

HEY NEIGHBOR! This newspaper is a free publication brought to you by the Northeast Coalition of Neighborhoods (NECN)

**MISSION STATEMENT:**

Northeast Coalition of Neighborhoods (NECN) increases neighborhood livability through highly inclusive civic engagement and grassroots community building. NECN believes in creating healthy neighborhoods by engaging people to become directly involved in determining how their neighborhood evolves.

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## Affordable Housing: It's Complicated

By Mischa Webley,  
NECN Staff Writer

Up and down Northeast's main arterial, Martin Luther King Jr. Boulevard, new residential buildings have sprouted up in recent months. Names like Beatrice Morrow Cannady, King +

“The Portland area is short approximately 48,000 units of affordable housing”

Park, and Garlington Place hang from their marquees. What makes these buildings different from many of the other developments around town is that they are dedicated, in one way or another, to providing affordable housing to Portlanders in need.

Along that very same route you will also see tents dotting the sidewalks and sleeping bags taking shelter in the



doorways of businesses, the makeshift homes of other Portlanders in need. The contrast can be startling and begs the question: why don't we just build enough affordable homes for the people that need it?

A simple fact of the traditional housing market in Portland is that it does not produce homes for the very poor on its own. According to Metro, the Portland area is short approximately 48,000 units of affordable housing, defined as housing for people who make

less than 50% of the Median Family Income (MFI), or about \$41,000 for a family of four. This means that when the poorest among these lose their home, there is nowhere else to go. A doorway along a busy street might be the only remaining option.

Even with the recent passage of the housing bond in November, which will fund up to 4,000 affordable units, the scale of the problem appears to outweigh the tools we have to fight it. It also

begs the more fundamental question: do we have a housing crisis, or an income shortage?

How did we get here, and what do we do? We don't pretend to know the answer to the second question (although we have some ideas), but



in this issue we've attempted to at least shed light on the first, with the help of a friendly rabbit. **Join us on page 4 as we go down the Affordable Housing Rabbit Hole.**

## Growing Community—One Carrot, Beet, and Tomato at a Time!



By Nancy Flynn, chair of Woodlawn Neighborhood Association

Most Wednesday mornings during the gardening season, my husband, John, harvests whatever is currently ripe from a skinny plot at the Woodlawn Community Garden. This plot is dedicated to Produce for People, the Portland Community Gardens program

that works to provide emergency food shelters across the city with organic, locally grown food.

At the height of summer, he will often fill two or three Rubbermaid bins each week with quite the assortment of leeks, peas, Swiss chard, collards, spinach, lettuce, scallions,

the ubiquitous zucchini—all from the plot or donated by other Woodlawn gardeners.

At 9:00 AM, the emergency services food pantry at the Martha H. Terrell Community Services Center (affiliated with St. Andrew Church) on NE 8th Avenue opens its doors. John usually arrives not long after to make his delivery; the volunteers sometimes tell him it is the only

See GROWING pg 3

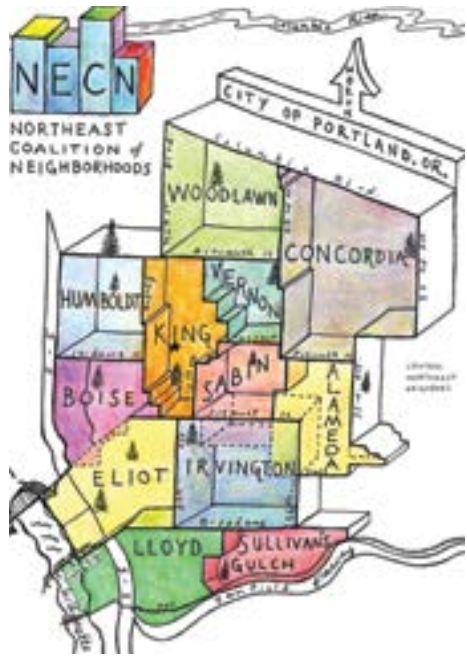
“The volunteers sometimes tell him it is the only fresh produce they have”

heirloom tomatoes, hot and sweet peppers, beets, fresh herbs, yellow and green beans, and (of course)

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*Northeast Coalition of Neighborhoods (NECN), founded in 1975, is an independent nonprofit organization. NECN is one of seven neighborhood coalitions in Portland, which are primarily funded by the City's Office of Neighborhood Involvement. NECN identifies and takes on hyper-local issues to increase neighborhood livability and civic engagement. NECN's service area includes 12 neighborhoods in inner North/Northeast Portland: Alameda, Boise, Concordia, Eliot, Humboldt, Irvington, Lloyd, King, Sabin, Sullivan's Gulch, Vernon, and Woodlawn. Any person that resides or works in North/Northeast Portland can get directly involved!*

**Picking Up for Woodlawn and Wildlife**

By Nancy Flynn and Krista Reynolds

Rick Reynolds couldn't get the problem out of his mind as he walked around Woodlawn, his neighborhood in Northeast Portland. Everywhere he looked it seemed the neighborhood was becoming trashy. And not in the sense of cheap romance novels, but rather that there was garbage everywhere he looked.

Rick knew from his work creating educational resources with SOLVE and other organizations that trash—in particular plastic pollution—was not just an eyesore, but also a growing environmental concern. "I kept thinking about how those

"I knew wildlife—from fish to birds to marine mammals and sea turtles—were being negatively impacted or even killed"

plastic bags, cigarette butts, and other litter pollute our waterways and the ocean," he said. "I just couldn't let the trash blow around and wash into our sewers when I knew wildlife—from fish to birds to marine mammals and sea turtles—were being negatively impacted or even killed."

Since moving into the Woodlawn from Concordia seven years ago, Rick has taken to the streets, carrying a SOLVE bag on his jaunts through the neighborhood. At least once a week, he picks up trash wherever he finds it. He started out simply hoping others would take note and be inspired to do the same. Then he noticed that the biggest trash accumulation areas were centered on the bus stops along Dekum Street. In fact, most stops did not have garbage receptacles. So Rick approached the Woodlawn Neighborhood Association about how to acquire more garbage cans. They recommended he contact TriMet directly to see how they might be able to help.

Rick called TriMet and was quickly able to secure three trash cans through their Adopt-a-Stop program. He developed partnerships with several businesses along Dekum, such as The High Water Mark on the corner of Mar-



Rick Reynolds with trash collected in Woodlawn, stands at the can at the bus stop at NE 15th and Dekum.

tin Luther King Boulevard, that allow him to dispose of the waste and recycling in their receptacles.

**Rick continues to patrol the neighborhood for trash and empty the cans about once a week with the help of other volunteers from the neighborhood association including WNA Board member and Woodlawn historian, Anjala Ehelebe, who has been maintaining the can at the bus stop on NE 15th and Dekum.** Neighbors have been pleased to notice that there is much less litter than there was before; a fourth can has already been installed on NE 15th Avenue and more may follow.

"It might sound weird, but I love doing this," Rick said. "I work at a computer most of the day, so picking up trash is a great way to get exercise. I even make a game

out of it using my pick-up grabber to try to snag trash as I run or walk briskly through the neighborhood. That's worth two points, whereas I only give myself one point if I have to stop and pick it up. And if I fill a whole bag? Ten bonus points!"

Hopefully others will try this game in their own neighborhoods. It is this type of grassroots effort, individual initiative, and sense of community responsibility that helps make Northeast Portland such a livable place to call home.

You can find out more about TriMet's Adopt-a-Stop program at [trimet.org/business/adopt-a-stop.htm](http://trimet.org/business/adopt-a-stop.htm) or by calling 503-238-RIDE (7433).

Rick is also happy to answer questions; email him at [rick@engagingpress.com](mailto:rick@engagingpress.com).

**The Future of the Vernon Neighborhood Association**

**What's up?**

The VNA has been plugging along since the 1970s but in recent years we've been struggling to keep it afloat. With folks moving and with natural attrition, we're down to a skeleton crew that has been running things the last couple of years. And we're burnt out!

We're looking for ways to adjust to make it easier to do the community stuff we love without being bogged down by organizational hassles.

**What's the plan?**

We are considering becoming a fiscally-sponsored

See VERNON pg 3

**Podcasters Get It Done**

By Mischa Webley  
NECN Staff Writer

If you were to walk by a certain apartment building in the Lloyd neighborhood this past summer, you might have heard some shouting, a few screams, or laughter. Depending on the day, it may have sounded like a party, or perhaps a crime scene, but in fact it was a recording session for Husk, the new podcast from a pair of young Northeast residents, Emma Brown and Sean Abplanalp.

It was just shy of a year ago that these two born-and-raised Portlanders met at a trapeze gym near Lloyd Center. Sean, a writer, musician and actor, knew he wanted to make a podcast, but didn't know which story to tell. Emma works in marketing and harbors a love affair with both Russian literature and the popular role-playing game, *Magic: The Gathering*. Through casual chats at the gym, they discovered a shared

"We were really speaking with one voice"

love of storytelling - podcasts in particular - and in no time, they were hatching a plan to make one of their own. Only problem was, they had no idea how.

What they lacked in experience they made up for in discipline: despite barely knowing each other, they kept a rigorous meeting



Emma Brown and Sean Abplanalp produce Husk, a distinctly Oregon podcast

schedule and sat every Tuesday in the same coffee shop, scribbling notes down on yellow legal pads and fleshing out their ideas. Once an outline was in place, they each tackled an episode on their own, then swapped scripts so the other could edit. By the end, they had lost track of who wrote which one. "We were really speaking with one voice," says Emma. Just nine months after that first conversation they were finished, and a new podcast was born.

The podcast itself is unique, captivating and distinctly Oregon: familiar sights and landmarks dot the storyline, which follows the mysterious disappearance

"For anyone who is considering making a podcast of their own, they both stress that the key is to just get started"

of a young man named Demitri, and the subsequent effort to find him. An underlying supernatural element unfolds throughout the story and feeds the Oregon folklore. Revealing much more, however, would give away some good twists.

For anyone who is considering making a podcast of their own, they both stress that the key is to just get started. Instead of shelling out hundreds of dollars for studio time, for example, they jerry-rigged Sean's one-bedroom apartment with blankets and pillows to soundproof the room for recording. It's all part of their philosophy for making art that could also serve as advice for just about anything else in life. Sean sums it up this way: "Don't wait for it to be perfect or you'll never do it."

You can download episodes on iTunes and other platforms and find out more at: [www.HuskPodcast.com](http://www.HuskPodcast.com).

**Vernon** cont'd from pg 2

project under the umbrella of the Northeast Coalition of Neighborhoods (NECN). **This would mean giving up our non-profit status and handing over our budget and many of the administrative tasks to NECN.**

We would still exist as an organization supporting the community and still do many of the things we do today, like the Movie in the Park, but we would not be recognized by the state.

We still don't know what it would mean for our relationship with the city.

It's a big change! What do you think? Come to our January meeting and let's talk it over.

**What's next?**

At our January meeting (Wed. 1/16, 7-9pm at **Leaven Community**) we're going to discuss the change and debate whether this is the right move. At the subsequent meeting we'll make a decision and vote. Come join us and help determine our future.

Find out more about us at: [www.vernonpdx.com](http://www.vernonpdx.com).

**Growing** cont'd from pg 1

fresh produce they have. Last year, the Woodlawn Community Garden alone donated close to 500 pounds of produce to the food pantry. Citywide, Portland Parks & Recreation (PP&R) community gardens donated over 23,000 pounds. Talk about farm-to-table!

If you want to grow your own food, meet your neighbors, and get some exercise at the same time, then a Portland Community Gardens plot may be just the ticket for you. There are over fifty throughout the city and we are lucky to have four of them in our area in the Sabin, Woodlawn, Boise-Eliot, and Concordia neighborhoods. An annual rental fee will get you access to water as well as tools, wheelbarrows, and compost.

Last year, thanks to our relatively mild winter, my husband and I enjoyed produce from our plot at the Woodlawn Community Garden all year long. From arugula and lettuce in our salads in January and Febru-



There are more than 50 Portland Community Gardens throughout the city.



ary to an early tomato called Bloody Butcher that found its way to ripening before the 4th of July, it was a delight to be able to eat "in season" and share our bounty of garden-fresh vegetables with neighbors and friends. Community gardens are a

neighborhood treasure. They add beauty to our surroundings while providing important landscapes for birds and pollinators.

Come and join the fun. For a map of garden locations and other information, visit: [www.portlandoregon.gov/parks/39846](http://www.portlandoregon.gov/parks/39846)



# Down The Affordable Housing Rabbit Hole

By Mischa Webley and Adam Lyons

Hi! I'm Peter the Policy Rabbit. Today I'm trying to answer the question: if we have a housing crisis, why don't we just build more? What don't I get? Maybe the answer is down this rabbit hole where that cranky Owl hangs out.

And I'm Splaining the Owl. I like two things: field mice and FACTS. And I'm all out of mice so we're talking affordable housing. Now let's DEFINE THE TERMS:

First, if the cost of your housing is greater than 30% of your income, then it's considered unaffordable. BUT: When we talk about building affordable housing, we usually mean homes for people who make less than 50% of the Median Family Income (MFI). In the Portland area, MFI for a family of four is \$81,400. So this would be building housing for families that make \$40,700 and below.

AND: By far, the greatest housing need is for those with very low incomes, or below 30% of MFI, which is \$24,420 and below.

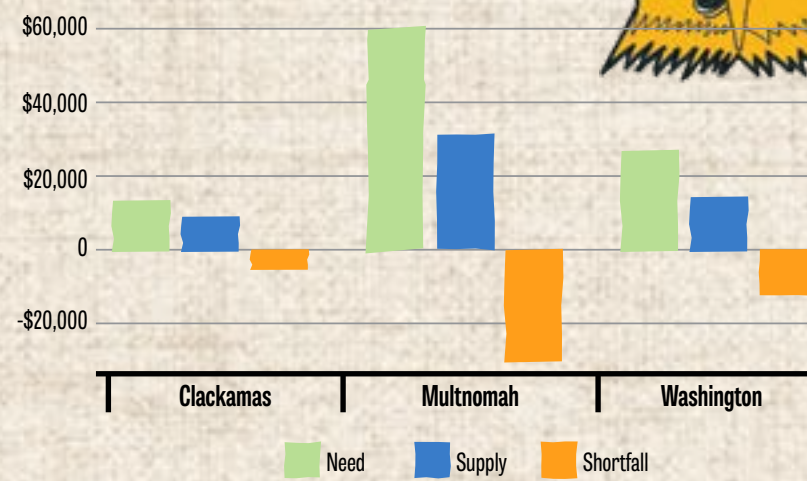
Okay, but how many affordable homes do we really need?

About 48,000 total. And 3/4 of those are homes for people making less than 30% MFI. If you're in this group and lose your house, then you'll likely end up on the street.

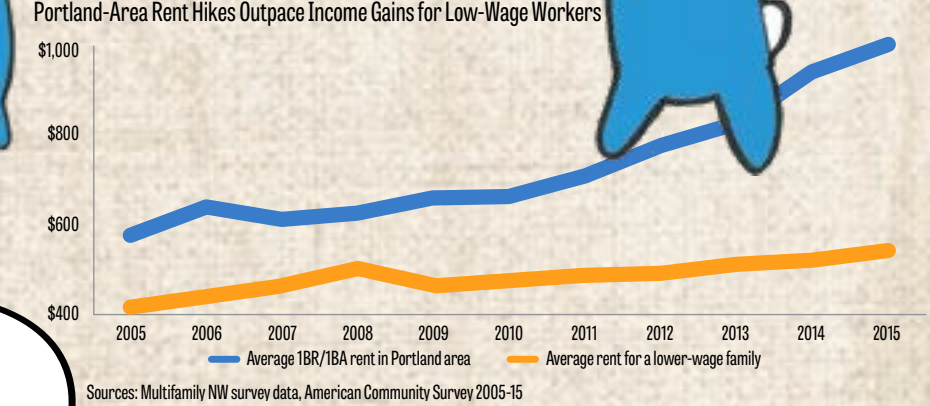
But why are they so poor?

Because pay is low and the rent is too damn high!

Need, Supply, and Shortfall of Homes Affordable to Low-income Households



The Challenge: Rents Outpacing Incomes



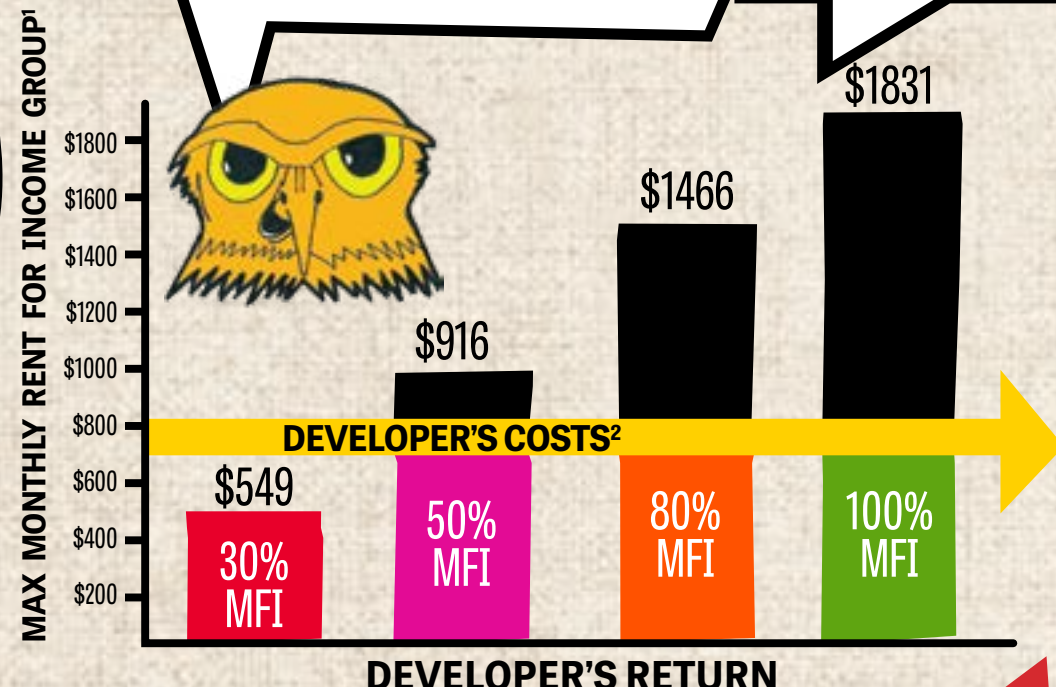
Hares my takeaway. Without massive government intervention the market is never going to produce housing at the 0-30% level, where the need is the greatest. This is the housing needed to get people off the street. So can we reframe the way we look at affordable housing? Maybe we should think of it more like critical infrastructure, like a MAX line, bike lane or highway; a long term investment that makes our city healthier and more sustainable for everyone. And besides, providing affordable housing options for low income Portlanders now is a lot cheaper than solving all the issues that arise if they end up on the street. But what do I know? I'm just a rabbit.

This is the real nut: non-profit developers rely on traditional bank loans for projects. This means they have regular mortgage payments, which means their incentive is to build at the 50-80% MFI level to recover costs and repay debt.

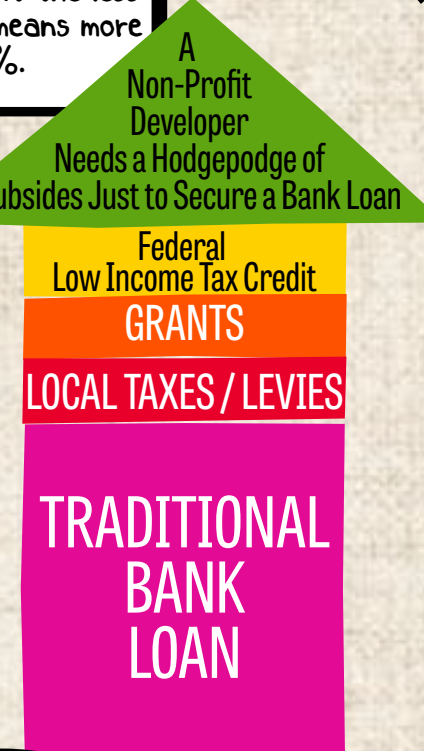
Today the local government doesn't build houses; it essentially helps developers with the down payment on a bank loan. The bigger the down payment, the lower the monthly bank payment. The lower the bank payment the less rent needed to pay the debt. Less rent means more units at lower MFI, like the elusive 0-30%.

But surely the federal government will help?

Most federal rent assistance comes in the form of "Section 8" housing vouchers, which is basically just money you can use to help pay your rent. It's proven to work, and it's much cheaper than building.

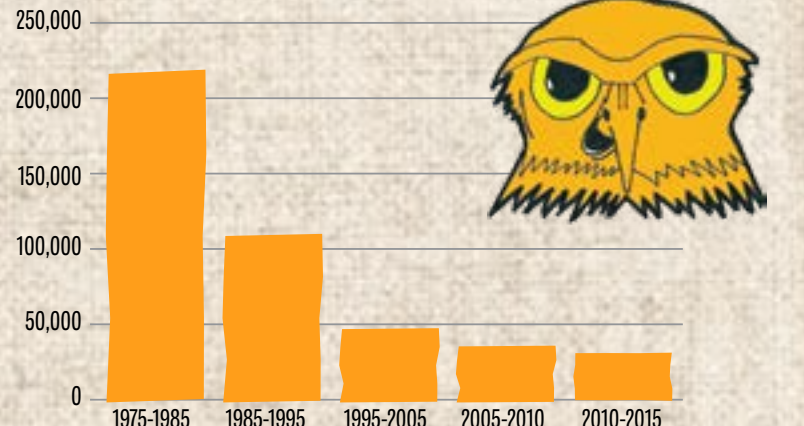


WHERE DOES THE MONEY COME FROM?



Oh, snap...

Rental Assistance Expansion Has Slowed Dramatically Since the Mid-1990s



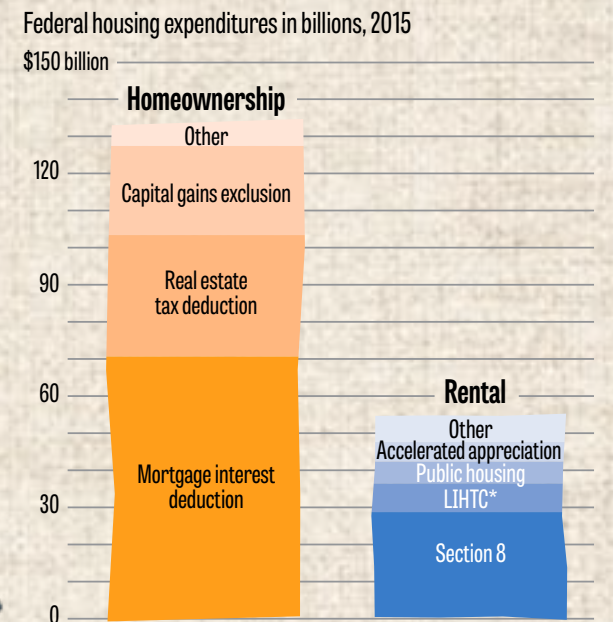
But those are my tax dollars at work! All these poor people just want handouts and, um, well... dang. Wow.

Thanks for Owl splaining that.

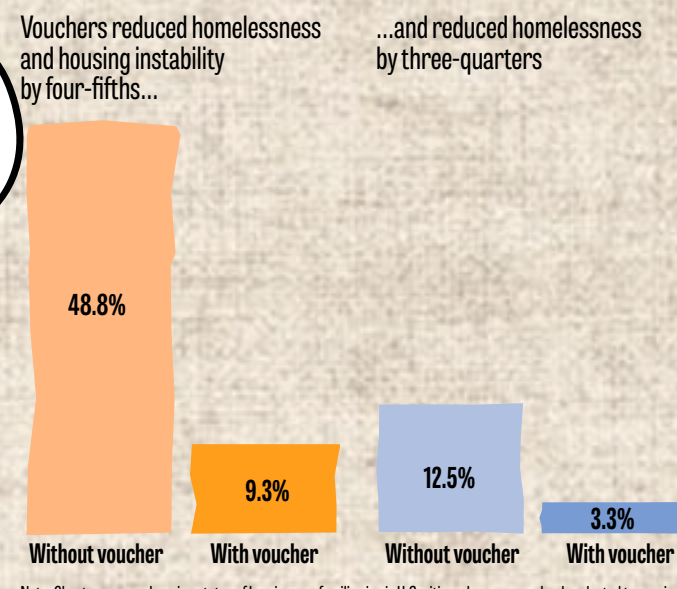
Well, we need about 48,000 units right now, and the average cost per unit is about \$240,000, so do some quick OWL math and you get...\$11.5 BILLION DOLLARS!!! That's why. Keep in mind that \$240,000 is just an average, so the cost can be greater or less than that and is still only the cost of construction. So this is an OWL estimate, but you get the idea. It's a huge amount of money.

Okay, fine! But the question was, why don't we just build all the houses we need? Seems simple enough.

Most Federal Housing Expenditures Benefit Homeowners



Housing Choice Vouchers Sharply Reduced Homelessness and Housing Instability Among Families With Children



ACKNOWLEDGEMENTS:

We could not have gone down this rabbit hole without the help of some very smart people. We are grateful to Louie Brown of Sabin Community Development Corporation; Eli Spevak of Orange Spot LLC; Michelle DePass of the Portland Housing Bureau; Jes Larson of Metro; and Garlynn Woodsong of Cascadia Partners for taking the time to explain these complex issues to our feeble rabbit brains. All opinions are our own. If we got anything wrong, or if you just think mixing rodents with public policy is in poor taste, then it's on us, not them.

OUR SOURCES: we relied on data and graphs from Metro, The Center for Budget and Policy Priorities, The City of Portland, and the Joint Office of Homeless Services, among others. Visit [necoalition.org](http://necoalition.org) for full citations.

\*Low-Income Housing Tax Credit. Notes: These numbers do not include approximately \$840 million of housing-related spending through the Community Development Block Grant program. Figures are outlays and tax expenditures for fiscal year 2015. Tax expenditure estimates do not account for interaction effects. Sources: Office of Management and Budget public budget database; Joint Committee on Taxation. Estimates of Federal Tax Expenditures for Fiscal Years 2015-2019.

Note: Chart compares housing status of low-income families in six U.S. cities who were randomly selected to receive a voucher and used it for at least part of the previous year to families in a control group who did not use vouchers. Sources: Michelle Wood, Jennifer Turnham, and Gregory Mills, "Housing Affordability and Family Well-Being: Results from the Housing Voucher Evaluation," Housing Policy Debate, 2008.



# The Singing Leach Sisters



on the southernmost edge of the brand new Walnut Park development, in what is now Humboldt neighborhood. Within the year the sisters – members of the Portland Choral Society – were also singing at recitals, church services, funerals, lodge functions and society events. On December 12, 1915 they performed at a benefit for the Portland orphanage known as “The Baby Home”. Six days later their own father died. By July the following year the girls were well on their way to becoming vaudeville stars, performing at Portland’s Columbia Theater on a billing with a William S. Hart five-reel western. (A typical evening of vaudeville entertainment was made up of separate, unrelated acts on the same bill, and in the early years



NE Union Ave and Alberta East, 1947

“The sisters performed in a number of patriotically themed shows, including one that featured an on-stage representation of a submarine torpedoing a ship”

of silent movies it was common to have live acts in addition to screenings.) The year 1917 saw the girls traveling the Keith vaudeville circuit in the East before signing

with the Orpheum circuit. After the entry of the United States into The Great War, the sisters performed in a number of patriotically themed shows, including one that featured an on-stage representation of a submarine torpedoing a ship.

which flourished well into the 1960s. In 1956 the sisters hosted a garden party that welcomed Oregon’s then-governor, Elmo Smith. The guests ate al fresco beneath a 60-foot tall dogwood tree that, six years later, would be toppled by the Columbus Day storm of 1962. In an *Oregonian* interview published a few days after the storm, Harriet recalled: “My family built this house when Williams Avenue was a muddy road and Alberta Street hadn’t even been thought of.”

“My family built this house when Williams Avenue was a muddy road and Alberta Street hadn’t even been thought of.”

In later years, Florence and Harriet performed at a number of disabled veterans benefits. One such benefit in 1924 included a boat trip up the Willamette River for residents of the veterans’ hospital with the girls singing together with the Royal Rosarian Quartet. 1924 was also the year their mother died.



A homeowner accesses a double sash window’s counter weight, similar to the ones manufactured at Leach Brothers Iron Works

Nevertheless, the women continued to tour throughout the 1920s, and even after retiring from vaudeville, Florence and Harriet continued to perform at various events, including the war bond rallies that became popular with the onset of World War II. The sisters also opened a dress shop on the main floor of their house,

Odd as it may seem, many modern-day residents of Humboldt have a connection – albeit tenuous – to the Leach family. The iron foundry started by the father of the singing Leach sisters’ specialized in manufacturing the cast iron weights that counter-balance the upper and lower sashes of double-hung windows. So, if you live in a house built before 1930 or so, chances are you have Leach Brothers Iron Works weights in your walls behind the window frame jambs.

The next time you open a window and hear a “thunk” inside the wall, remember Florence and Harriet Leach, and think about what those few pounds of cast iron allowed them to do with their lives. Whether singing for orphans, veterans or the general public, Florence and Harriet helped brighten the lives of Portlanders.

Florence and Harriet Leach were the daughters of industrialist Francis P. Leach, who had started an Oregon iron foundry in 1882. In 1907 the Leach girls – along with the rest of their family – moved into a newly built house

# A Conversation With NECN’s New Board Chair, Mariah Dula

By Mischa S. Webley  
NECN Staff Writer

Mariah grew up in Oregon and left after college to pursue career opportunities in California and the Midwest, but Oregon was always home, so she returned five years ago with her family. Since laying down roots in Portland, she has cultivated what her spouse jokingly calls a “volunteer problem” as a board member with the Alameda Neighborhood Association, in the political arena and, now, as the chair of NECN’s board. In that position, she is leveraging her passion for local politics and community organizing to broaden NECN’s reach and position it for the future.

channel to talk to city hall. NECN provides a voice for grassroots folks and we have the ability to raise the visibility of diverse perspectives within our communities of that might be otherwise overlooked. It’s a system

with fewer filters and I like that. It also makes it messy. There are very local conflicts we deal with and sometimes work to directly resolve. It’s the small stuff up that contributes to livability that matters to people, but wouldn’t make it through the city process otherwise.

“NECN provides a voice for grassroots folks and we have the ability to raise the visibility of diverse perspectives”

In terms of place-based representation, it’s really valuable that way. One example of where the neighborhood system is succeeding is around advocating on environmental standards that are bigger than our neighborhoods and sometimes even our city—yet have a very real impact on our 60,000 neighbors. Our board



Mariah Dula

and staff work with community organizations, neighborhood associations and neighbors to

See DULA pg 8

## ALBERTA ABBEY MOVIE NIGHTS

DEC	<b>E.T.</b> <small>THE EXTRA-TERRESTRIAL</small>	// SUNDAY / DEC 30 // 2:00PM & 6:00PM
JAN	<i>Selena</i>	// MONDAY / JAN 28 // 6:00PM
FEB	<b>COMING TO AMERICA</b>	// MONDAY / FEB 25 // 6:00PM
MAR	<i>A League</i> <small>OF THEIR OWN</small>	// MONDAY / MAR 25 // 6:00PM

ARTS ACTIVITIES, FOOD, AND FUN!

ADVANCE TICKETS & INFO

ALBERTAABBEY.ORG/MOVIES  
 126 NE ALBERTA ST

SCAN >>>  
 QR CODE

# OREGON BLACK PIONEERS

# 25TH ANNIVERSARY CELEBRATION GALA AND FUNDRAISER

# HONORING THE PAST, PAVING THE WAY TO THE FUTURE

SPECIAL GUEST SPEAKER: THE HONORABLE OREGON SUPREME COURT JUSTICE ADRIENNE NELSON  
MUSIC PROVIDED BY OCEAN 503

## SAT. MARCH 2ND 6:00 - 11:00 P.M.

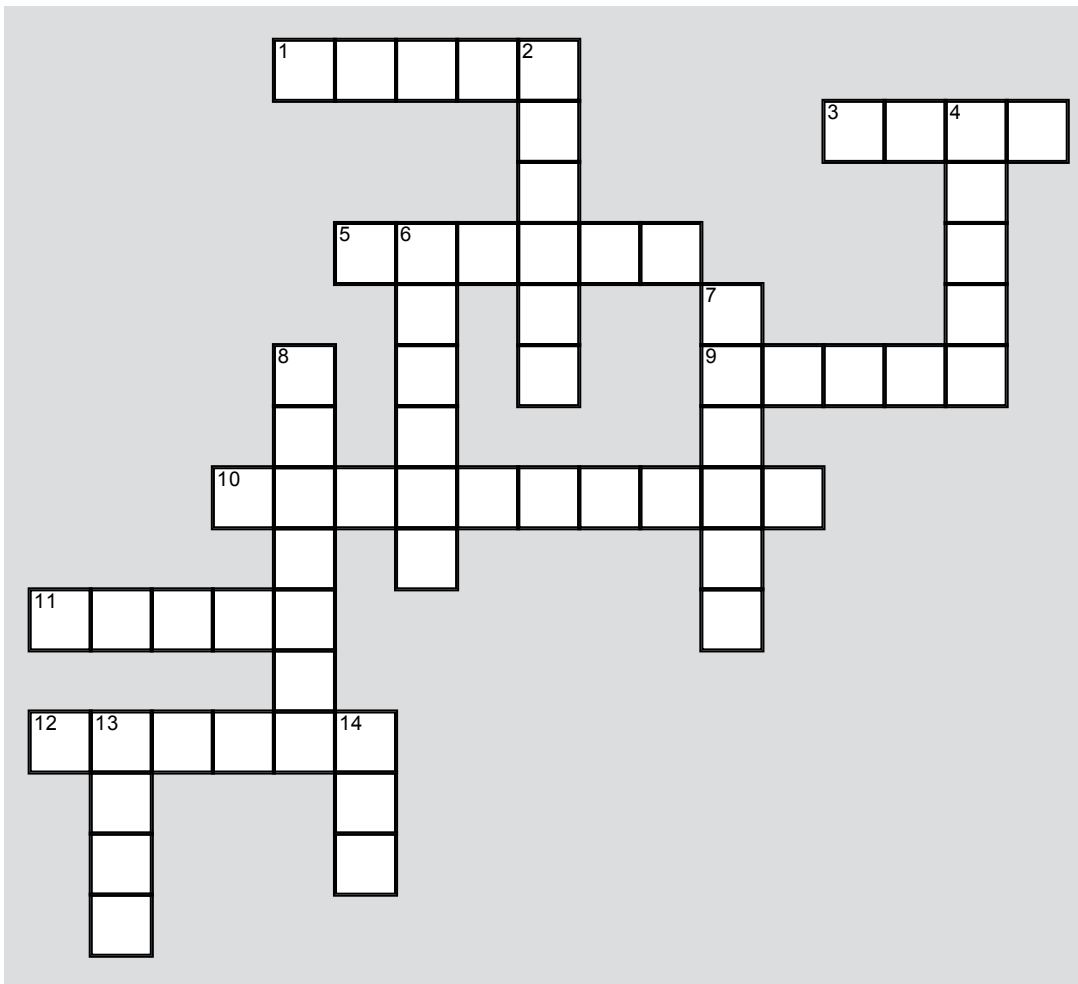
WORLD OF SPEED USA MUSEUM  
27490 SW 95TH AVENUE  
WILSONVILLE, OR

“We have a really engaged board with a lot of talent and community connections”

I think that’s where NECN has been a leader in terms of engaging nonprofits and groups of neighbors around livability issues such as housing and the affordability crisis. Going forward I see NECN as a mobilizer as well as a convener.

What’s one of the strengths of the neighborhood system? The neighborhood coalition structure affords an accessible





## Hey Neighbor! Crossword Puzzle

**ACROSS**

- 1 Street in Woodlawn with businesses, bus stops, and new trash cans
- 3 Name of podcast created by Emma Brown and Sean Abplanalp.
- 5 Median \_\_\_\_\_ Income
- 9 Last name of famous singing sisters
- 10 \_\_\_\_\_ Place, Affordable Housing Project on MLK Jr Blvd
- 11 Office of Community and \_\_\_\_\_ Life
- 12 Michelle \_\_\_\_\_ of Portland Housing Bureau

**DOWN**

- 2 \_\_\_\_\_ Dula, Chair of NECN
- 4 With 13 Down, Name of Oregon Governor in 1956
- 6 \_\_\_\_\_ Ehelebe, Woodlawn historian
- 7 \_\_\_\_\_ Butcher, name of tomato in Nancy Flynn's community garden plot
- 8 Father of Florence and Harriet
- 13 See 4 down
- 14 \_\_\_\_\_ Rhee, Director of the bureau formerly known as the Office of Neighborhood Involvement

Answers located at [www.necoalition.org/newspaper](http://www.necoalition.org/newspaper)

## Shall We Consider a Digital Forum?

By Garlynn Woodson  
Chair of Land Use and  
Transportation Committee  
for Concordia Neighborhood  
Association

Perhaps you remember, or have heard about, when neighborhoods used to mean something in Portland.

At one point, neighborhood associations in Portland successfully defeated the Mount Hood Freeway proposal. It would have begun at the ramp that juts out into space at the east end of the Marquam Bridge and bulldozed a wide path to destroy neighborhoods on either side of southeast Clinton Street to Gresham.

That's clout, and it enabled the monetary resources allocated to the freeway to instead go toward construction of the first modern light rail line in Portland.

The city, on the freeway proposal and others, used to listen to input from neighborhoods, to be swayed by neighborhoods' advocacy. Nowadays, does a letter on neighborhood association letterhead mean anything?

Should it?

The city of Portland says it weighs input from individuals equally with that from organizations, that everybody is equal in the eyes of the public process. What, then, is the incentive for neighbors to band together to engage in collective decision-making to advocate what we think best for both our neighborhood and the city?

How can neighborhood input be meaningful again within the city's public processes?

Should it?

One issue, indeed perhaps the main issue, revolves around physical presence.

Everybody is busy. Parents are



PHOTO COURTESY OF OFFICE OF COMMUNITY AND CIVIC LIFE



raising children, and most people are working to pay the rent or the mortgage and maintenance. There are folks who have achieved sufficient stability in their lives to be able to make the time to

**“Everybody is busy. Parents are raising children, and most people are working to pay the rent or the mortgage and maintenance.”**

physically show up and volunteer. And they usually represent just one demographic cross section of their neighborhoods.

Should people be required to show up in person to neighborhood meetings for their voices to be meaningful within the neighborhood association's

internal deliberative process?

What about attending only periodically? Should the occasionally-voiced opinion carry more, less or the same weight as that of someone who shows up regularly?

Perhaps we need to look for more solutions to enable greater inclusivity. Are there various ways for people to engage on their own schedules? Can they do that without having to physically show up to regular meetings to participate in ongoing conversations within the shared forum of neighbors?

It seems that, following [Bureau Director] Suk Rhee's visit to Concordia in September, there may be an opportunity to engage with the Office of Community and Civic Life to address these issues.

There's a wealth of technology we might apply to include more voices in the neighborhood association processes. Our task is to decide what, how, within what constraints, and for what purpose.

### Dula cont'd from pg 7

advocate for policies that promote air quality for instance, taking into consideration issues of equity and local impact.

#### What does the future look like?

I'm hopeful for the future of our city in general and neighborhood system, but there needs to be continued evolution in terms of community engagement and equity. I think there's value in the direct and place-based work NECN does and we need to continue to demonstrate it. We've built something that can be pretty great here, especially when it's accessed by more and more people. Portland will go through cycles of (economic) change and there will be even more value in having coalitions that are integrated in the fabric of neighborhoods when there are structural stresses and challenges that require group action.