



**NEW COLUMBIA  
COMMUNITY ADVISORY COMMITTEE (CAC)**

**June 10, 2003**

**Meeting Summary**

**Attending:**

**Committee Members:** Joslyn Baker, Liliana Brambora, Diane Feldt, Susan Franks, Mike Houck, James McDonald, Andy Miller, Lee Moore, Penny Rose

**Housing Authority of Portland (HAP):** Mike Andrews, Eileen Ellis, Leslie Esinga, Jacob Fox, Pamela Kambur, John Keating, Julie Livingston, Shelley Marchesi, Steve Rudman, Margaret Van Vliet, Eli Work

**Guests:** Logan Dancey, Student – UPS; Eden Brukman; Candace Laska, Student - PSU

**1. Introductory Issues**

**a) Welcome**

Lee Moore called the meeting to order at 6:15.

Andy Miller from BHCD was introduced. Andy will be taking Tonya Parker's place on the CAC, as Tonya has left the agency.

**b) General Comments**

There were no public comments.

**2. Results of May CAC Survey**

The results of the survey were mailed with the agenda packet; additional copies were distributed, as needed (**Enclosure 1**). In general, respondents felt that the date, time, and format of the meeting worked well. The task forces were also thought to be going well. Some, especially the Design Task Force, have taken a big time commitment, but have produced valuable opportunities for input and feedback.

*Was the survey sent to task force members, or only to the CAC?*

The survey was only sent to the "core" CAC members. A request was made that it also be sent to all Task Force members. As the project is currently in a bit of a budget crunch, the cost of re-doing the survey may be prohibitive, but HAP staff will check and report back.

*A member also said that he would like to see some recap of meetings that he is unable to attend.*

Most meetings are followed up with a written recap, which is then posted on the HAP web site. After this Saturday, June 14, there is one additional design workshop in July.

*A discussion followed regarding the design workshops. Some members did not want to see the design workshops end. There was general agreement that they have fostered lots of participation. Is it a cost issue?*

It is more likely a factor of where we are in the design process. Following the July workshop, we will reevaluate what we need to do next to keep people informed.

*Will the July workshop be a summary?*

Not sure, but that would make sense.

The design meetings were thought to have been the best work the project has done as far as sharing information.

*Concern about CAC members' attendance. What should we do? Are there particular folks who should be invited? Or who are interested? Are people feeling comfortable with the progress of the project so have stopped coming? Meeting burnout?*

When Cogan Owens Cogan stopped coordinating the meetings, attendance fell off. The timing also mirrored the completion of the Relocation Plan. Lower participation from residents might be due to the pressures of moving. However, less attendance, fewer participants, gives more decision-making power to a smaller group. Perhaps a poll of members who haven't been coming should be conducted. Susan Franks, on behalf of the resident association, volunteered to follow up via telephone calls. Committee members present also affirmed that reminder phone calls are helpful.

### **3. Project Financing**

Mike Andrews distributed copies of a "snapshot" of the project's sources and uses of funding (**Enclosure 2**). He went through the phases of construction, illustrating funding and costs per phase.

*Regarding the corporate sponsorships, is that money "free" or does it come with strings?*

The money may be given for certain aspects of construction (such as a type of building along Main Street or public art in the central park), but cannot be designated for specific contracts or contractors.

*A comment was made that, judging by the drawings of the redeveloped site, there was still a clear division of "HAP" and "non-HAP" housing.*

The design team has worked hard to integrate all the different types of housing, working within the constraints of the physical layout of the site, and other restrictions.

*A discussion followed regarding the strong desire on the part of the residents and neighbors to create a seamless neighborhood.*

Other than the commercial space, the design team believes that the project will look like mixed housing – there will be single-family rentals and single-family for-sale units; and there will be multi-unit rentals and for-sale units, all interspersed throughout the site.

Comments were noted, and the meeting was focused back to the finance presentation.

The plan includes 35,000 square feet of commercial space. Two buildings will be put up first; the remaining two pending funding and occupancy commitments from tenants. Everything is still a plan that hinges on funding and could potentially change over time.

We feel comfortable that we can build through the phases we have outlined with the funding that has been committed. We may have to wait to finish the Main Street until we have secured additional funding and/or commitments from future tenants.

Funds committed by the City of Portland will begin to be seen this fall. Several bureaus of the city are participating in funding from their capital improvement budgets. The city will also work with HAP to secure a HUD 108 loan to fill the funding gap until the total city funds can be made available. The IGA between the city via PDC and HAP will be presented to the City Council this week and the HAP Board next week.

#### **4. Planning, Design and Construction Issues**

##### **a) Follow-up from May meeting: Clarification of Census Tract Changes and Residential Housing Mix**

The discussion continued about blending housing types across the site. Julie Livingston pointed out that the houses along the outside perimeter were designed and placed to compliment the existing neighborhood. The adjustment of the census tract boundary necessitated swapping some of the rental and for-sale units to maximize tax credit financing of rental units.

Low Income Housing Tax Credits (LIHTC) are a primary financing vehicle that can be used for low-income housing located in a “qualified census tract”. In 2000, the boundary of the census tract that Columbia Villa is in was moved slightly (to the current Woolsey Avenue). What this meant for the project was that we could not build rental housing, financed with tax credits, along that eastern edge, as originally planned, so we re-designated that area for home ownership units.

We are attempting to have the boundary moved back or get the new tract designated a “qualified census tract” or a “difficult to develop” area.

*Who moved the census tract, and why?*

We are not exactly sure why the line was moved, but we think it had something to do with the location of the existing buildings.

**b) Design Updates: Parks, land use application, bike lane issue**

*When will the bus line be set?*

We are working with Tri-Met, but haven't yet finalized a plan. We will keep you updated as we have more information.

**Parks:** The Housing Authority will enter into an IGA with Portland Parks & Recreation for the development of "Woolsey Park" (or the central park still to be officially named) and the redevelopment of University Park. The small, internal parks around the site will be maintained by the residents' association. The Parks Advisory Committee will be meeting to discuss a strategy for activities, etc.

**Land Use Application:** We have received a "completeness letter," outlining the city's requests for further clarification. We expect a staff report by July 3, then the application goes to the Hearings Officer on July 15. The Hearings Officer will consider the requested amendments to the subdivision and zoning changes. We should have a decision by mid-September.

**Bike Lanes:** The typical streets in the new neighborhood will be 32 feet wide (with Trenton at 36 feet since it serves as the bus route.) This does not allow for a designated bike lane, which would require an additional five feet on each side. The 32-foot street width contributes to "traffic calming," by keeping speed down, and also contributes to more of a "neighborhood" feel. Discussions are underway with City staff to design selected streets at 28 ft... a "skinny street."

To add bike lanes now, the 10 additional feet would probably be taken from front yards. We would also have to condemn on-street parking outside Columbia Villa in order to have a continuous bike lane.

*How does the city's vision for bike paths fit in?*

Because there is not a marked bike lane does not mean that a route cannot be designated a "bike path." The streets are thought to be safe travel ways for bicyclists.

**Other:**

*Why have some site trees been marked with red paint?*

Julie was not aware of this, but will find out and let the Resident Association know. 45% of the existing trees will remain, plus a tree-planting plan is being developed for the site.

**Upcoming public meetings and events:** Pamela will e-mail all CAC members a list of upcoming opportunities for public testimony and events scheduled over the next two months.

## **5. Relocation and Community Service Issues**

### **a) Relocation Task Force**

Relocation is fully under way, with families moving every day. The next relocation update report will be issued on June 26, so will be distributed to the CAC next month.

John Keating is working with a GIS mapping system to show where people are moving to when they leave Columbia Villa.

\*\*\* Requests were made to put this topic early on next month's agenda, and for the relocation report to be included in the pre-meeting mailed packet.

### **b) Community Services Planning Group**

Penny Rose distributed a summer and fall schedule for the Services Task Force Planning Committee (**Enclosure 3**), and said that the committee is thinking through the next couple of years and how to keep relocated residents connected to services.

## **6. Community Economic Participation Issues**

A draft agreement among HAP, the ICURAC and the North and Northeast Economic Development Alliance was distributed (**Enclosure 4**). The document is very preliminary, as the agencies have not yet met to discuss and rework it (a meeting is scheduled for June 11). An updated draft will be presented to the CAC next month.

## **7. Neighborhood Issues**

Liliana distributed copies of the last Neighbors Task Force (NTF) meeting minutes (**Enclosure 5**), and summarized the main issues being addressed by the task force, including dust, noise, air quality, and rodents during construction.

The NTF has expressed a strong desire to be involved in the writing of the CC&Rs for the finished neighborhood.

\*\*\* A discussion of the CC&Rs will be on next month's agenda. The attorney who is helping draft the preliminary document has been invited to attend next month's NTF meeting.

An Open House / Information Fair is being planned for July 26. There will be a community ceremony in the morning, followed by the history and information fair.

The NTF is committed to continuing to meet during construction, and will monitor the construction calls log.

## **8. Other Issues**

There were no general comments from members or the public.