



NORTHEAST COALITION  
OF NEIGHBORHOODS

**NECN Board of Directors Meeting**  
**Tuesday, January 19, 2016**  
**NECN Office – Conference Room**  
**Approved Minutes**

**Meeting Attendees**

**Board**

Alan Silver, At-Large, President  
Loulie Brown, At-Large, 1st Vice President  
Katie Ugolini, Concordia Rep., Recorder  
Paul van Orden, Eliot Rep., Parliamentarian  
Dave Johansen, Alameda Rep., Exec. At-Large  
Garner Moody, Boise Representative

Joan Ivan, Eliot Representative  
Micah Meskel, Humboldt Representative  
Rachel Lee, Sabin Representative  
Brendan "Mort" Mortimer, Vernon Rep.  
Shirley Minor, Woodlawn Representative  
David Lomax, At-Large

**Staff**

Damon Isiah Turner, NECN Executive Director  
Adam Lyons, Assistant Director/Neighborhoods Program Manager  
Lokyee Au, Community Committees and Public Affairs Coordinator  
Anjala Ehelebe, Board Assistant

**Guests**

Garlynn Woodsong, NECN Land Use and Transportation Committee Chair

**Meeting called to order by Alan Silver at 6:40 pm**

**Review, Amendment and Approval of Minutes**

Rachel corrects the 2nd page of the November minutes under unfinished business to read "Margaret presented approximately 40 pages of grievances and Rachel was advising the grievance subcommittee on how to handle them."

On page 3, regarding community committees and the Board not having the ability to appoint members to the committee, this relates to Board committees, not Community committees. The bullet point should be moved down to above where "Rachel says".

Rachel corrects that the attorney said that grievance policies CAN be in the policies manual, not that they HAVE to be in the policies manual.

Amended minutes can be approved by consensus suggests Alan, discussion: no, let's follow procedure.

**Rachel moves that we approve the minutes as amended, seconded by Mort, unanimously approved.**

**Announcements**

Portland is getting a bike share says Mort.

Disaster preparedness event about Portland levees, involving Vanport Mosaic project, Neighborhood Emergency Teams and the Columbia Slough will be held here on January 26 reports Lokyee.

Alan says next Monday there will be Earthquake preparedness training at the Albina Library.

Alan says next Tuesday the 26th at Oregon Public House will be a gathering of Neighborhood Emergency Teams.

Garlynn says Samuel is the new intern for the Alley Project and is working on developing a potential alley lighting project.

Adam says the homeless camp by Emanuel Hospital is growing daily. Some of us may have received the Overlook Neighborhood Association (NA) letter. Adam has been working with other coalitions to draft a

framework to share with other neighborhoods to help in discussing this with each other and the city. All the coalition directors collaborated on a letter to the Mayor asking for clarification on this issue. He is working with SE coalition staff on this issue. He will send out drafts of these letters to those in attendance at this meeting.

### **Residential Infill Advisory Committee Representative Report**

Garlynn reports on the City of Portland Residential Infill committee. He is a member. The assignment of the committee is to look at: 1. Proposed scale of infill houses. 2. Narrow lot development. 3. Alternative housing options.

The committee has a very narrow charge and it can't discuss topics of much local concern such as demolitions or Accessory Dwelling Units. Up to this point, the committee members have been getting a lot of training from the city on the issues. Every meeting representatives from South Burlingame neighborhood (which has a specific infill issue that really rankles them) are attending. This coming Thursday they'll have their first real content leading toward decision making. A day long *charrette* (a designing workshop) on scale of houses and narrow lot development will be held from 8:30 – 6:30, Auditorium C, Portland Building. The group is not tasked with making a formal recommendation, but they'll make input to the city which will then use that input to make code on these issues. Loulie clarifies that he is acting as NECN's representative for this, yes? Yes. He also reports back to the LUTC. He has been articulating what we said in our Comprehensive Plan policy last year again and again: we want more housing, not by raising the height limit but by finding creative ways to provide more housing within housing of the same scale. This could create affordability while not encouraging more demolitions.

Rachel, speaking as Sabin LUTC chair, said they don't want to set up a situation where houses would be demolished to create three-flats. Loulie "put on her architect hat", and suggests that we consider the issue that not every building needs to stay, many can be let go of. Also, let's look at inclusionary zoning (currently prohibited by the state, but we're working on it...) and realize that all plans for affordability can be turned to some kind of profit. Garlynn says the buying of and tearing down a house sometimes requires upping the resulting number of square feet that is subsequently built on the demolition site for it to pencil out profitably after development. Maybe ten 200 sq ft. small dwellings could recoup the investment, for example. "Affordability is in the eye of the beholder" replies Garlynn in response to Shirley saying that no one is tackling "affordability", and suggests this is something NECN might want to tackle.

Rachel says, in Sabin, she doesn't see how inclusionary zoning would play out there, because there's one-home redevelopments at a time, not multiple home developments. Loulie asks what if there was a requirement that there be two market and one affordable unit? Garlynn says, for example, what if you build more than one unit, and one out of three has to be "affordable" (define affordable). Loulie says \$76K is considered median income for a family of four in Portland and from that amount official City "affordability" can be calculated. We could continue this discussion at the next Exec. Committee meeting.

### **Board and Committee Composition**

Mort indicated an interest in serving on the Personnel Committee after the fabulous new Board Orientation, says Alan. **Alan makes a motion to appoint Mort to the Personnel Committee, seconded by Dave Johansen. All in favor, no abstentions.**

Alan says the Safety and Livability Team (SALT) will be meeting next Monday. David Lomax will be joining the SALT committee, and at that meeting he will be voted in.

Britt and Kari from Sullivan's Gulch Neighborhood Association haven't been showing up for NECN Board meetings, **Alan makes the motion to remove them from the Board, Dave seconds, unanimous vote in favor.**

Grant Park has not been sending us a representative. Paul van Orden volunteers to contact Ron Laster (former Grant Park member who served on the NECN Board) and ask for Grant Park to send us a representative.

## Update from the Executive Committee

Alan reports on the recent three Executive Committee meetings called to handle grievances brought to NECN. The Executive Committee formed a grievance sub-committee to determine how to proceed. We received a 40-page packet of grievances from a former King Neighborhood Association (KNA) Board member and it took three meetings to deal with them. The documents are available from the NECN staff. The Executive Committee has since received an appeal of a grievance decision from the same person. Staff at the City's Office of Neighborhood Involvement (ONI), has become aware of this process. Another member of KNA filed a grievance against Alan personally about his handling of the other grievances, but the ONI said she wasn't a party to the process and the grievance was declined.

Emanuel properties: Dave Johansen reports that the Executive Committee agreed to support a letter written by the NE Business Association regarding development of low income housing on properties taken over by Emanuel in the '70's.

Paul reports on the SE corner of Fremont and Williams, there is a contentious property there. The developer was trying to upzone a portion of it. We definitely want density but the developer isn't providing density he promised. We have informed the City not to support the developer's current plans.

Alan reports that Luke Groser resigned from the Board and we are very grateful to him for his years of service, and NECN will make a donation to the Portland Schools Foundation in appreciation for his service, schools being near and dear to him.

Portland Tenants United had a march and rally in front of City Hall last Friday, and we invite them to engage the community in discussing housing and affordability issues. We haven't issued that letter yet, though.

Alan says political candidate's forums for this year are going on but are stacked for only the top two candidates. He thinks for equity reasons, all candidates for a position need to be heard and NECN can speak out on this. Limiting it to two is the wrong approach. Paul says, as a former candidate for political office, he appreciated the chance to be heard with all other candidates. Discussion. Who should we say this to? There are seven forums currently planned and all limit candidates. Wants Board to direct staff to write to the papers, contact the NAs, and contact forum organizers about this. **Paul moves that NECN supports debates including more than two candidates to be more inclusive of all members of our community.** Alan says avoid limiting it to two candidates in the interest of democracy. **David seconds this motion and the vote is all in favor.**

## Board Committee Reports

### Finance

Need to correct the depreciation rate in the report for the federal form 990 and will follow up with the bookkeeper on this. Damon has started a budget for next year. We are expecting the same income this year from ONI. Loulie says we have \$18.79 remaining in the Columbia River Crossing Legal Fund. Requests a motion from the board to close that fund.

**Alan makes the motion to close the Columbia River Crossing Legal Fund, Dave seconds closing that fund and moving \$18.79 to the general budget, unanimous vote in support.**

Note that NECN has finalized its accounts with fiscal sponsored project, Good in the Hood. North Northeast Neighbors for Housing Affordability (NNNHA) has a \$16.01 balance in its account.

Loulie wants to meet with Personnel committee folks after this meeting to schedule a Personnel meeting.

### Rules

Paul says: here are two sets of the latest draft bylaws for your review, one redline and one clean copy. With all of the challenges we've had about grievances, we came up with an additional piece of wording under appeals to NECN: "the review of an appeal may be performed from a different person or committee than the person or committee that receives the appeal." He ran this by Paul Leistner of ONI who thought this was a good idea. Paul says, by the way, it took approximately 50-60 hours for the Board members to handle the latest flock of grievances.

Paul points out “Section 1. Amendment Procedure”. This new wording could speed up the process of amending bylaws. Rachel mentions that in these bylaws there are procedures for both grievances and Appeals of Grievances. There is a difference between handling of grievances against NECN and grievances against Neighborhood Associations. What happens next, asks Alan? We start the clock next month, “read” the draft bylaws in February, “read” again in March, vote in March. Katie says make sure this gets to our associations for their feedback. Rachel says change the title page and include a schedule for action.

### **Executive Director’s Report**

Damon announced the opening of the Community Grants application process: January 28th at 7 pm is a workshop for interested community members and February 25th is the due date for applications. Good in the Hood has fully completed its association with NECN as their fiscal sponsor. Last year the large NECN sign was blown down, it has been replaced.

NECN and several groups have joined with Portland Playhouse to co-sponsor a Community Dialogue on Saturday, February 20, from 1-5 pm.

At the last Coalition director’s meeting Commissioner Fritz attended and specifically brought up Chapter Two of the Comprehensive Plan on Community involvement and Damon has handouts for Board members of this chapter and her proposed amendments.

Tomorrow as a part of City outreach, Alan, Adam, and Damon will talk with Director Kurt Creager from Portland Housing Bureau.

Alan brings up the King neighborhood survey on public safety (which was undertaken after gang shootings last year) and hands out the survey and a summary of same. Next PSU will survey Humboldt, and maybe have community dialogue in the spring about this. Rachel points out the lack of diversity in the survey. Alan agrees. The survey seems to be a predesigned argument for more policing. If the Humboldt survey follows this process, it’s a waste of time, says Rachel. Do attend the community meeting here tomorrow at 5:30 about race relations and mention that the data is not good enough. Also the methodology was flawed, said Lokyee, sending out a postcard request for input with only a URL for response. Many folks don’t have computer access.

This committee starts drafting a motion: we have concerns about the validity and methodology of this survey in that the response doesn’t represent the known neighborhood demographics. We recommend NOT making decisions about public safety based on the results of this survey.

Let them figure out a better way to do community outreach. Knock on doors, enlist churches and neighborhood associations.

Adam says Portland Precinct officers indicate they could use help from NECN. If there is some way NECN could foster a creative community-driven response for this, they would be very grateful. Katie says they came to the SALT meeting and want the public to know they care about our situation regarding gangs.

Damon says we have a problem getting a wide variety of groups to come to OUR meetings, so it is hard for us, too. Damon asks if there’s a deliverable in this that we can give them before they start studying Humboldt. Garner says he can’t believe that the PSU group couldn’t design a better survey, delivery system and get a higher response rate. Damon says he’s scheduled to talk with PSU later this week and he’ll mention this.

Anjala asks what King NA thinks about this survey, and wouldn’t they welcome the solution suggested by the survey? Alan says the KNA hasn’t sent us a representative for months so we don’t know.

Alan says we don’t endorse this survey. We are not required to improve the Humboldt survey. It is time for NECN to be getting back out into the community (we have been involved with process for months).

**Motion: We are concerned about relying on data developed from an unrepresentative sample of King neighbors so we are unable to accept this as a valid survey. We encourage a better design of the Humboldt survey. We ask for the NECN logo to be removed from this survey, but we are absolutely willing to partner with you to make the next survey process more careful and thorough. Alan makes this motion, Garner seconds. Unanimously supported.**

Alan says he'll bring this motion up at tomorrow's meeting on race relations.

## **New Business**

### **Adam and Lokyee on a proposed NECN newspaper**

In previous years, NECN has made \$12,000 available; \$1,000 to each neighborhood for Communication purposes. Some associations use it, some don't. Lokyee and Adam showed mockups of a newspaper they could create that would be mailed out periodically. They had a PowerPoint presentation with slides showing costs for various configurations and delivery schedules. They could use the communication dollars for this, and supplement that money with ad sales.

They ask representatives to go to their associations and ask about the interest in having NECN do this kind of outreach for the associations.

Their studies show a great likelihood of many more people attending association meetings with newspapers mailed to their residences than with the current mix of newspapers, web pages, and occasional flyers.

### **Meeting adjourned at 9:14pm.**

Minutes taken by Anjala Ehelebe and archived by Katie Ugolini, NECN Board Recorder.