive, and seizure disorders such as epilepsy, Schumacher says.

Other strains are high in tetrahydrocannabinol (THC), the chemical responsible for most of marijuana's psychological effects. These effects can include relief from pain, nausea, and depression, as well as "getting high."

The store also sells edibles that include

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Sabin Real Estate Update: The Inventory Shortage Continues

What's the most notable aspect of Sabin's current real estate market? There simply are not enough homes to sell, says Erin Livengood, a Sabin resident and principal real estate broker at Windermere's Lloyd Tower office. "People are deciding between three to four houses because there just isn't (more) inventory," she explains.

As of mid-January, there were only seven homes for sale in the Sabin School district. And, if you consider what Livengood describes as the Sabin neighborhood, which excludes some of the Alberta Arts neighborhood captured within Sabin School boundaries, the inventory becomes even smaller: just three houses on the market.

Most of these properties are what Livengood describes as "extreme fixers," with sellers hoping the homes will be purchased by a developer. Some of them are in such poor condition that banks may be unwilling to provide financing. As a result, Livengood says that even buyers with a big budget cannot find an available home to purchase in Sabin.

But Sabin isn't alone. It remains a seller's market in all of inner Northeast and Southeast Portland neighborhoods, Livengood adds. Houses that are fixed up and fairly priced will likely receive multiple offers and typically sell very quickly. In fact, the median price for Sabin home sales in 2015's fourth quarter was \$596,500 — up 29 percent from this time last year.

Livengood, a lifelong Northeast Portland resident and real estate agent for the last 20 years, does not see this shortage of available Sabin properties changing anytime soon. Although she hopes to see more listings this spring, she estimates that this shortage has been the market



Sabin's shortage of available homes for sale in January 2016 includes his house on NE 18th avenue.

reality in Sabin for at least the last 18 months. In her view, people are drawn to Sabin because of its great character, close proximity to downtown, school with favorable ratings, and relatively affordable property taxes.

If you are considering putting your house on the market, this is obviously a great time. To get your house in shape for selling, Livengood advises first addressing your home's curb appeal. Simple steps such as cleaning up the yard, washing windows, and cleaning gutters will help ensure potential buyers take the time to see what's inside.

Regarding interiors, Livengood suggests cleaning and minimizing. Personal items and clutter distract buyers from envisioning the home as their space. Finally, Livengood advises making your home readily available to show. Requiring too much notice or otherwise making scheduling difficult creates barriers to getting potential buyers into the house. "Some short term inconvenience can result in a longer term pay-off in the form of getting the price you want for your home," she adds.

— Kyann Kalin

The Kings of Canna

Continued from page 2

baked goods, hard candies, taffies, nuts, drinks, and ice cream. These edibles are only available for sale to medical marijuana patients.

Cannabis strains range in price from \$9 to \$15 a gram, and daily specials are offered. Female customers receive a 10-percent discount every Wednesday, and other discounts are offered to seniors, veterans and to local business people. Since sales are on a cash-only basis, an ATM machine is available for customers inside the store.

According to Quardt and Schumacher, between 15 and 20 percent of the store's customers are medical marijuana patients with cards, and the rest are recreational users. However, some customers in this larger category purchase strains that research has shown to be beneficial in treating certain medical conditions, Quardt adds.

The Kings of Canna is open from 10 a.m. to 8 p.m. Sunday through Wednesday, and from 10 a.m. to 10 p.m. Thursday through Saturday. For more information, call 971-319-6945 or visit www.thekingsofcanna.com.

— Susan Goracke

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NE Portland Tool Library

Continued from page 1

unteering regularly ever since. She continues to use the library's tools for various home improvement projects and admits she's learned "a ton," especially from Robert Bowles, one of seven founding members who started the library in 2008 with less than 10 tools in a single-car garage. Soon, the library had amassed 300 tools and had grown to 100 members.

Today, NEPTL membership includes more than 6,500 people. Membership is free but limited to people 18 years or older who live in Northeast Portland west of North-east 82nd Avenue. With more than 1,500 tools, NEPTL classifies them into these categories: automotive, bicycle, carpentry and woodworking, clamps, concrete and masonry, drywall and painting, electrical, garden and landscaping, ladders, metal-working, plumbing, roofing, safety, and tile and floor. The library also lends out general tools, tool accessories, and books.

Caskey explains that NEPTL is ideal for people who can't or don't want to buy or rent tools they plan to use only occasionally. Members can check out up to seven tools per week. They are due back one week after checkout and are expected to be returned by 6:30 p.m. on Tuesdays or Wednesdays, or by 10 a.m. on Saturdays.

After that, late fees of \$2 per late tool per week will be charged. Late fees for table saws and welders are \$5. The library uses late fees to keep tools in working order or to purchase new ones. If a tool is not in high demand, members may renew it one time, although the tool must be brought into the library for renewal. Groups working on a community project that requires more than seven tools to be checked out at once can qualify for a group loan by fill-

ing out the Group Tool Loan Application. Since NEPTL operates with no paid staff, volunteers are always needed to help out during a two-hour evening or a three-hour Saturday shift. Volunteers work in pairs. "You don't need any prior knowledge about tools, only a willingness to help out," says Caskey, who adds that she's met many of her neighbors and made lots of friends during her shifts. "Only a handful of our members volunteer, so even one shift a year makes a difference for us. If we can't get more of our members to volunteer, we risk having to reduce the hours we are open, which would be sad for our Sabin neighbors."

NEPTL also offers free educational workshops that are open to the public. On Saturday, Feb. 13, the Community Energy Project will present a workshop titled "How to Insulate Your House." Later in the spring, the library will offer a spring garden workshop.

Of course, the library always is looking for donations of tools. If you have tools you don't need and would like to make them available to your Northeast Portland neighbors, contact the library by email at donations@neptl.org. For more information about the tool library, visit NEPTL's web page at www.neptl.org.

— Susan Goracke

SCAN Deliverers Needed

SCA is seeking volunteers to help deliver newsletters. Starting in 2016, newsletters will be delivered five times per year in February, April, June, September, and November.

If you are interested in helping SCA keep neighbors informed and engaged, please contact delivery coordinator Sandy Bacharach, (503) 805-0950.

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."

Sabin Tree Inventory

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This planting strip in Sabin includes Norway maples (*Acer platanoides*).

Because most trees are planted in narrow parking strips, the potential is limited for these street trees to become large enough to offer the most long-term benefits. Future planting efforts should focus on the largest sites with no overhead high voltage wires first, and selecting large-form tree species for these sites to maximize their potential. Sabin's tree team is dedicated to using the findings from the inventory to improve our community's urban forest. To access the full report online, visit <https://www.portlandoregon.gov/parks/article/549824>. For more information about the tree-pruning workshop on Feb. 6 or to get involved, contact Julie Fukuda, julie.fukuda@gmail.com.

— Amy Grotto

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