

Concordia Neighborhood Association
Board Meeting
November 1, 2017
Kennedy School Community Room, 5:30 to 7pm
MINUTES

Board Member Attendance

Chair – Chris Lopez PRESENT	SW 1 – Garlynn Woodsong PRESENT
Vice Chair/SW 2 – Daniel Greenstadt PRESENT	At Large 1– Robert Bowles PRESENT
Treasurer/At Large 6 – Heather Pashley PRESENT	At Large 2 – Donn Dennis PRESENT
Secretary/East 2 – Steve Elder PRESENT (arr. 5:45)	At Large 3 – Jody Pollak PRESENT
East 1 – Tyler Bullen PRESENT	At Large 4 – Ali Novak ABSENT
NW 1 – Isham “Ike” Harris ABSENT	At Large 5 – Truls Neal PRESENT
NW 2 –Amelie Marian PRESENT	

Also in attendance: Susan Millhauser, Contract Recording Secretary; Nancy Varekamp, Gordon Riggs, and Gina Levine, Media Team/CNews; Eric Boyer; Susan Trabucco; Theresa and John McSherry.

Welcome, Introductions and Announcements

Chair Chris Lopez called the meeting to order at 5:30pm. A quorum was established.

Review and Approve Agenda and Prior Meeting Minutes

Chris reviewed the agenda and requested an additional item be added under New Actionable Items: request from Sabin CDC to write a letter in support of their remodeling project to the City of Portland, Bureau of Development Services.

Draft October Board meeting minutes were distributed prior to the meeting.

MOTION – To approve the October 4, 2017 Board meeting minutes as amended and accept the meeting agenda as amended. 9 in favor, 0 opposed, 1 abstain. MOTION PASSES.

Public Comment (items not on the agenda) – None

Unfinished Business

1. CNews 15 Month Review

Gordon provided an update on CNews, with some additional information provided by Gina and Daniel:

- The CNews mission statement is the lens through which the Media Team works.
- Concordia is perhaps the only neighborhood association that puts out a monthly 12-page newspaper.
- The team has been getting more feedback (good and bad are good), including letters to the editor, Facebook comments, etc.
 - Five new writers became involved in the last month due to outreach via CNews, Facebook and NextDoor.
- In the past year the team has developed a Facebook strategy and policy about postings.
 - The Facebook group has 140 members; please join if you haven’t yet.
 - The team posts two to three feature stories from the CNews on Facebook throughout the month, with links back to the CNA website.
 - Also hosting events on Facebook.

- In response to a question if the CNA has a Twitter account, Gordon replied not yet and encouraged anyone who might be interested in working on that to come to a Media Team meeting.
- CNA website – meeting agendas and minutes are now being posted, including for the Board, LUTC, and Media Team meetings.
 - This can also be done for other committees if there's interest; coordinate with Gordon.
- CNews mailing list – Gordon did a lot of research to determine which addresses are in and which are out, how the list was created, etc.
 - CNews is not currently delivered to apartments or other addresses with a unit number. He didn't know when or why that decision was made and suggested the CNews should be delivered to every address in Concordia.
 - There are about 400 apartments/units that are not currently getting the paper and it would cost about \$75/month to add these addresses to the mailing list, print, and mail.
 - Being out of favor for renters is of concern. The CNews mission is inclusive.
 - The team has found that having the mailing list updated quarterly instead of monthly (\$60/month for updated mailing list) would help to partially offset the additional cost.
- CNews financials – the team now has access to all of the financial information needed to accurately track costs and revenue, such as invoice copies for printing, labeling, mailings, web hosting, etc., as well as numbers of papers printed.
 - Based on the last 10 months of income and expenses, CNews has lost about \$330/month.
 - This doesn't reflect trends, such as selling more ads and increased expenses, such as contractors.
 - Ad coverage has been increasing.
 - CNews gives an ad discount to non-profits, which is not reflected in the income and expenses. This discount runs about \$85/month in contributions, including ads for small non-profits like Cerimon House and Alberta Main Street, as well as for Concordia University.
 - Chris noted that CNews also gets \$1,000 annually from the NE Coalition of Neighborhoods, which helps to offset the loss.

Board comments and questions/responses followed:

- Thanks were given to Susan T. for her help with the CNews transition.
- Contributions in the form of ad discounts do impact the financials, but it is one way the CNA can give back to the community.
- The Finance Committee could propose policy on how to further put money back into the community.
- Some history of the CNews' and its struggles was shared, and now it has been completely transformed.
- Businesses that advertise in the CNews want to be a part of the community. Through ad sales that paper sells itself.
 - Are we engaging businesses on the CNA side of NE 42nd Ave.?
 - Yes!
 - Plus news stories cross 42nd Ave.
- Over the past 10 months the paper lost money. What about last month?
 - The loss is an average. Ad sales tend to be higher in the summer months.
 - Ad revenue is not constrained by space in the paper. We can get the revenue we need with the number of pages we have.
 - The Media Team can also explore additional pages, color ads, etc.
- We appreciate the report; it's a lot to chew on and allays concerns.

- Please attend the next Media Team meeting – first Tuesday of the month at 6pm in the Community Room – if you have any further questions or follow up with Gordon or other members of the Media Team.

New Actionable Items

1. Holiday Party – Request for Funds

Chris provide an update, noting that Katie had sent a social committee report by email:

- The party will be held on Tuesday, December 12, from 6:30 to 9pm at the Cerimon House.
- The Social Committee is requesting \$800 for food and beverages for this year’s party, similar to last year.

MOTION (Jody/Steve) – To approve up to \$800 for the annual holiday party refreshments. 11 in favor, 0 opposed, 0 abstain. MOTION PASSES.

- Katie will send out a request for volunteers soon.
- All Board members should attend and volunteer if able!
- Amelie shared copies of the party raffle sponsor letter and asked Board members to approach businesses to request the donation of items.
- The featured charity will be the NE Emergency Food Program, which provides food and clothing to people in need.
- Pizza donations will also be solicited, in addition to the food and beverages that will be purchased.
- The Vernon School choir will perform. Let the committee know if you have any ideas for additional entertainment as the Faubion School choir isn’t available/no longer exists.

Chris suggested not holding a Board meeting in December (12/6) if there is no pressing business. Garlynn noted the November LUTC meeting would include a presentation by Neighbors for Clean Air about Cleaner Air Oregon, a new Oregon Department of Environmental Quality (DEQ) program, and that he hoped the Board would approve a letter for submission to the DEQ regarding air quality regulations, due in December. He suggested the Board could take action tonight to authorize a letter, for review by the Board via email, which would mean no need for a December Board meeting.

MOTION (Garlynn/Heather) – To preauthorize a letter from the CNA regarding Cleaner Air Oregon to the Oregon DEQ, based on public commentary received during the Neighbor’s for Clean Air presentation at the November 15, 2017, LUTC meeting. (The letter will be drafted after the LUTC meeting and circulated to the Board for edits by email.) 11 in favor, 0 opposed, 0 abstain. MOTION PASSES.

3. Catherine and Dan Addition – Request for Fiscal Sponsorship – Tabled/requestors not in attendance.

4. Sabin Community Development Corporation (CDC) – Request for Letter of Support to the City, Bureau of Development Services (BDS)

Garlynn provided some background, noting that Sabin CDC staff and their contractor came to the LUTC several months back to give an update on this project. It is an affordable housing development on Killingsworth and 27th that was severely damaged by fire last winter. All of the tenants had to move out and they have been working on renovating it, plans for which were shared with the LUTC. Sabin CDC received permits in August and now BDS is giving them grief because the window height of the development, which was built several years ago, no longer meets the Code, and is suggesting that they have to now go through Design Review, which is more costly and time consuming and means it will also be longer until people can

back into their apartments. He opined that with the housing emergency the City should cut the red tape. Basic safety standards are still being met and the design changes are not significant. A draft letter of support was circulated to the LUTC and Board prior to the meeting.

MOTION (Garlynn/Heather) – To authorize a letter from the CNA in support of Sabin CDC’s request to the City Bureau of Development Services regarding the renovation of the development at NE Killingsworth and NE 27th Ave. 11 in favor, 0 opposed, 0 abstain. MOTION PASSES.

2. LUTC Request for Board Support of Letter to the City, Bureau of Planning and Sustainability (BPS) Regarding the Residential Infill Project (RIP)

Garlynn noted a draft letter had been circulated to the Board prior to the meeting. The draft code amendments are now available and City staff are accepting public comment until November 20, 2017. The LUTC discussed the proposed residential infill code amendments extensively at its last meeting and recommended some tweaks to the proposed code to make the outcomes potentially more affordable. Planning and Sustainability Commission hearings followed by City Council hearings will happen this winter/spring, during which people can again provide public comment. The proposed draft letter would be sent to City staff prior by November 20 and would also be sent as testimony during the public hearings.

Board members and guests asked questions and discussed the draft letter, summarized as follows:

- Could the CNA letter be shared with other neighborhoods that might also be in support of the RIP proposal?
 - Garlynn noted he also serves on the NE Coalition of Neighborhoods (NECN) LUTC and could share with other interested NE neighborhood associations.
- A guest shared that they are concerned about their property value being diminished by infill development under the proposed RIP, especially row houses that could be built on the vacant lot next to their house.
 - Economic analysis included as part of the City proposal background shows the new code would actually increase property values.
- Some people believe that the best and most affordable house is the one that is there already. People are concerned about demolitions of smaller homes.
 - Right now smaller homes are being demolished and replaced with two homes in many cases, increasing the supply. They are typically less affordable, though.
 - The proposal is the result of compromise. Demolitions are driven by market demand for close in lots and they are very hard to stop. CNA has tried to assist neighbors with this in the past.
- The RIP makes it easier to provide more housing options.
- Regarding affordability, four houses on a lot are less expensive to develop/sell/rent than one large house, based on land acquisition costs.
- What about parking?
 - Off-street parking is expensive to provide. No changes are being proposed to the off-street parking requirements, except related to where it has to be accessed from and how it looks. (For example, if there is an alley and a narrow lot development, any off-street parking has to be taken from the alley. Also, tuck under parking has to be used if it’s in the front of a new home.) The City has a separate process and approach to address on-street parking supply and demand.
- Regarding narrow lot development, a few years back the CNA was opposed. The CNA even took appeal a development all the way to the State Land Use Board of Appeals (LUBA) and lost. The LUTC had a request from a neighbor to specifically note support for the continued right to develop currently vacant historically narrow lots with a detached dwelling, which the LUTC was supportive

of but wanted to get feedback from the Board prior to including in the draft letter. How does the Board feel about that?

- I originally had some concern about demolitions and lot splitting.
- The proposed code takes away some of the worst design aspects of skinny houses, such as now requiring any off-street parking from the alley if available.
- This seems consistent with CNA's desire for more affordable housing.
- Supporting this feels like more of a 90-degree change rather than a 180-degree change from past Board concerns.

MOTION (Daniel/Jody) – To authorize submittal of the comment letter, drafted by the LUTC, from the CNA to the City Bureau of Planning and Sustainability on the proposed RIP code amendments, with the addition of a paragraph addressing narrow lot development. (The Board is to review and finalize the letter via email prior to submitting.) 6 in favor, 4 opposed, 1 abstain. MOTION PASSES.

Prior to voting the Board discussed further. Truls stated he felt they should not take a position as a Board as there likely were many different views in the community. He added that people certainly could comment individually. Steve expressed concern about issues around garages and off-street parking.

CNA Committee Reports – To be given at the annual meeting

Meeting Adjourned – Chris adjourned the meeting at 7pm. The next Board will not meet in December. The next meeting will be held on Wednesday, January 3, 2018 at 7pm.