

**February 14, 2017**

**Cully Association of Neighbors General Membership Meeting Grace Presbyterian Church 6025 NE Prescott, Portland, Oregon**

**Board Members in Attendance:** Laura Young, David Sweet, Chris Browne, Tristan Markwell, Alma Velazquez, Oscar Moreno Gilson, Rich Gunderson and Xan Hamilton.

**Welcome and Introductions:** Members were welcomed and board members introduced themselves.

**Approval of Agenda:** Proposed additions to the agenda include: Movie in the Park proposal (by Rich Gunderson); general announcement by Tristan Markwell; announcement of a development proposal at NE 42<sup>nd</sup> and Sumner; announcement of an upcoming event by Cameron Herrington. The amended agenda was moved for approval by Dennis Karas, seconded by Michael Crupper and was unanimously approved with no abstentions.

**Review of General Meeting Minutes.** Minutes from the January 9, 2017 meeting were not available for review and approval. This action was postponed to the next general meeting.

**Treasurer's Report:** Oscar Gilson (CAN Treasurer) report the following:

7/1/16 - 1/31/17: Income \$5,464.72; Expenses \$6,692.61; Bank Balance 1/31/17 \$28,872.39. Michael Crupper moved to accept treasurer's report, second by David Sweet. Motion approved.

**Announcements:**

- **Renter Solidarity March**

- Cameron Harrington (Living Cully) reported on the situation at the Normandy Apartments on NE Killingsworth. 18 apartment renters have been given no-cause eviction notices. Rents are doubled. Current renters have to reapply. 12 of 18 apartment renters have children in Rigler School. Multnomah County and Home Forward is providing short-term rent assistance so those families can stay in their apartments until the end of the school year. It was noted that the increased rent amounts was commensurate with rents in the local Hacienda CDC apartments.
- Cameron announced an upcoming solidarity march on Saturday, 2/25/17 at 12:30. A flier was distributed.
- It was noted that the newly increased rent amounts are commensurate with rents in the local Hacienda CDC apartments. It was noted that the previous owners of the apartment complex had not made needed repairs and improvements. The new owners are making these investments. It was noted that the current renters are quite well organized and taking leadership in advocating for their interests. The Portland City Council has approved an ordinance that gives renters of no-cause evictions the right to get moving expense assistance from their landlord. This ordinance is being challenged in court. Renters are asking for three things: 1. That the landlord negotiate "fair rent increases with tenants (fair and reasonable increases is not defined); 2) that current renters do not have to reapply and pay security deposits if they stay; and 3) that the landlord provide an option for longer rental periods. The legal standing of the renters is unclear, but they are getting legal assistance with this matter. Noelle Studer acknowledged and thanked Cameron, Living Cully and others for their work on this advocacy.

- **Cully Clean-up**

- Jessica Jazdzewski (CBA) announced that the annual Cully Clean-up will take place on Saturday, April 22, 2017 (Earth Day) at the Trinity Lutheran Church parking lot. The CBA is sponsoring her to organize and lead this project with the proceeds going to CAN.

- The event needs volunteers to plan and work the day of the event. Last year there were 109 volunteers. Historically, this has been the largest clean-up event in Portland.
- A planning meeting will take place on Thursday 2/16/17 from 3 to 5 PM at the Our 42nd Avenue office at 5140A NE 42<sup>nd</sup> Avenue, Portland.
- **Land-Use and Transportation Committee meeting**
  - David Sweet announced that the next TLC meeting will be on Tuesday, 2/21/17 at 7 PM at the Cully Grove Common House, 4779 NE Going, Portland.
  - The agenda will include a review of a proposed development at 4905 NE Going and an discussion of a proposed TRIMET bus route through the neighborhood to downtown Portland.
- **Small Backyard Homes Workshop**
  - Jake Antles announced an upcoming seminar organized by Living Cully and architecture students at PSU regarding the building of small houses and ADU's. This will be held on 2/22/17 from 5:30 to 8:30 at the Grace Presbyterian Church, 6025 NE Prescott (same place as the CAN meetings).
- **Habitat for Humanity Home Repair and Preservation Program**
  - Karen Evans (Habitat) announced and handed out brochures for a Home Repair and Preservations program sponsored by Habitat and Living Cully.
  - A flier was distributed. Details of the program can be found at: <http://habitatportlandmetro.org/programs/home-repair-preservation/>
- **Friends of Trees Tree Planting**
  - Bruce Nelson announced that the annual Friends of Trees tree planting event will happen on Saturday, 4/1/17. The deadline for applying to receive and have a tree planted on you property is 2/27/2017. This year, trees are available for rental property.
  - Friends of Trees made a grant request to CAN for \$50 to help fund refreshments for the volunteers during the 4/1/17 event. David Sweet moved that CAN approve this \$50 grant if it is not already part of the 2016-17 CAN budget. The motion was seconded and unanimously approved.
- **Mobile Home Repair Program**
  - Dennis Karas announced that there is a new program starting up to help with the inspection and repair of mobile homes. There are six mobile home parks in the Cully neighborhood.
  - There will be a meeting on Wednesday, 2/15/17 from 5:30 to 8 PM at Living Cully Plaza to provide information and plan this program.
- **Alaska Airline Magazine Article about Cully**
  - Tristan Markwell announced that the latest issue of the Alaska Airline in-flight magazine has an article about the vibrant local farming and food scene in Portland's Cully neighborhood. He presented a copy of the magazine.
  - Dennis Karas noted that there are 19 urban farms in the Cully neighborhood and a coordinating organization for these farmers.

**CAN Mini-Grant Presentation:** Xan Hamilton made the announcement of this year's CAN mini-grants. These are grant to applicants that met the grant criteria and were selected by the mini-grant committee. Three grants are awarded as follows:

- **Emerson Street Intersection Painting (\$500)**
  - This is a "City Repair" project to paint the street intersection and make the local environment more appealing and "friendly".
- **Rigler Spring Carnival Support (\$500)**
  - This event is sponsored by the Rigler School PTA

- The event will be on the 1<sup>st</sup> Friday of June and is open to everyone in the neighborhood.
- The grant helps make the carnival more affordable and accessible for students and families.
- **Hacienda and Andando en Bicicletas en Cully's (ABC) (\$500)**
  - Support for food and bike repair service during 2017 Sunday Parkway through the neighborhood.

Xan noted that an application was submitted by some people at the Providence ElderPlace (located in the Cully neighborhood) for an information kiosk to help connect the ElderPlace with the community. The application did not meet the grant requirements, but Xan said that it would be good if somehow CAN could better connect with the ElderPlace residents. Jake Antles indicated an interest and was to meet with Xan after the meeting.

Xan said that not all of the 2016-17 mini-grant funds were used and asked if we could extend the application submission period to March 17. Alma Velazquez made a motion in this regard. It was seconded by David Sweet. The vote passed unanimously with one abstention.

### **Guest Speakers & Discussion: Residential Infill in Cully**

Tristan Markwell introduced the topic and encouraged a respectful discussion.

**David Sweet (Cully neighborhood)** presented an overview of the housing situation in Portland, the concepts and work done by the Portland Bureau of Planning and Sustainability's Residential Infill Project and implications for the Cully neighborhood. The content points made in his presentation are found in the attached copy of his PowerPoint presentation. Questions and comments made:

- Cottage Cluster housing development typically provides condominiums-like home ownership.
- The "overlay" areas where infill development will apply is not yet determined. There have been various options proposed but this is still under review and consideration.
- Past zoning changes from a wider option of housing types to predominately residential zoning for single family homes happened after WW II as a part of a nation-wide trend to build more single family homes. In Portland, these zoning changes were also during a period when zoning restrictions were used to limit housing options and locations for racial minority members of the city.
- The Infill Citizen's Advisory Council is no longer in place. Their work plan was completed.
- The City is considering various "bonus" variances for development that addresses affordability and other goals.
- The region of the City west of the river has a smaller proposed "overlay" area because the residential areas are further away from transit corridors than desired for infill development.

**Leslie Hammond (Multnomah neighborhood), Michael Molinaro (Sunnyside neighborhood), Rod Merrick (Eastmoreland neighborhood) and Chris Brown (Cully Neighborhood)** presented comments on the Residential Infill Project as currently written. The content points made in this presentation are found in the attached copy of their handout materials. Questions and comments made:

- Maps were presented showing infill "overlay" zones at 1/10 mile and ¼ mile around transit corridors (see attached) and stressed options that promote increased housing density only around major transportation corridors.
- Jake Antles asked about housing "choice" and how we provide choice to the most people in the city.
- Noelle Studer. passionately noted that the interests presented did not represent those of less advantaged members of the community that have not been able to participate in conversations about this topic.
- Michael Crupper noted that most development is driven by economic interests and will gravitate towards options with the best economic outcome.

**Reports:**

Rich Gunderson (CAN Parks representative) said that he had been contacted about CAN interest in continuing the Movie in the Park program in 2017. Carol made a motion to reaffirm our support of this program. It was seconded and unanimously approved.

**Adjournment:** Motion to adjourn made, seconded and unanimously approved. Meeting adjourned 9:10 pm.

Respectfully submitted by Robert Granger

## Residential Infill in Cully



**What are we getting? What do we want?**

Cully Association of Neighbors  
2/14/17

## Portland is changing



## Agenda

1. The Portland housing market
2. What is the Residential Infill Project?
3. How might it impact Cully?
4. What's next?

## Houses are Getting Bigger

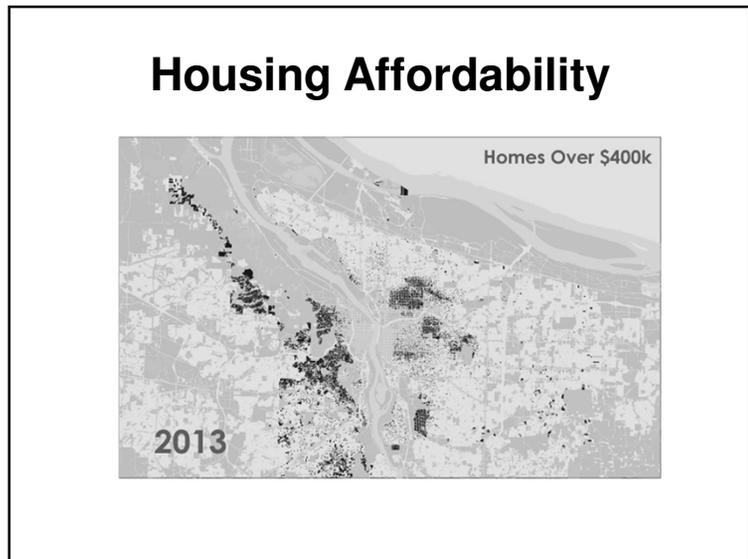
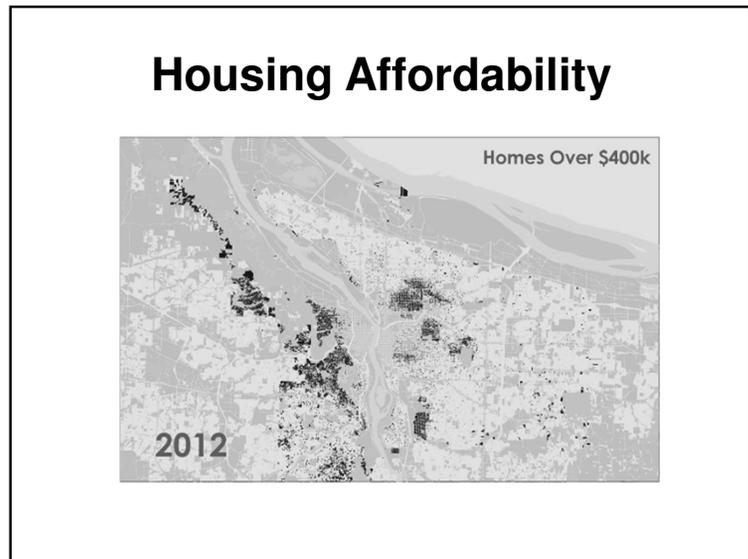
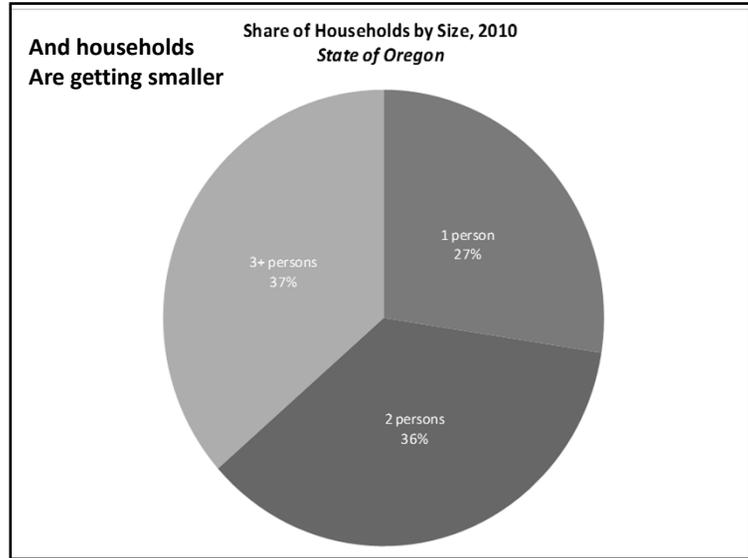


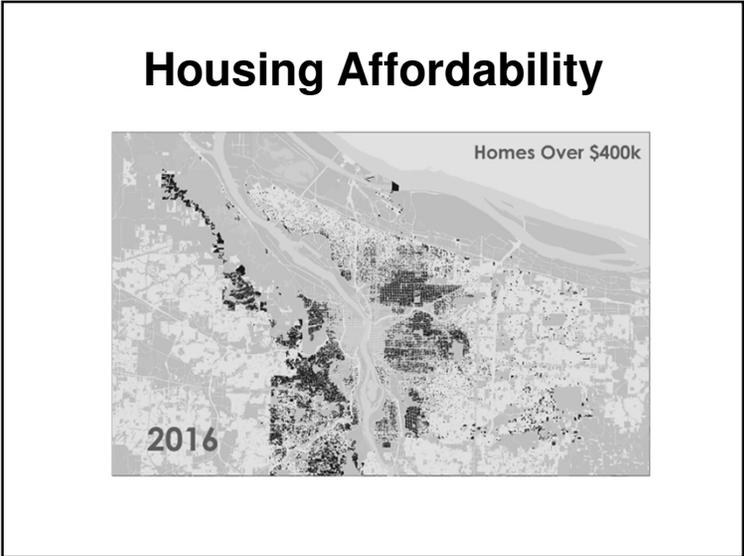
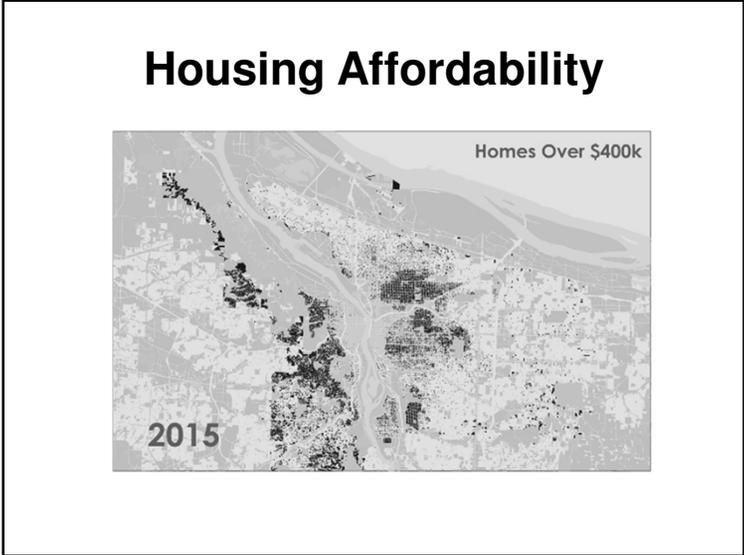
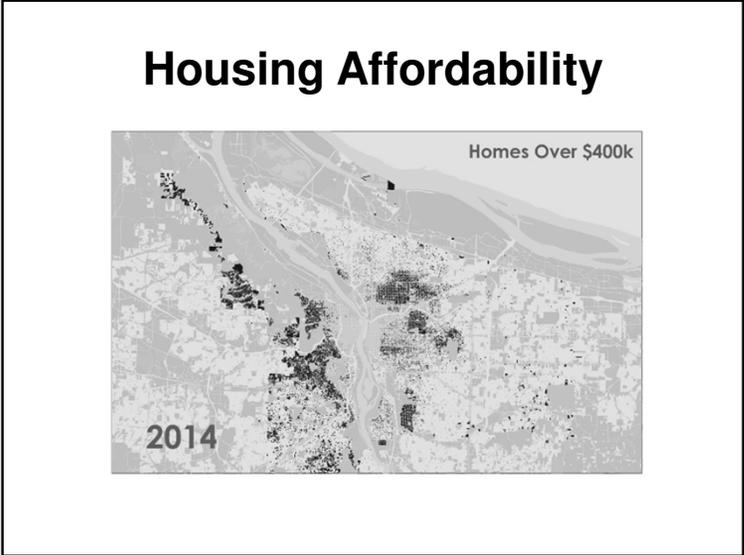
| YEAR | HOME SIZE | FAMILY SIZE | SQ. FT. PER PERSON |
|------|-----------|-------------|--------------------|
| 1950 | 983       | 3.8         | 258.7              |
| 2008 | 2500      | 2.6         | 961.5              |

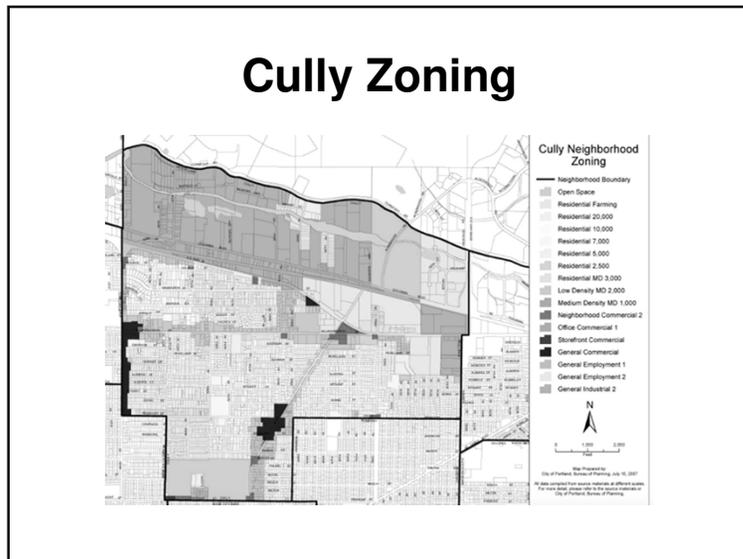
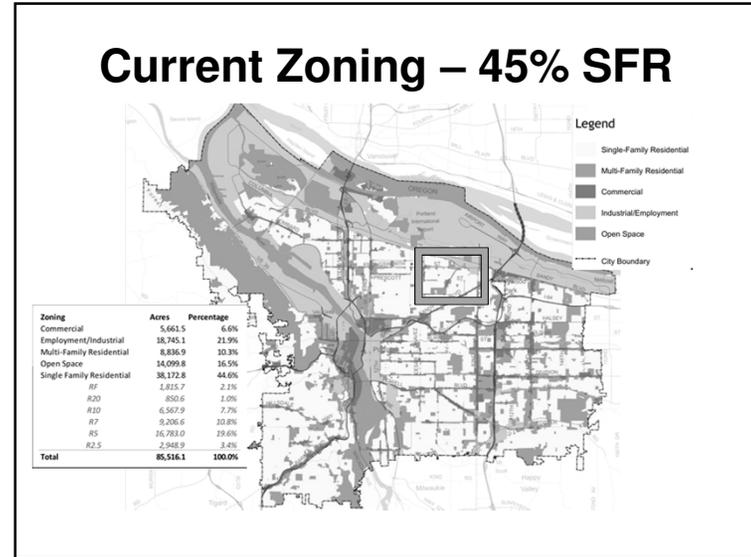
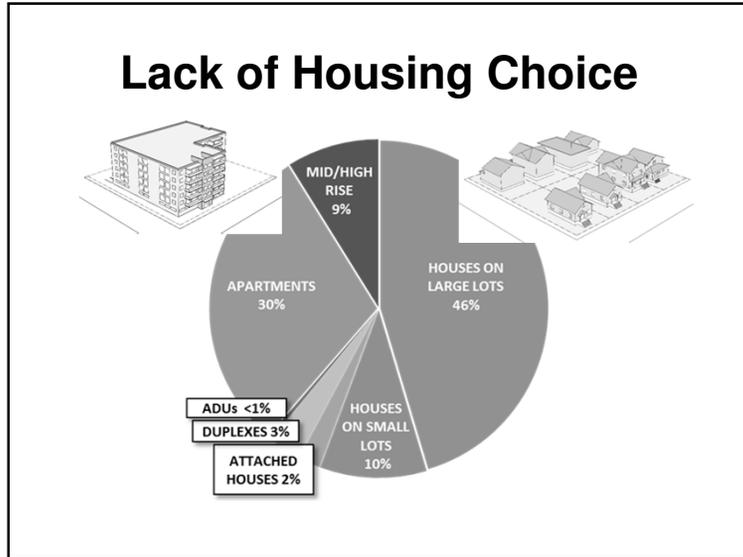
**2013 Median—2639 square ft.**



2,600 sf







Small Households

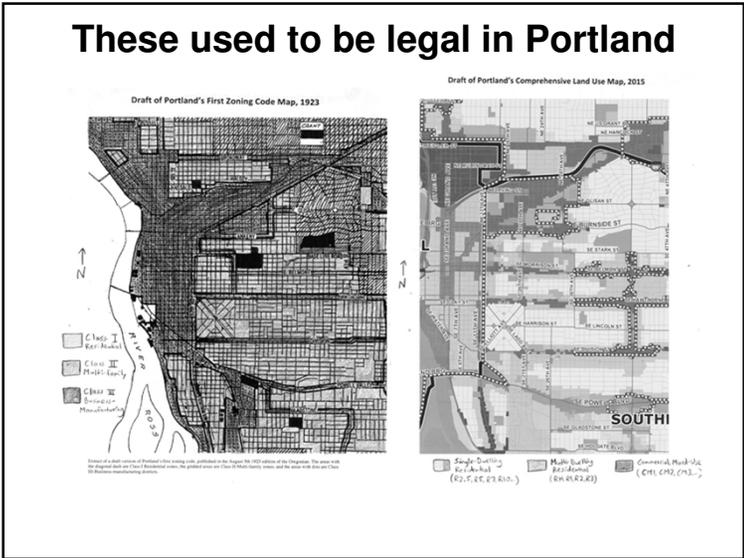
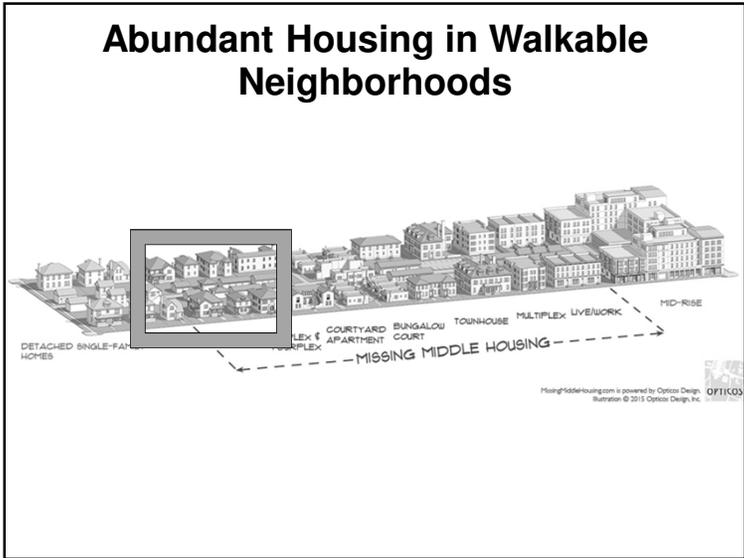
People not wanting an apartment

Millenials

### Who is not served by the status quo?

Older adults downsizing

People of color



## Residential Infill Project

**Prompted by several issues**

- Demolitions & the scale of new houses
- Rising cost and declining affordability
- Lack of housing choice
- Questions about narrow lot development

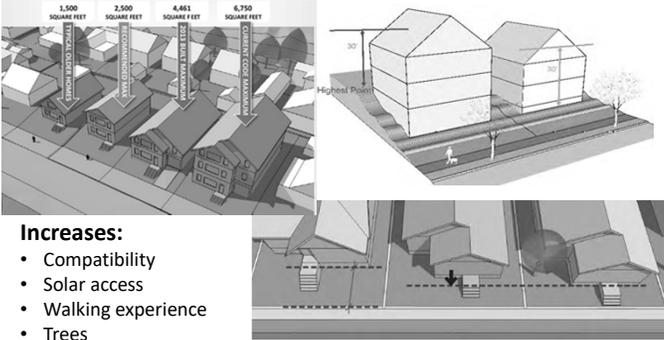
## Residential Infill Project

**Approved Concept Plan**

- Reduce scale of new houses everywhere
- Create Housing Opportunity Overlay Zone
- Allow one additional unit w/in HOOZ
- Allow “cottage clusters” everywhere
- Allow “internal conversions” everywhere
- Prohibit development on narrow lots

## Reduces Scale

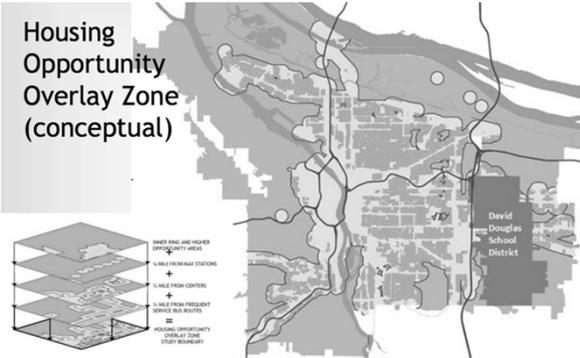
Reduced size & height; Increased setbacks



**Increases:**

- Compatibility
- Solar access
- Walking experience
- Trees

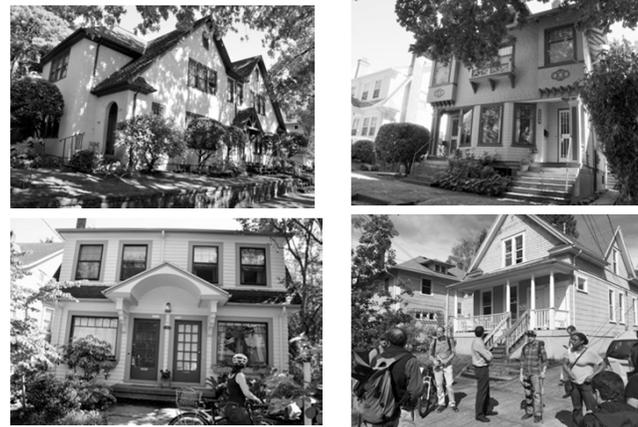
## Housing Opportunity Overlay Zone



## Housing Opportunity Overlay Zone



## Housing Choice: Duplexes



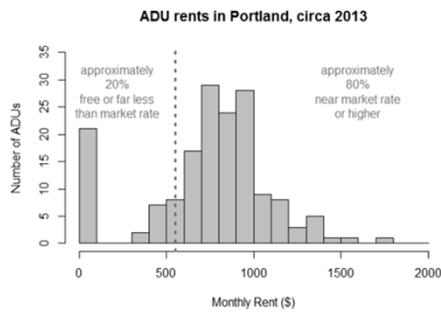
## Housing Choice: Triplexes



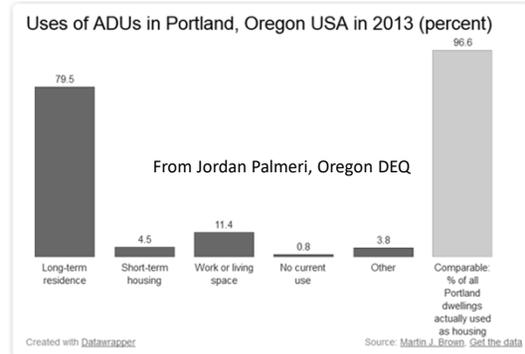
## Housing Choice: Accessory Dwelling Units



## Accessory Dwelling Units



## Are ADUs Providing Housing?



From Jordan Palmeri, Oregon DEQ

### Housing Choice: Cottage Clusters



### Internal Conversions

Preserves existing housing



### Preventing Demolitions



### Housing Choice: Small Houses on Narrow Lots



### Cully Infill Today



4600 block of Wygant

### Cully Infill Today



72<sup>nd</sup> & Wygant



### Cully Infill Today



5000 block of 48th



### Cully Infill Today



4300 block of Going

## Choices

Shall we create walkable neighborhoods that support transit and businesses?



## CAN Inclusive Cully Policy

- Support greater density of development in areas that have good access to transit and other services.

## Choices

Shall we create home ownership opportunities for younger Portlanders and people of color?



## CAN Inclusive Cully Policy

- Encourage moderately-priced individual homeownership.
- Encourage alternative designs for infill such as accessory dwelling units, small house "cottage clusters," and other strategies to promote more affordable, market-rate, infill housing.

## Choices

Shall we create small housing opportunities for older adults looking to downsize and age in their community?



## CAN Inclusive Cully Policy

- Support elders who want to remain in Cully and age in place.

## Choices

Shall we continue Portland's tradition of economically diverse neighborhoods, or shall we give in to the national trend toward economic segregation?



## CAN Inclusive Cully Policy

- We want anyone and everyone who wants to live in Cully to have the opportunity to do so.
- We value the economic and ethnic diversity of our neighborhood.

## Residential Infill Project

### What's Next?

- Draft code for public comment (May-June?)
- Planning Commission hearings (?)
- Final Draft (?)
- City Council hearings (?)
- Adoption

## Portland is changing



## Questions?

Please feel free to contact me!

**David Sweet**

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- 503.493.9434

[www.portlandforeveryone.org](http://www.portlandforeveryone.org)



## Is there Enough Zoned Capacity?

- Zoned capacity is a theoretical construct.
- It does not consider the market.
  - Where do buyers & renters want to live?
  - Where can builders buy land?
  - Are the best building sites already gone?
- **If prices & rents are rising there are not enough housing choices.**

## Comments on the Residential Infill Project as Currently Written

Good evening.

Thank you for inviting us to talk about the Residential Infill project. All of us have spent some time reading the materials, going to the City Council meetings and work sessions and testifying about the residential infill proposal. We are architects by training, a lawyer and residential real estate expert by training and a local neighbor with building experience.

It is our understanding that your neighborhood has not voted on whether to support the current version of the Residential Infill Project yet. So we wanted to talk to about some of the misunderstandings surrounding these policies and to ask each of you to consider whether these adopted policies will benefit you, your neighbors, and future neighbors. Will they produce the kind of city you want to live in, the kind of neighborhood you see yourself enjoying the kind of living experience that will make you happy and proud.

We all realize that, during the last three years, there has been a regional shortage of housing being sold or built. But surprisingly it is not because there is a shortage of land.

We may expect that the Portland region will have at least modest population growth over the foreseeable future. And the City Council has an adopted Comprehensive Plan that says we will focus that growth around regional and neighborhood centers.

We also have Metro survey data that indicates that most folks-not everyone- prefer to live in single family houses in this region and are even willing to commute longer distances to enjoy this type of ownership. At the same time we agree that the city should provide a variety of housing choices in size, type and affordability. This can be shaped by a neighborhood vision and regulations but ultimately lifestyle expectations and market conditions will dictate when and how that vision is implemented.

We all realize that there are advantages to planning that is well considered and has buy-in from the existing residents. This is where the RIP starts to fall apart **and ultimately runs off the rails.**

The primary point of this project is to increase density well beyond the 20 year projected needs for our city. Instead of intentional zoning for density, this policy redefines the existing single family zones to become multi-family zones and leaves it to the "market" i.e. developers to determine where that density occurs.

Instead of buying or renting in a neighborhood that is built with goals to improve livability, you buy or rent in an area that is subject to sudden and unpredictable change - the kind of change that happened when the city decided to allow skinny houses in the name of "affordability". Suddenly whole blocks were being torn down and redeveloped with skinny houses until the neighborhood demanded a halt- after the game was over.

Because the City wants to avoid reworking the Comprehensive Plan and rezoning, the City has a clever plan to create the "housing opportunity overlay zone". The HOOZ is unique in retaining

the existing zoning and lot sizes. But overlaying higher density, the units will either be rental or small condominium in ownership structure. When you look at a zoning map and it says R5 or R7 like most of Cully you may think you are living in neighborhood that has 5000 -7000 SF lots. But no, you are in a HOOZ.

The RIP entitles the owner of a lot to provide at least 3 residential living units on every lot. In practical terms the RIP means that every house that comes on the market in the single family zones will have two types of buyers chasing the sale. The first and most advantaged will be the home builder for whom the land is a commodity and who can out-compete all other buyers with cash in hand and a plan to redevelop the property with up to three housing units on every lot 3000 SF to 9,999 SF. Above that the developer may build smaller units at an even higher density perhaps 6-8 on a 10,000 SF lot. Obviously this plan for density encourages developers to expand their business opportunities and into neighborhoods where zoning did not permit this kind of development before.

This is very different from the single family house on a lot that most buyers prefer. Rental properties have a market value based on the condition of the property and the rent that can be generated. Condominiums require shared responsibility for maintenance of the building and the land. For this reason in a declining market, they are typically the first to lose value. It also means that there is a high degree of uncertainty as to what kind of neighborhood will develop over time.

Cully has many large lots that could accommodate the highest density- so called cluster housing. Mr. Sweet is very much a believer in this type of housing as you have heard.

**The main question to address tonight is what you want your neighborhood and city to look and feel like? Do you want additional neighbors in smaller and smaller spaces? Do you want multi-family housing as your next door neighbor or do you want an owner occupied neighbor on each side? Do you want your neighbor to be an investor owner or a resident owner. And equally importantly how much faith do you have in the proposition that density will create affordable housing? We cannot answer those questions for your neighborhood but we are here to convey that according to the City projections there is already sufficient land available with current density standards to provide housing for the next 20 years or more.**

**Does the neighborhood housing stock need renewal? If unleashing developers to demolish and build new housing each time a property comes up for sale, produced 66% more housing, would this result in a better neighborhood? Would you trade a large older house and lot costing \$140 per square foot for a newer but smaller residential condominium costing \$250 per square foot if the sales price were similar? What compromises are we willing to make to have a lower the sales price? What kind of neighborhood do you want for yourself and for your children?**

**1. Will the current residential infill plan make housing affordable?**

**2. Will implementing the RIP create a better neighborhood?**

**3. Will creating density bring down the cost of rentals or purchasing a home.**

**4. Will the RIP protect trees, neighborhood character, discourage large home building and encourage the retention of our smaller houses? Not at all.**

**5. Parking.**

**So what would we suggest?**

We want you to discuss and think about what you want your neighborhood to feel and look like. What makes it a special neighborhood and will that survive with the plan for density? A neighborhood can be charming as a mix of residential and multifamily homes. We have proof of that. Do you want multiple neighbors on each side of you- if you buy a house- or would you prefer a neighbor on each side but plenty of duplexes, triplexes and good apartment buildings in the area so that renters have comfortable and attractive buildings to live in? Do you want small apartment buildings with yards or condominiums with patios. You, as neighbors, have the right to **debate** what you want and then ask your Neighborhood Association Board to represent your decisions.

**28 of 31 neighborhoods commenting on the RIP opposed the RIP density plan as presently written.** But if you agree with the 3-4 neighborhoods supporting the RIP it could be desirable for you. We support neighborhood variety and distinctive character that makes this city stronger. Here are some of the **conclusions we have come to in studying the RIP:**

RIP will provide more housing but generally more expensive than most of the current housing stock. If you wish to see major redevelopment of the neighborhood you should choose the RIP RIP will diffuse density over a wide area vs concentrated. This will generate more auto trips

RIP will not reinforce the development of neighborhood commercial centers but tend to reinforce strip development

RIP will provide more flexibility (and unpredictability) in the way every lot and block develop. This variety could lead to greater variety of social interactions.

RIP will provide more housing but is it what you want?

To advance the intent of the Residential Infill Project, City Council should direct BPS to:

1. Address the housing scale in R7, R5 and R2.5 zones based on neighborhood characteristics. This approach would protect neighborhood context and respect existing development patterns consistent with the 2035 Comprehensive Plan. It would protect existing more affordable houses. This was the one aspect widely advocated for by public comment and testimony. "One size does not fit all."

2. Abolish recognition of historic underlying lot lines across the city unless consistent with stated density standards approved in the Comprehensive Plan. Recognition of skinny lots has been a 20 year failed experiment to produce "affordable attractive housing". The resulting development pattern incentivizes demolitions, makes poor use of the land, adds little density, and removes affordable housing stock. **Using lot lines to trump zoning is misguided planning.**

3. Address the appropriate placement of higher density housing around designated centers and corridors where there is commercial and retail activity and frequent transit as called for in the Comprehensive Plan. Identify approaches that could make the financing and management of ADUs more feasible while retaining the original intent of "accessory" dwelling. Involve neighborhoods and local businesses in the process.

4. Avoid the use of overlay zones as a bypass or override for the Comprehensive Plan map and neighborhood and district planning. Consider the use the "A" overlay as the basis for focusing middle housing

We would suggest you oppose the Rip in its current form and write city council with better ideas of how to handle the housing needs of the city.

5. Ask the city to create new city centers or help build out vacant lots in current city centers for multifamily housing BEFORE they zone for more density.

6. Focus density around walkable commercial centers and provide access to transit around these centers. Reduce the additions of ADU's to one per household or lot so that crowding does not destroy the neighborhood. Cottage clusters are a good idea where the lot is a size that can accommodate the buildings, the people adequate setbacks and off street parking. If many people build ADU's, the street will effectively become a multifamily zone.

7. Encourage Oregon State home financing that makes the purchase of an ADU, condo or house more affordable. The state has programs that provide lower than market interest rates.

8. Band together and buy a property that can support two or more persons in the envelope of that house. The banks allow unrelated individuals to buy housing together so long as you have the income and credit to qualify.

Support single family residential areas because in doing so you retain your neighborhoods character, livability, architectural heritage and property values. Most Investors who create multifamily housing built and sell, or buy, depreciate, and sell. Often the new owners do not keep up the buildings because they want the income stream as opposed to putting the money back into the building. That could mean unmowed lawns, roofs that are unsightly, missing landscaping, unpainted buildings. Insist that you landlord keep your building up by helping out or letting the landlord know that you want to be proud of where you live in the neighborhood.

**Life in a rental property is inherently unstable.** Our experience tells us that many of the apartment buildings in good repair will be condominiumized. **While this provides a rung on the ownership ladder and may allow residents an opportunity to buy into their building and stay where they are. At the same time this process limits the number of rental units available. That is a major cause of the shortage of affordable rental units available in Portland.**

**Regardless, Portland needs housing choices.** And if you no longer want to own or rent a single family house, you will have the opportunity to buy a smaller place or move into an ADU which your family has built. For those who don't own anything yet, there will be plenty of opportunity to buy by yourself or with friends. And for those who choose not to take on the responsibility or financial burden, renting should be affordable and an option. **In terms of public policy and neighborhood policy the question is where to locate denser housing and what amenities that housing should offer.**

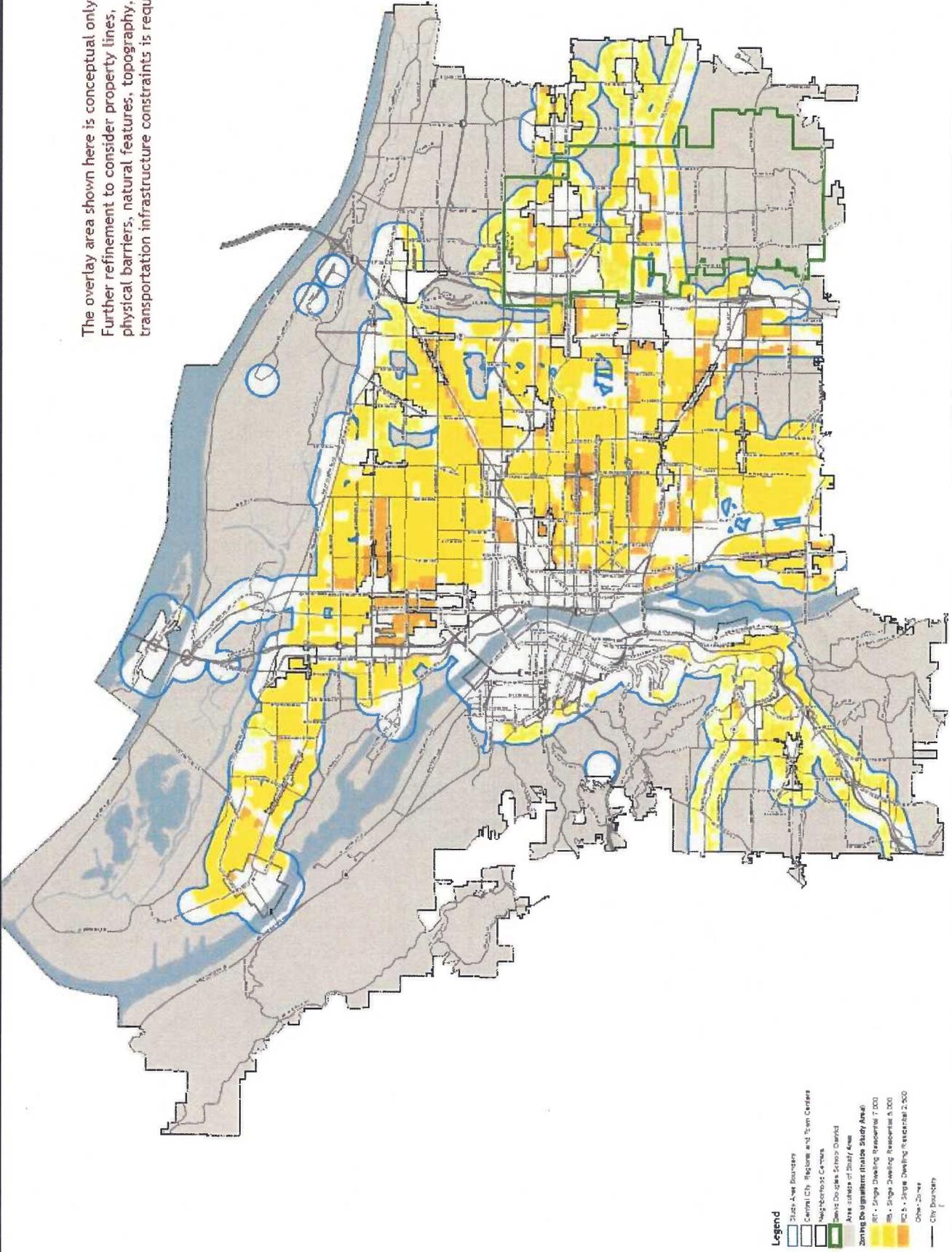
Thank you for listening tonight and we hope we have given you some facts and suggested some ways to think about this. Our proposals are for everyone- renters, owners or others.

Chris Brown  
Leslie Hammond  
Rod Merrick  
Michael Molinaro

# Recommended Concept Overlay

1/4-mile buffers on Centexs, Corridors, and MAX Stops, plus Inner Ring and Housing Opportunity Areas: R7, R5, and R2.5 Zoning

The overlay area shown here is conceptual only. Further refinement to consider property lines, physical barriers, natural features, topography, and transportation infrastructure constraints is required.



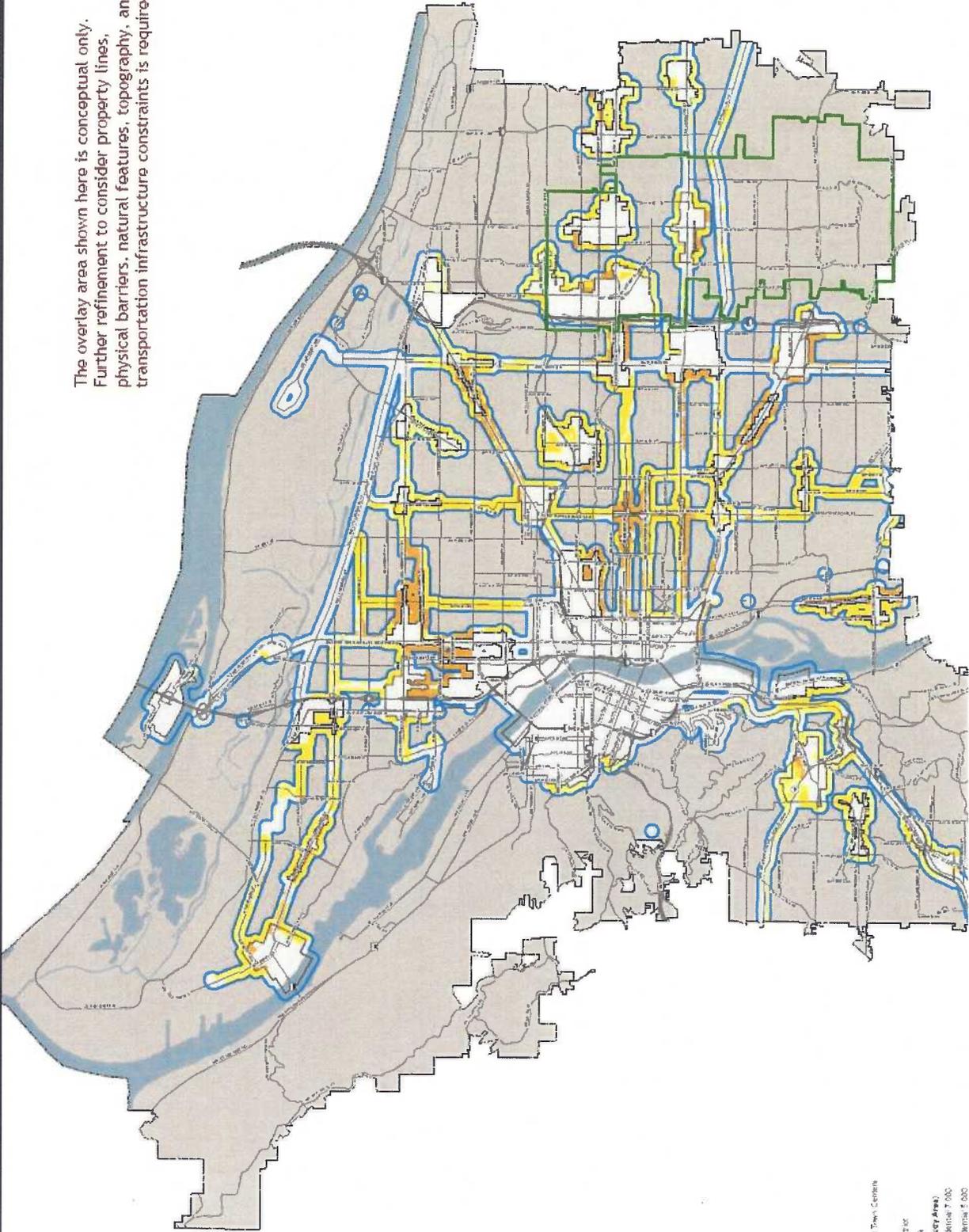
- Legend**
- State Area Boundary
  - Central City Region and Train Centers
  - Neighborhood Centers
  - Neighborhood Centers
  - Neighborhood Centers
  - Area outside of Study Area
  - Zoning Designation (Final Study Area)**
  - R7 - Single Dwelling Residential 7,000
  - R5 - Single Dwelling Residential 5,000
  - R2.5 - Single Dwelling Residential 2,500
  - Other Zoning
  - City Boundary



# 1/10-mile Overlay

## 1/10-mile buffers on Centers and Corridors: R7, R5, and R2.5 Zoning

The overlay area shown here is conceptual only. Further refinement to consider property lines, physical barriers, natural features, topography, and transportation infrastructure constraints is required.



- Legend**
- Study Area Boundary
  - Central City, Regional and Town Centers
  - Neighborhood Centers
  - Street Douglas School Circle
  - Area outside of Study Area
  - Zoning Designations (Inside Study Area)
  - R7 - Single-Dwelling, Two-Units T. 000
  - R5 - Single-Dwelling, Two-Units T. 000
  - R2.5 - Single-Dwelling, Two-Units T. 000