

**Minutes of the TCAP Board of Directors at the meeting held on 22 July 03,
Columbia Cottage, 4339 N. Lombard, Portland, OR**

Chairperson Susan Landauer enabled an informal discussion and asked for agenda topics while waiting for a quorum. The meeting was called to order at 7:11 p.m. **Attending: Board Members:** Edna Riddle, Bill Vuch, Scott Jensen, Susan Franks, Patt Opdyke, Helen Warbington, Susan Landauer and Jason Henshaw. **TCAP Members:** Kathy Holmes, Richard Ellmeyer. **Presenters:** Brian Carmeton and Jeffrey Houle.

Minutes of the June Board Meeting sent out by email with copies available at the meeting. **MSP** to approve the minutes as written. **VOTE:** Aye, unanimous (8); Abstentions – none.

Treasurer's Report: No report was available, except to indicate the balance was similar to June's.

Agenda: Susan indicated the presentation by the Hacienda CDC had been announced in a special newsletter sent to TCAP's mailing list of over 300 households. This had been decided in the July Board meeting after an unannounced visit from Hacienda CDC representatives had requested additional time to speak to the neighborhood association. To determine the amount of time this evening, she asked attending Board members to determine the amount of time we could allow. Consensus was that 20 minutes should be allowed. Susan then introduced the two presenters.

Hacienda CDC: The presentation opened with an explanation of the location and surrounding landmarks in order to assist any persons who did not know the site of the proposed housing development planned for 32 low-income rentals on North Newall. From Lombard, the site is behind the public storage near the railroad cut, and also can be viewed from the Peninsula Crossing Trail. A drawing showing major layout plans, such as the structural footprint, courtyard, indications for parking spaces, and some dimensions were described and indicated, using the drawing.

Among questions from persons attending: How large is the play area, and will the people pass through that area on their way to the parking section? Answer: There will be a grass playground, approximately 1500 square feet, which will also include picnic tables, and people will walk through the play area. Other answers: there will not be a swimming pool, but there will be a climbing structure and some other play structures not yet completely determined. There will be no carports or garages. Resident Managers will always be on the site. Some comments and questions, from Kathy Holmes, in relation to the size of the play area included: How many children are anticipated and since several units are for large families, as well as several three bedroom units, was the plan appropriate for the numbers of children anticipated? Her concerns came from earlier experiences that involved many younger children residing in a multiple dwelling, initially approved for adults only. Would this be a similar situation?

Richard Ellmeyer, TCAP member, had a prepared map showing the number of low-income housing areas in Portland and stated that Portsmouth neighborhood had a much larger number than any other city neighborhood association. He stated that the area needed more homeowners and with more homes ranging in the \$200,000 level, rather than increasing the number of low income, subsidized rentals. He provided additional information and welcomed everyone to check his web site with multiple data including statistics and other related information. His email address is: ellmeyer@macsolve.com.

The time allowed this topic was running out. Start time for building is set for spring 04 and permits will be for Type II or Type III building. Susan declared the time limit was reached at 7:37 p.m. Informal discussion was held briefly indicating that it was helpful to hear different points of view. No further action was taken by the Board.

St Johns Town Center Lombard Main Street: Patt Opdyke indicated plans have been sent for design review. Some discussion has resulted in the curb extensions in relation to accommodating bus

stops. Businesses will be encouraged to include housing on upper floors, with commercial businesses on the ground floors, with a possible four story building resulting. She indicated that there is a growing need for additional persons to assist with the Land Use issues relating to our neighborhood and said she was pleased to announce that Scott Jensen, fellow board member, had agreed to be on the TCAP Land Use committee.

Street Names: Susan Landauer indicated she was very opposed to naming a new, short street, Houghton Court, located in the HOPE VI, New Columbia development. She said having Houghton and Houghton Court so close would be very confusing. She asked for a motion from the floor. **MSP** to support a letter to be written by Susan Landauer, requesting that the name "Houghton Court" not be used in the New Columbia street plans. **VOTE:** Aye, unanimous (8); Abstentions, None.

HAP Executive Director, Steve Rudman, asked Susan Landauer to bring to the Board and membership the issue of amenities in New Columbia. He suggested such things as water features involving sprinklers for fun, or perhaps miniature water falls. It was suggested that making sure there was a restroom in Central Park might be a better way to use funds.

Grants for funding: Susan stated that we would always need funding and that we should go for grants whenever we could. She asked for a motion. **MSP** to authorize writing for appropriate grants for TCAP funding. **VOTE:** Aye, 7; Abstentions, one. Nays, none.

Goals, Plan of Work, Outcomes: Because the room was warm and people were too tired to do further detailed thinking about plans of work, Patt suggested that we try another approach to accomplishing this for TCAP, and she would put together some topic areas for a start. Show of hand for members agreeing to work on this included: Scott Jensen, Helen Warbington, Lisa Horne, Susan Landauer, and Susan Franks. Patt would chair this group, with the plan to come to the August Board meeting with some specific data and directions in writing. The meeting would be at Scott's home, with the date to be determined.

Meeting adjourned at 8:18 p.m.

Respectfully submitted by
Helen L. Warbington, Secretary