

The meeting was called to order at 7:09 p.m. by Chairperson Scott Jensen. **Board Members Attending:** Jason Henshaw, Lisa Horne, Scott Jensen, Susan Landauer, and Edna Riddle. **A quorum was present**, which was incorrectly stated as not present during the meeting. Local residents attending were Dianne Hosford and Todd Hutchens.

Introductions were made.

Items of interest that were reviewed or mentioned by the Board included:

1. A map of the trees in Columbia Park should be published by the Parks Bureau this year, hopefully early August.
2. **Portsmouth Middle School Reader Board** project is under construction and will be installed at the school September 10th.
3. Susan Landauer and her neighbors in the area of **N. Vanderbilt & N. Hodge** will hold their annual **National Night Out** event August 2nd, and all are welcome.
4. The City's Parks Bureau released a list of 19 parks that would be appropriate for **skateboard parks**. University Park is included on the list, but Glenhaven Park on 82nd Avenue is at the top.
5. Jason Henshaw reported that the **North Portland Tool Library** (NPTL) is doing well and usually has about 80 members each Saturday. The library may look at adding a weekday to the schedule.
6. Lisa Horne briefly described the Caring Community of North Portland's **Back-to-School Readiness Fair** scheduled for August 13th, 11:00 a.m. to 2:00 p.m. at Roosevelt High School. A fundraiser "**Dine Out to Support North Portland Schools**" that will help pay for the Readiness Fair is scheduled for Monday, August 1st at the St. Johns Pub from 5:00 p.m. to close.

Hacienda Community Development Corporation (Hacienda CDC) Presentation about N. Newell Project

Representatives: Pietro Ferrari, Executive Director Amanda Saul, Housing Development Director with Hacienda CDC; Karen Pearson, Carleton Hart Architecture

After introductions, Pietro Ferrari gave information about Hacienda CDC, its mission and accomplishments to date. The N. Newell project named Mira Flores is located at 8917 N. Newell, just north of the Public Storage facility on N. Lombard near the Peninsula Crossing Trail. The site is presently zoned R2, low-density residential.* The property size is 1.15 acres, a total of 50,094 square feet. The proposal includes 12 2-bedroom units renting \$375-535 per month; 14 3-bedroom units renting \$617 per month; and 6 4-bedroom units renting \$683 per month. Of the 32 units in total, there would be 10 site-based Section 8 units and 22 units with rents based on income. There are 32 off-site parking spaces planned, and two playground areas. An on-site property manager would be hired through a professional property management company. Street improvements would be made to N. Newell and N. Central. Their timeline is that they will be apply for Low-Income Housing Tax Credits (LIHTC) in early August, 2005 with a response expected in November, 2005. Construction would start in the summer of 2006 with occupancy expected in the spring of 2007.

Concerns/comments that people expressed were about off-street parking impacts, traffic (speeding in neighborhood), ensuring quality management, proximity of children to problem areas along the railroad cut (Peninsula Crossing Trail), removing nonworking vehicles from the onsite parking lot and off-street parking areas, and potential impact to nearby property values.

Hacienda CDC requested a letter from the Portsmouth Neighborhood Association confirming that they have met with PNA several times and that they have kept us informed of their plans. Lisa Horne will write this letter.

The meeting was adjourned at 8:04 p.m. Next Board meeting is August 23, 2005.

Respectfully submitted by Lisa Horne, Board Secretary.

* **R2 (Residential 2,000) zone**

The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

Source: <http://www.portlandonline.com/planning/index.cfm?&a=64444&c=36238&#R2>