

Rose City Park Neighborhood Association (RCPNA) General Meeting Meeting Notes

March 4, 2018

Meeting Items:

City Council Candidates and the Residential Infill Project (RIP)

Event will be Sign Language Interpreted

- **7:00 - Welcome, Overview of Residential Infill Project (RIP) by RCPNA Chairwoman Tamara DeRidder**
 - Tamara thanked all of the event sponsors.
 - The Multnomah Neighborhood representative presentation had to be deferred because of the time necessary
 - Looking to appeal RIP project; the State struck down this appeal; they are looking to take this to the Appeals Court and hoping to raise funds
 - Overview of RIP project
 - Accommodate the growth in population over the coming years
 - Revise code to allow for alternative types of growth in residential neighborhoods
 - Preparing for smaller potential household sizes in Portland
 - Proposed “a” overlay impacts all inner eastside residential neighborhoods
 - For Rose City Park, duplexes on all properties and triplexes on all corners; could also include additional unit based on income (80% median family income)
 - Looking to rezone historically narrow properties (200+) properties from R5 to R2.5; properties close to RCP school; no notice provided, being undertaken as an administrative rule
 - Intended to give more infill and ownership options
 - Can build townhouses
 - Can build stand-alone lots
 - Corner lots can be rotated on property
 - Flag lots could be created through lot line adjustments
 - Original charge is to reduce scale of buildings; to establish a limit on house size by zone that is proportional to lot size
 - Looking to limit skinny homes
 - Survey Results
 - Majority said yes to RCPNA’s rejection of City’s proposals
 - Looked at RCPNA alternate “a” overlay in vicinity of Sandy and MAX station; majority of support for this alternate
 - Majority want 6 months extension
 - Packet has been released for Planning Commission (see online copy)
 - Proposed to comment as individuals online
- **7:10 – Preview of the event proceedings, candidate introductions and candidate presentation order by RCPNA Vice Chairman Ed Gorman**
 - Presentation of format of candidate fair

- **7:15 - Candidate Presentations and Question and Answer Session including a Question on their Position regarding the Residential Infill Project**
 - **Presentation order of City Council candidates. Position 2 followed by Position 3**
 - **Position 2**
 - **1- Wolfe, Philip**
 - Deaf individual who uses sign language; this is big step for him; Looking to provide more diversity to council
 - Loves Portland, community, culture; feels at home here
 - Number of issues regarding mental health, accessibility, traffic
 - Has shared perspective with council
 - Wants community to be heard
 - Can find more about background at www.philipforportland2018.com
 - Regarding RIP issue, he has a number of concerns
 - Has concerns about rising rents and disparity in City
 - Concerned about transportation projects removing streets and homes
 - Doesn't want to make quick decisions, wants to have everyone at table to come up with solutions; wants to learn more about issue, to get community input; would focus a number of forums around City to get input
 - Questions:
 - When a homeowner buys a property, they have expectations based on the zoning of the property; do you think the City has a responsibility to support zoning from time it was purchased? Response: while he has never been a homeowner, he understand the needs of a homeowner to have this security of knowing what they are buying, and don't think this should change
 - Looking at health of community and where new housing is being built (see new housing project next to 24 Hour Fitness), can we integrate public health into considerations of where housing is built? Response: shares same concerns, live in apartment downtown near Naito Parkway, with pollution, pay a lot of rent, why should health suffer; solution for issue of expanding freeways is to look at other modes of transportation and a network of options that doesn't include cars
- **2- Fish, Nick (Nancy Becker representing Mr. Fish)**
 - Nick is running for council, lives in NE Portland
 - Spent life fighting for justice
 - Portland is facing headwinds at national level, local housing crisis, attacks on union labor, threat to environment, targeting of minorities
 - Nick proud to stand up for Portlanders

- Leadership
 - Voted to make renter relocation waivers permanent
 - Voted to expand housing options
 - Voted to expand parks in East Portland
 - Leading effort to expand use of methane from sewer treatment
 - Moving to provide brownfields for productive use
 - Looking to expand sanctuary city status
 - See endorsements at federal and City levels, unions, basic rights
- Infill Issue Response
 - Portland is changing, City is becoming more diverse
 - Rising cost of housing making it difficult for people to afford this
 - Council accepted RIP proposal in 2016
 - Draft will go to Council for possible amendments
 - Generally support more housing options in all neighborhoods
 - Looking for new options to age in place
 - Looking to curb practice by developers to replace affordable home with McMansions
 - See example of Irvington; this is a template
 - Would like to get input from public going forward
- Questions
 - No questions at this time
- **3- DeGraw, Julia (had another commitment, could not join)**
- **Position 3**
 - **4- Williams, Felicia**
 - Grew up in South Dakota, joined military out of high school
 - Moved to Oregon, went to U of Portland and PSU; studied urban history; learned about the roots of neighborhood associations
 - Went to work for a biotech association
 - Joined her neighborhood association board, became president, became coalition president
 - Her neighborhood is multi-family
 - RIP response:
 - Biggest challenge is public involvement
 - Geographic, issue, identity based groups
 - See struggles of public involvement
 - One red flag = parking
 - Look to get word in as quickly as possible; raise red flags
 - Looking fix a broken system at City
 - Questions:
 - Do you have a parking solution? Response: parking is critical, see issues at Division; anyone without a driveway is in trouble; this is an equity issue

- What would be magic comment as part of the neighborhood's response to these issues? Response: there isn't a magic comment, only the numbers, if you can get 10 people to comment, the City will pay attention; be the squeaky wheel
- See skinny lot potential of 8 units where there is currently only 1; what does the engagement process mean? Response: See example of RCPNA alternate approach that focuses on Sandy Blvd; the City should have been using a scalpel instead of a hammer
- How will you adjustments to RIP to make it work it an equitable way? (ran out of time)

▪ **5- Valderrama, Andrea**

- First generation Peruvian-American, daughter of political refugee
- Understands the fight for social justice
- Fought for tuition equity, prevention of wage theft
- Lives in outer east Portland in Gateway with family
- Serves on David Douglas School Board
- Running to reflect changing environment in City of Portland
- Work as senior policy advisor to Mayor; has worked on large budgets and workforce; has administrative background
- Looking to prepare for next generation and being open to all Portlanders; looking at housing/affordability/homelessness crisis
- RIP Response
 - Live in multi-generational house
 - Loved and enjoyed this environment
 - Looking for more diversity of housing environments
 - Look to support current housing structures while providing more opportunities to Portland residents
 - Conditions of providing density
 - Disincentivize knocking down homes
 - Minimize property tax burden on families
 - How do we generate wealth over long-term, across generations
- Questions:
 - Regarding property tax compression, how would you mitigate the impact on residents of RIP project? Response: see issues of reassessment of subdivided properties, want to keep neighborhoods affordable
 - Considering the 6-story building on Sandy where the ROW is being impacted without citizen involvement, is this equitable that the developer has this much input? Response: don't think this is equitable, those that are most directly impacted should be able to provide input and have their input counted proportionally

▪ **6- Smith, Loretta**

- Single parent, mother, raised child in PPS
- Spent 20 years working for Sen Ron Wyden as community liaison
- Has spent 7 years as County Commissioner; has offered multiple amendments that have required public involvement
- Created summer jobs program for young people
- Has created programs to allow seniors to remain in their homes
- There are too many people in community that haven't benefited from economic boom
- Running for City Council to be a voice for the most vulnerable
- Wants Portland to care for everyone
- City has attracted a lot of new residents, but need to keep Portland clean, bright and inclusive
- RIP Response:
 - Multi-plex owner: this is the one way her son could afford to live in Portland
 - As a county commissioner, was able to pass resolutions by reaching consensus with other parties
 - Her most immediate concern is community outreach
- Questions
 - What do you think about options for multi-generational housing or combining housemates in single residence? Response: will look at multiple solutions, including multi-generational options; appreciate that so many people have come out to provide input
 - Considering the City quality of life as it is, which is the reason that people come here in the first place, what would you do to make sure housing solutions aren't developer-driven? Response: will look to put language into code to ensure quality
 - What do you think about the Neighborhood Association as the tool for speaking on behalf of citizens? Response: values neighborhood associations and has participated in these associations; think that all neighborhood, business and stakeholder groups can co-exist and have equal say

▪ **7- Hardesty, Jo Ann**

- Regular person who has been active for many years
- Former vet
- Ran a non-profit
- Brought NAACP back to Portland
- Prioritized City access, good jobs, housing, police accountability
- Looking to improve access to City; providing access at the local level
- 800 individuals have supported campaign

- 2000-2010: many African American families were forced out, but it wasn't considered a crisis until when white community members couldn't afford housing
- RIP Response
 - Need community to be engaged
 - Will be voice for regular people
 - The City will have more people, but we need to be more creative, such as considering shared housing; look at match-making
 - Need to find a middle ground
- Questions
 - Regarding better ways to provide access, including outreach, and providing easier access for regular citizen, how would you make these changes? Response: this is all about engagement, being out in the community; answers will come from community; need innovations from community
 - What do you think about inequitable financing of tax base, with most of tax money going to west side? Response: there are too many one-term mayors, need to have a collective vision for Portland, commissioners pushed into silos, wrong way to govern; need members brave enough, such as Eudaly
 - Looking at silos, how is there enough time to be both a representative and the head of bureau? Response: not job to micro-manage bureau, need to be out in community, engaging with people one-on-one

▪ **8- Emmons, Stuart**

- Need a housing and planning expert to deal with this crisis
- Have worked on housing issues for 20 years
- Has a successful track record
- Moved to Portland in 1976; clean, safe, affordable
- Must do better
- Has worked with community groups on multiple projects
- Safe, warm and dry home is the foundation for a successful life
- Still in worse shape after housing emergency declared
- RIP Response:
 - See Willamette Week question: do you support RIP as it is written; he was the only candidate who said no; he is an architect who has looked at the economics of projects over the course of his career; affordable homes end up being replaced by luxury, unaffordable duplexes
 - Worked with neighborhoods over the years, has listened to them
 - City has not done enough work with public engagement

- He has done projects that used scalpel instead of hammer
 - Questions:
 - How would you address homelessness in City?
Response: see affordable housing solution on website; rebuilds housing that people can afford; see social service support; gets more bang for buck with public/private dollars
 - Regarding the Umpqua Bank project, see over 100 units, but only 7 parking spaces, how would you respond to this?
Response: should be more parking in project; and transit needs to work better
 - What do you think about the loss of the architectural heritage of Portland through demolition? Response: he loves every era of architecture; concerned that RIP will destroy so much of this heritage
 - How would you address the City's current approach to engagement/communication/governance? City structure is archaic, very open to restructuring of City, incorporating better City engagement
 - Final Comments:
 - Philip Wolfe; subject: demolition of buildings; value history of neighborhoods, allowing things to change on their own time; can bring a new approach, will listen and take action
 - Felicia Williams; subject: system is broken; this is the only City that still uses this form of government; want to change budget to 2-year cycle; can change form of government to district representation; wants to fix this City
 - Nick Fish: Nick would like people to stay engaged in all forums
 - Andrea Valderrama; subject: form of government; looking to find a better way, to restructure form of government; see City manager structure with district approach; accessibility to provide ways for community to engage before decisions made at Council
 - Loretta Smith; subject: public engagement; has had more governing experience than other members on stage; understands importance of public engagement; found ways to pass Cully Park project funding
 - Jo Ann Hardesty; subject: 2020; see governance and charter review process; see state senator to be part of this process; this is how you get to be part of process
 - Neighborhood Clean-up Event Summary
 - CNN event
 - See blackberry event at Rose City Park Golf Course
- **8:50 - Wrap up 9:00 – Adjourn**