

**Cully Association of Neighbors
General Meeting Minutes Approved 1/14/20
December 10, 2019 7-9pm 6025 NE Prescott St.**

Board members in attendance: Josh Heumann, Mac McKinlay, Annette Pronk, Stephanie Neely, David Sweet, Claire Alyea **Absent:** Isha Leinow, Gregory Sotir, Rich Gunderson

Meeting comes to order at: 7:04 pm.

- **Vote: David Sweet motions to accept treasurer's report**, Vena Raymar seconds. All in favor, none opposed, none abstained. Agenda approved.
- **Vote: David Sweet motions to approve November's minutes**, Mac McKinlay seconds. All in favor, none opposed, none abstained. Minutes approved.

Activity: Cookie exchange.

Announcements:

- Annette: Isha/Annette are co-team leaders for NET. 7-8:30 Dec 18th Potluck Dinner @ Common House of Columbia EcoVillage, 4657 NE Killingsworth. Will practice radio skills, set 2020 meeting dates.
- Rose Marie: Our 42nd Ave. Party for Michael, Jan 9 6-9pm, location TBA.
- Eli Spevak: Rigler Elementary seeking donations for children's good behavior gift bazaar.
- Quiet Clean/Friendly Streets aim to eliminate gas leaf blowers w/ State HB 3350. City Council unanimously passed to remove gas leaf blowers from City landscapers.
- Chelsea: Take It or Leave It Consignment Store on 42nd (household goods/clothing/kids) opened in Nov., 42nd Intake Tues/Wed, Sundays in Kenton, email takeitorleaveitpdx@gmail.com.

Residential Infill Project:

- By 2035 anticipated more walkable neighborhoods: densify to rationalize more mass transit, neighborhood shopping districts. 43% of total land area is Single Family Residential Zoning. 260,000 more people expected over next 20 years. Need to build more to avoid bidding up the price of existing households. Over last 100 years household size is smaller but houses are larger. RIP would re-legalize missing middle housing that was zoned into single family residential. Home prices have gone up by \$200,000 over last decade. Scale of homes has gone up. 53% is SFR, 40% is large apartments, 4% is missing middle (triplex/duplex/courtyard apartments/ADUs) Homes that were affordable by Median Family income (\$62,000) have virtually disappeared in portland over last 20 years. 30% of income determines affordability. Racist land use planning, including single family residential, is an exclusionary tactic. Home ownership is the primary strategy for building wealth.
- Recommended Draft: More options for housing: House + 1-2 ADUs/Duplex/Triplex/Fourplex More Floor Area Ratio given for affordability or preserving house. Max house size will be 3500 sf. The additional housing types would be allowed in most districts. 25' wide housing lots would be R2.5 zoned. Housing would be measured from the low point of the lot, not next to ground, (4) steps to front door, 2' eave projections. No minimum parking requirement for new construction. Alley would have to provide parking access. 1 of 3 or 4 units would be accessible. Displacement risk would be lowered in most areas, (3) neighborhoods would increase

displacement burden by 6-25%. Habitat for Humanity, Verde support the RIP. State HB2001 would allow triplexes, fourplexes everywhere.

- *Questions: Restricting house size = lower unit prices?* No, it is the attaching of houses together. *Where has housing gotten more affordable by increasing density?* Cities haven't done it yet. *Why 4 steps up to a street?* Want to increase visual connection. *Are these new dwellings being designed to last a couple of centuries with things like LEED?* Your building code can't be any weaker or stricter than the state building code. *Is there anything about protecting trees?* Trees are not in this code update but shrinking footprint of house when you build higher would be addressed. *Will RIP make it easier to do internal conversions to duplexes, etc?* Yes. *Can you create condos that share the same lot?* Yes, it is already possible. Does the RIP have anything to do with larger properties, how land is used? Plan development process is available now. R10, R20 properties will have to be addressed soon by state requirement to upzone those areas. *Did the state house bill pass/if so what is the major change?* State mandate only addresses types, RIP would make houses smaller (more affordable). How does it impact parking? Parking spots will be on street, option to leave more land. 60% of housing density will happen in high density corridors, how many people are coming to Cully? Unknown. *In Seattle when they allowed ADUs, will they allow grandfathering in units?* More legalizations can be possible, yes.
- David will bring a letter of support for RIP in front of the board next week: Straw vote supporting Residential Infill Project? Majority support, 3 don't support, 2 undecided.

Treasurer Report:

\$1623.18 Income, \$4103.08 Expense from July 2019, \$23,964.44 Balance

- **Vote: Bob Grainger motions to accept treasurer's report**, Marilee Dea seconds. All in favor, none opposed, none abstained. Treasurer's report approved.

T/LU (David Sweet): Delphina's building public meeting Dec. 21, 1pm @ NAYA. Possible TIF district for affordable housing/community economic development group formed.

CAN Chair (Josh Heumann): CAN Board will meet Dec. 17 instead of December 24th this year.

Trees (Bruce Nelson): Write tree stories/info for signs for pop-up arboretum at Rigler. April 1 deadline, COP Urban Forestry will print the signs in 2 languages, open to other languages.

CNN: City BPS + Metro is changing dumpsters - 9 for 7 neighborhoods: Cully will get 2, last year we had 7-9 to ourselves. We need other fundraising efforts, ways to have more dumpsters to continue our Spring Cleanup. A small grant due soon is possible.

PSAC: In transition.

Sidewalks: Killingsworth sidewalk will happen in 1 years' time.

Delta/Plus (Ability to give feedback has been requested by community members)

Delta (Changes): minute review at end, want table activities, eliminate ground rules sign, would be nice to have equal time for different viewpoints on RIP before making decisions as a community, be clear about presentation intention, would like to talk about leaf blower issue, advance notice for polling, talent bank of community members, circle back to members that were cut off, want someone from law enforcement to come

Plus (Likes): Glad to hear from Eli and David, followed the agenda, good meeting facilitation, cookie exchange, asking for our opinions, neighborhood activism, lively group of people, like the rules sign

- **David Sweet moves to adjourn meeting**, Chris Browne seconds. All in favor, none opposed, none abstained. Meeting adjourned at 9:01pm. Minutes submitted by Claire Alyea, CAN Secretary.