

Cully Association of Neighbors DRAFT General Meeting Minutes

Online Meeting 3/9/2021 7-9pm

Attendance:

CAN Board Members: Josh Heumann, Gregory Sotir, Isha Leinow, Vena Rainwater, Talia Kahn-Kravis, David Sweet, Maria Grzanka, Annette Pronk

Community Members: Bob & Julie Granger, Hayley Purdy, Mary Schoen-Clark - Sabin CDC, Chris Browne, Loulie Brown, Bobby Foucher

Welcome & Acknowledgements

- Land Acknowledgement by Talia Kahn-Kravis
- Welcome to first time attendees
 - Hayley Purdey, Sabin CDC, Scott Edwards Architecture
 - Amy Cripps, Sabin CDC, Scott Edwards Architecture
 - Mary Schoen-Clark, Sabin CDC, Executive Director
 - Loulie Brown, Sabin CDC, Housing Director
 - Bobby Foucher, Artist, Sabin CDC, Tenant, Consultant

Sabin Community Development Corporation

Loulie Brown, Sabin CDC Housing Director, introduces the team: Mary-Schoen Clark, Bobby Foucher, Amy Cripps, and Hayley Purdy. Sabin CDC was founded in 1991 by neighbors concerned about issues around affordable housing in NE Portland. Today, Sabin CDC manages 120 units and a small community land trust. Two new developments will happen in Cully: Harvey Rice and Charlotte Lewis. Sabin CDC acquired the Charlotte Lewis site with support from Living Cully.

Harvey Rice Heritage is a two-building development; 12 homes in Cully, 29 homes being built in Vernon. This development honors Harvey Rice's commitment to equity and social justice in Portland. Harvey Rice is a longtime neighborhood resident, current Sabin CDC board chair, as leader and supporter of many other organizations such as African American Chamber of Commerce, Urban League, TriMet LIFT program, and AARP.



Mr. Harvey Rice
Current Sabin CDC Board Chair
Long time neighborhood resident
African American Chamber of Commerce
Urban League
TriMet LIFT Program
AARP
Former Vernon Neighborhood Association Chair



Cully Association of Neighbors DRAFT General Meeting Minutes

Online Meeting 3/9/2021 7-9pm

Charlotte Lewis is a two-building development on a site adjacent to Cully Park at NE 72nd Avenue and Killingsworth Street. Bobby Foucher introduces Charlotte Lewis' work, his connection to Charlotte Lewis and Sabin CDC. Charlotte Lewis' artwork is nationally known. Her art helped build a foundation for the young artists we see today creating murals all over town, including a Red Cross poster and a mural in the NE police precinct community room. Mr. Bobby and others are currently archiving Charlotte Lewis' artwork. Her color palettes and themes have been integrated into the design, including ensuring artists' space indoors and outdoors at the site.



Hayley Purdy and Amy Cripps share plans for the Charlotte Lewis development. This development provides 12 homes on a site that abuts Cully Park at NE 72nd Avenue and Killingsworth Street. Representing and honoring her work



Two homes are 2-bedroom units. The rest are 3-bedroom units. Partnering with Community Vision and Iron Tribe for enhanced accessibility in units and in community spaces. The site will include 12 parking stalls for 12 units. The existing driveway will be relocated to the north, allowing for maximum light to the community garden to the north. The two buildings on site will each be 3 stories. The first floor contains two flats with enhanced accessibility. The second and third floors will be 10 townhome-style 3-bedroom homes. One community space is situated between the two buildings including a grassy area, outdoor seating, and opportunities for events and art-making. A second community space is situated on the west end of the site, including a small ground floor meeting room and an outdoor area, both serve as additional spaces for art-making and small gatherings.

Cully Association of Neighbors DRAFT General Meeting Minutes

Online Meeting 3/9/2021 7-9pm

The trees on the north side will be replaced, purposefully selected to not create a lot of shade on the adjacent community garden. No pesticides will be used. Non-aggressive plants will be used to also minimize impact to community garden.

The 12 homes are rental units, approximate rent for a 3-bedroom home is a little over \$900. Sabin CDC is partnering with Community Vision, who assist folks with disabilities. Site includes 1 disabled parking space and direct access to first floor units. There were some questions about Tri-met access.

The pastel color palette and gable form from Charlotte Leis' art has been incorporated into the design. Each unit will have a private entry.



A low fence will divide the community garden from the site (not shown in rendering above). Questions or more notes available by emailing Loulie at loulie@sabincdc.us.

Affordable Housing

Vivian Satterfield, Verde Director of Strategic Partnerships for Verde, shares a general overview on affordable housing. Vivian also serves on the Home Forward Board of Commissioners as appointed by Multnomah County. Vivian reminds us of our land acknowledgement. Portland rests on tribal lands and that systemic policies of genocide, relocation, and assimilation still impact many Indigenous/Native American families today. In the 1960's, the City of Portland with the support of the Portland Development Commission (PDC) and Emanuel Hospital began to lay the groundwork for redevelopment in the Albina neighborhood which resulted in displacement of many residents. Other factors include internment of Japanese residents and the annexing of eastside neighborhoods into the City of Portland which continues to affect city policies.

Cully Association of Neighbors DRAFT General Meeting Minutes Online Meeting 3/9/2021 7-9pm

Every community needs affordable housing

From the National Low Income Housing Coalition:

- Nationally, there is a shortage of more than 7 million affordable homes for our nation's 11 million plus extremely low-income families.
- There is no state or county where a renter working full-time at minimum wage can afford a two-bedroom apartment.
- Seventy-five percent of all extremely low-income families are severely cost-burdened, paying more than half their income on rent.
- In Oregon, 22% of renter households are extremely low income
- In Oregon, a minimum wage earner can afford rent of \$624/month without being rent burdened. Fair market rent for a 1-bedroom is \$1,046/month

What is affordable? Affordable to who?



Portland Housing Bureau
Mayor Ted Wheeler • Director Shannon Calhoun

411 SW Ash Street, Suite 500
Portland, OR 97204
503-409-2375 voice
503-403-2387 fax
portlandhousing.gov/jah

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

The 2020 Median Income for a Family of Four in the Portland-Vancouver-Hillsboro MSA is: **\$92,100**

Median Income Percentages 2020 (effective 4/1/2020)

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
1	\$19,350	\$25,800	\$29,025	\$32,250	\$35,475	\$38,700	\$41,925	\$51,600	\$64,470	\$77,364
2	\$22,110	\$29,480	\$33,165	\$36,850	\$40,535	\$44,220	\$47,905	\$58,960	\$73,680	\$88,416
3	\$24,870	\$33,160	\$37,305	\$41,450	\$45,595	\$49,740	\$53,885	\$66,320	\$82,890	\$99,468
4	\$27,630	\$36,840	\$41,445	\$46,050	\$50,655	\$55,260	\$59,865	\$73,680	\$92,100	\$110,520
5	\$29,850	\$39,800	\$44,775	\$49,750	\$54,725	\$59,700	\$64,675	\$79,600	\$99,468	\$119,362
6	\$32,070	\$42,760	\$48,105	\$53,450	\$58,795	\$64,140	\$69,485	\$85,520	\$106,836	\$128,203
7	\$34,290	\$45,720	\$51,435	\$57,150	\$62,865	\$68,580	\$74,295	\$91,440	\$114,204	\$137,045
8	\$36,480	\$48,640	\$54,720	\$60,800	\$66,880	\$72,960	\$79,040	\$97,280	\$121,572	\$145,886



Cully Association of Neighbors DRAFT General Meeting Minutes

Online Meeting 3/9/2021 7-9pm

So what's affordable housing?

Affordable housing is affordable based on Area Median Income (previous slides chart)

Low income housing includes many different federally funded housing programs

- Non-profit owned and operated rental housing
- Community Land Trusts
- Section 8 vouchers
- Public housing
- Inclusionary zoning
- What else?

Many layers stack up to make affordable housing available.

It's all about the 'color of money'

Portland:

- Portland Bond
- Tax Increment Financing (TIF)
- LIFT funding
- Non-profit low income Housing limited Tax Exemption
- Multiple Unit Limited tax Exemptions

Metro:

- Metro Bond

All:

- Tax credits & limited partnership models
- State block grants (Community Development Block Grant - CDBG)
- Non-profit lenders
- For-profit lenders
- Philanthropic foundations

Federal:

- HOME (grant to local jurisdictions)

Additional Resources:

<https://www.streetroots.org/finding-home>

<https://nlihc.org/housing-needs-by-state/oregon>

<https://www.oregoncat.org/>

<https://www.streetroots.org/news/2020/10/28/death-public-housing>

https://shelterforce.org/2014/04/23/who_why_and_how_communities_oppose_affordable_housing/

Cully Association of Neighbors DRAFT General Meeting Minutes

Online Meeting 3/9/2021 7-9pm



Christopher Statton and Megan Wilson painted Housing Is A Human Right as part of their project [Better Homes and Gardens Today](#).

[Better Homes & Gardens Today](#) is a public art project developed to:

- 1) Heighten awareness around "home" and the realities of homelessness;
- 2) Cultivate a dialog within communities and amongst disparate groups about housing instability; and
- 3) To raise money to benefit the [Gubbio Project](#), the [Coalition On Homelessness](#), and [At The Crossroads](#), organizations working to address homelessness in San Francisco.

Treasurer's Report

Vena Rainwater reports \$2990.00 Income, \$1335.07 Expenses, \$22,767.05 Bank Balance (all FYTD)

→ *Vote: Vote:* Josh moves to approve. David seconds. All in favor, none abstained, none opposed. Treasurer's report approved.

Public Comment & Announcements

- Bruce Nelson - Nothing new to report. Reminder of Portland Fruit Tree Project planting in April.
- Chris Browne - Space available to add meeting recordings to website.
- David Sweet - Land Use and transportation committee meets one week from tonight at 7:00pm, topics include PBOT, 42nd Ave bridge replacement, more projects for Cully neighborhood, Gregory Sotir will send link and invite to CAN distribution list.
- Gregory Sotir - Neighbors are pushing Beto's Auto Body to install a new filtration device. Next month (April General Meeting), DEQ will present new data about Owens-Brockway pollution emissions.
- Chris Browne - Acknowledges two young people shot and killed near K'hannomokst Park, Jennifer Garcia, age 21 and Charlie Borbon-Lopez, age 20.
- Michael - notes two memorials that have sprung up in the park
- Josh Huemann - mentions a future general meeting topic
- Annette Pronk - calls for a moment of silence and shares that a panel discussion about gun violence as a public health issue will be held over Zoom Friday 3/19 4pm-5:30pm
- Kathy Fuerstenau - The Citizen Noise Advisory Committee (CNAC) which is the advisory committee to the Port of Portland will be having their meeting on March 11th from 5-7:30 pm. Public comment period is early on <https://us02web.zoom.us/j/7413177624>. Those interested should attend and share their opinion.

Cully Association of Neighbors DRAFT General Meeting Minutes
Online Meeting 3/9/2021 7-9pm

Prior Meeting Minutes

→ *Vote:* Julie Granger moves to approve. Bob Granger seconds. All in favor, none opposed, none abstained.

Adjournment

→ *Vote:* Maria moves to adjourn. ??? seconds. All in favor, none abstained, none opposed. Meeting adjourned at 9:00pm.

Meeting Minutes recorded by Maria Grzanka, CAN Secretary

Active Committee Chairs

- Cully Air Action Team: Gregory Sotir
- Transportation and Land Use: David Sweet
- Tree Team: Bruce Nelson
- CAN email list: Gregory Sotir
- CAN website: Chris Browne