



North Tabor Neighborhood Association, Transportation and Land Use Agenda

TUESDAY October 4, 2016 New Heights Physical Therapy, 5736 NE Glisan Street, 6:30-8:30 PM

This meeting will be broken up into Three Parts: Informational, Decisions to be brought to the Board and Organizational Structure. I will follow up with supplemental materials.

#### I Informational

A: The Inclusionary Housing Bill: What it means to North Tabor

History: Until this year, Oregon has been one of only two states, the other being Texas, that banned local jurisdictions from mandating affordable housing in new construction. Since 1998 when this ban was passed, Portland has lost the opportunity for 1000's of new units for Portland's workforce. The Board of North Tabor has lobbied the city and state over the past three years to overturn this ban, which happened in Salem last year. The Bureau of Planning and Sustainability is now in process of writing the rules for this new program. Here is the status of the project:

<https://www.portlandoregon.gov/phb/70578>

In Short: The bill allows city to require up to 20% affordable housing (80% Median Family Income as defined by the federal; government) in new buildings with 20 or more units. That means in North Tabor there has only been ONE building built since Center Commons where this requirement would have applied: 5625 East Burnside, which has 30 market rate units.

B) Presidential Report on Housing: The Obama administration has written a very understanding article on how to create livable urban, mixed income, transit focused communities. Below is a link. I will bring a few paper copies for those who do not have internet access, and will print out a one page short-cut to show how North Tabor's previous positions align well.

[https://www.whitehouse.gov/sites/whitehouse.gov/files/images/Housing\\_Development\\_Toolkit%20f.2.pdf](https://www.whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf)

C) Tree Preservation. Recently Portland lost a Heritage Tree to a developer in SW due to a loophole in the tree code. RICAP, which is a periodic review of needed small tweaks in city code, is being updated this year and focuses partially on the Tree Code. The key provision is that the fine for cutting down a Heritage Tree on private property will change from a flat \$1250 to \$600 per inch of diameter to align with Heritage Trees in the public ROW.

Here is the information on Heritage trees: <https://www.portlandoregon.gov/parks/40280>

RICAP 8: <https://www.portlandoregon.gov/bps/article/588273>

Question: Should North Tabor Organize Private Property Owners to Nominate their large trees and create a "Heritage Tree Preservation Zone" in the eastern half of the Neighborhood. We can use the "Bird and Pollinator Flyway" concept as a hook to local property owners and regional leaders.

Decisions:

A) Endorsement of the Housing Bond. Question: Should the North Tabor Board endorse the coming Affordable Housing Bond?

News Report: <http://www.portlandmercury.com/blogtown/2016/06/28/18297705/city-proposed-2584-million-housing-bond-amounts-to-1300-units>

Cost: Average Homeowner \$75 a year

<http://www.yesforaffordablehomes.com/news>

This bond would mainly go for those on disability, seniors and others who have less than 60% MFI and requires a certain % be left for lose at 30% or less. This is the biggest portion of the houseless population. For Context, Oregon is in the bottom 20% of all states in number of affordable housing units in this economic bracket.

Organizational Structure:

North Tabor's LUTC committee has been an ad hock affair over the past few years, like most neighborhood association committees. This creates a system where single issues can dominate and provides very little structure to preserve, exchange or disseminate ideas.

This, I am proposing a simple, but orderly structure. This will need to be approved by the Full Board to implement:

- 1) An LUTC Board made up of between 5-15 members
- 2) The board must have some geographic representation of the different sub-neighborhoods
- 3) It should have Three Officers
  - A) Transportation Chair which would spearhead transportation and safety, public infrastructure, and go to SE Uplift LUTC meetings
  - B) Land Use Chair, which would spear head working with developers, liqueur and marijuana licenses, land divisions and demolitions and be back up for regional meetings
  - C) Secretary, whose duties would mainly be to make sure agendas are out on time, information is posted to all the websites and take notes at meetings.

All decisions would need a quorum, a simple majority, to be referred up to the full board for consideration. Of course duties could be exchanged as needed, but this would provide for a more balanced representation of differencing viewpoints, allows for meetings in case of illness and creates more stable meeting structure. This is a first reading of this concept that may or may not be ready for board approval after review.

Please, contact me if you can bring a laptop and projector for this meeting. Hope to see you all there!

Terry Dublinski-Milton  
North Tabor Transportation and Land Use Chair  
terry.dublinski@gmail.com  
503 867-7723