Montavilla Neighborhood Association Membership & Board Meeting – DRAFT MINUTES
September 10th, 2018
Location: Montavilla United Methodist Church
6:30pm -8:30pm*

Board members present: David Linn, chair; Amanda Rhoads, vice-chair; Brad Donohue, treasurer; and Pat Sanders, at-large.

Schedule:
6:30pm - Open general membership meeting - Ground rules

6:30pm - 6:35pm - Introductions - Approval of agenda – no opposition. David moved, Brad seconded. Unanimous.


6:45pm -7:00pm - Updates from officers & committee chairs
   Amanda, Land Use: Jacksons; Cash & Carry; Historic Resources Inventory
   Brad: Neighborhood Clean-Up
   David: Outreach and Events: review of Montavilla Jazz Fest
   • Sept 15: bike town hall 9:30 am – 33rd and Skidmore
   • September 29: Montavilla Neighborhood Clean-up
   • We've been contacted by the volunteers for the concerts and movies in the park and will be discussing that more coming up.
   • November 3: Friends of Trees planting in Montavilla

Diane Linn, Executive Director of Proud Ground
Goal of Proud Ground works in partnership with culturally specific agencies, Habitat for Humanity, and others to get working families into homeownership. Community land trusts (CLTs) are a specific way to accomplish this. There is a continuum of housing, abilities to pay for it, anchoring people to their community. The homeownership part of the continuum is helping people at the lower to middle-incomes purchase their home and become stable in that home. Proud Ground (PG) focuses on the group of folks in the 60-80% MFI (median family income) income level. They bring federal/state/local level resources together and fill the gap between wages and housing prices.

The end result is a mortgage that is no more than 38% of annual income (all inclusive with all fees and insurance, etc.). CLTs are a shared equity model. PG brings the down payment and make sure they get an affordable mortgage. Upon resale, the owners get what's left on principle and 25% of the increased value on appraisal. The estimate after 10 years of ownership is something like $70,000 in income. The subsidy stays in the community because the land is actually held by the trust (or deed restriction with PG as part of selling process). This reduces property taxes for the homeowners as well. Focus on getting people of color into homes based on disparities in homeownership nationwide.
Their buyers are nearly recession-proof because people aren’t overstretched with their payments. PG can work with people too to deal with ebbs and flows. We are seeing a bit of softening in the market but with population growth continuing in Portland, continued increases in the housing market are expected.

Board is made up of 1/3 PG homeowners. Half are people of color. Also HUD-certified education center for homebuying readiness. 1/3 community partners, then others. Limited to first-time homebuyers but can’t have owned for 3 years (so okay for restart). They work with families to buy on the open market AND are involved in building new units for their families.

Affordable housing is the number one issue hands down our policy-makers are facing and they’re seeing increases in federal and state support.

Metro ballot measure – if you’d like to see more of this kind of thing, vote yes on the Metro affordable housing bond! That is where expansion is going to come to support more families.

A lot of the local support here in Portland has come from tax-increment financing (TIF) funds, so the development has been focused in limited areas of the city – Urban Renewal Areas.

Measure 102 changes the state constitution to allow for partnerships for nonprofits and other entities to use bond money at the local level. Not for for-profit developers – focused on CDCs, land trusts, etc.

**Residential Infill Project:** PG is part of coalition led by 1,000 Friends of Oregon to allow more housing on lots, for lower cost. Let’s do garden apartments, duplexes, triplexes, etc. This policy is still being refined at the staff level with the Planning and Sustainability Commission.

**Question:** Should the City use eminent domain more to get land to build more housing?  
**Response:** City’s focus is URAs and we’re trying to grow the pie overall. Condemnation is tough – it’s not an easy process and it’s not easy politically.

**Question:** Can you have estate planning and donate property?  
**Response:** It is an option on our website! We try to encourage folks to do this.

7:00pm - 7:20pm - Membership comments

- **EG1 zoning issue** – Neighbor Anne Taylor spoke of the situation she and her nearby neighbors are dealing with, with the recent re-zoning of their properties from CS, Storefront Commercial, to EG1, or General Employment 1. This is problematic because housing is not an allowed use in the employment zones, and so all their houses are now considered legal nonconforming. If a house were destroyed by fire, if repairs/rebuild exceeded 75% of the assessed value of the structure, they would not be allowed to rebuild. Neighbors have taken a City staff person on a tour of the area to discuss the
issues and are considering next steps. Amanda noted this same zoning change has
gone into effect up and down 82nd Ave south of Stark and north of Division. On either
side, the change affects 2-3 existing houses.

- **JOIN** – one neighbor who has also experienced this zoning change said she is having
issues with people constantly circulating near her house, graffiti, trash. She has been in
contact with JOIN and says the person who runs it is great. But it’s a safety concern,
especially by Eastern Cathay restaurant. What can MNA do in this area? David: we can
organize neighborhood cleanup; can do foot patrols (nonconfrontational). Contact John
Rotter to discuss as he is the public safety chair.

- **Molly Mayo, SE Uplift** – Thank you to the board. You’ve kept it going month after month.
Thank you neighbors for showing up as well. Great to see the attendance.

General membership meeting adjourns

**8:06 pm - Open board meeting**
7:30pm - Approve agenda & past meeting minutes
August meeting minutes: David moved, Brad seconded. Passed unanimously.
Agenda: David moved, Brad seconded. Passed unanimously.

7:35-8:00 pm – Elections discussion – approval of Elections Process
Amanda moved for 4 people to be on ad-hoc elections team: Amanda, Amy Reaney, Lucia
Longoria, and Robyn Head. David seconded, motion passed unanimously

Walking through the elections process. Discussion points:

Do we want to require ID? What do we gain? What do we lose? What does a provisional ballot
look like and when is it used?

Molly: Provisional ballots have verification information and follow-up info – that’s how SEUL has
dealt with those in the past.

Brad: What about if we require people to sign by their name, saying you are that person? Is that
necessary either?

Board agreed requiring identification, while allowed, was not necessary, especially since there
would be no path to gaining membership the night of the election. Board also discussed the
budget and made some alterations.

After discussion, David moved to approve the elections process as amended, with budget of
$959. Pat seconded, no more discussion. Passes unanimously.
8:00pm - 8:20pm - Discussion / Potential motion of support:
  - MNA Fall Clean-up September 29th - Planning & Budget update
  - New legal challenges update
  Amanda: insurance finally coming through with checks.
  David: this has just been costing us money. If it continues, our attorney should go after the
  litigator. This has cost SEUL thousands of dollars.
  Pat: but you would have to pay to take that to court. You would have to pay the attorney with
  uncertain outcomes.
  Brad: It might be better to let sleeping dogs lie.
  David: That has been the approach so far. And yet, the requests have continued. Things have
  continued to be unreasonable. At some point, our attorney should go to court.
  Brad: Perhaps if it could be considered frivolous?
  David: rehashing history.

  Discussion about board policies and the old website
  - MNA community builder awards
  How many awards, what type of award.
  David moves we approve $50 for community awards to be given out next month. Brad seconds.
  All in favor.

8:20pm - 8:30pm - New business
Pat: worried about transition to the new board. Molly: we will have a fall training for new
members. David: Transitioning the tech information will be one of the greatest challenges.
Having a time to sit down and transfer that knowledge is so important. Amanda: transition is
important to me. I’m going to make sure the new board has what they need. Physical storage:
some at the church. Library and records.

Amanda brought a request from Robert Secord, who has attended MNA meetings in the past,
that he become an official member. He had thought he was a member previously and no one
had challenged it until the membership rolls were cleaned this year. Robert teaches Taekwon-
do at Montavilla United Methodist Church and did the same at Vestal before that. He is an
active member with METBA and lives near the boundary. Brad: I move that we keep Robert
Secord as a member. Amanda seconds that. Passed unanimously.

Amanda requests a Squarespace reimbursement for $194.40 for one year of web hosting and
website CMS. Pat moves to reimburse. Brad seconds. Three for approval, with Amanda
abstaining.

9:30pm - Board meeting adjourns