



The SOUTHEAST EXAMINER

JAN
2018



Preservation Gets Its Turn

By MIDGE PIERCE

Preservationists, thwarted by Portland's perceived pro-growth demolition practices, finally have a turn at the mike.

To launch its Historic Resources code process that calls for identifying, protecting and even exploring ways to rehabilitate historic and cultural resources, the City held the first of a series of preservation roundtables last month.

In break-out sessions, attendees said historic assets provide a sense of place, community connectivity and even economic benefit through tourism. They emphasized that preservation is not just about beautiful buildings, but stories and cherished spaces.

Referencing displacement of people in urban renewal areas like the Albina neighborhood, presenters said preservation can be a way to keep people in their homes. Retaining old, historic buildings can help keep rents low. One speaker said rehabilitating and repurposing homes is a way more people can afford to live in the "new Portland."

Recognizing competing priorities of growth and preservation, Brandon

Spencer-Hartle, Portland Senior Planner and Historic Program Manager, cited the need to connect preservationists with effective tools. A supporter of conversion, he sees potential to add invisible density to inner ring neighborhoods.

Repurposed buildings provide an alternative to demolition, according to attendees who advocated for tax credits and incentives to turn large, older single families homes into multiple residences. Bonus incentives should be available for property owners who provide affordable housing, added several voices.

"Diverse communities can sustain diverse sites," urged a speaker explaining that groups like African Americans and Native Americans have been disproportionately impacted by development. To the list, someone added artists like those who used to live in the Pearl and are now being pushed out of SE.

New requirements for Unreinforced

Bulldozing historic buildings is regrettable, said participants, because they were often built with higher quality materials and period details

Masonry were mentioned as motivating more demolition. Bulldozing historic buildings is regrettable, said participants, because they were often built with higher quality materials and period details.

They offer human scale and deliver a sense of warmth and well-being and contain the embedded energy of old growth forests making older structures a green alternative to new construction.

Preservation can range from saving historic buildings, view corridors and open spaces to safeguarding urban canopies and garden sunlight; in short, protecting aspects of Portland that are unique, special and rapidly vanishing.

Public roundtables will continue throughout the month. For information, see portlandoregon.gov/bps/article/662415

Petition Calls for Public Vote on RIP

By MIDGE PIERCE

Portland's biggest story continuing into 2018 is its housing emergency. Homelessness remains rampant despite shelters such as the 100-bed facility planned for a vacant store at 62nd and Foster.

Barely a dent has been made in affordable housing despite a \$258 million bond and 1300 affordable units planned on a former Powell strip club site.

A growing chorus of residents now claims that the City's controversial Residential Infill Project (RIP) may actually make the affordability situation worse by disrupting stable neighborhoods, increasing housing insecurity and displacing vulnerable longtime residents to accommodate densification and newcomers.

RIP encourages demolition of affordable housing stock, according to groups like United Neighborhoods for Reform, Stop Demolishing Portland and neighborhood associations that believe developers build to reap profits, not fix housing problems.

Doubts about RIP are growing, even among supporters of concepts like housing scale reductions, as citizens realize it is built on market rate – typically translated as price-hiked, not affordable housing.

Calls are being heard for a public vote on the Infill proposal by those who consider it a developer's scam ill-designed to meet City affordability needs or address failing infrastructure and congestion problems.

"Portland voters should decide the fate of their own city," according to a petition being circulating by the grassroots Stop Demolishing Portland. Its mantra, "No Vote, No RIP", aims to "bring democracy back" to housing processes. The group's multifaceted mission discourages demolition and gentrification while supporting both subsidized housing and preservation.

Project pushbacks are delaying timelines. The January schedules for implementation of the 2035 Comprehensive Plan, of which RIP is part, will wait until May. Along with criticism that RIP was slipped into the Comp Plan at the 11th hour, the state has received formal complaint about violations of state planning requirements.

On December 26, the Multnomah Neighborhood Association (MNA) filed an appeal of objections, previously denied by a state agency. The appeal includes objections to multi-use middle housing in single-family neighborhoods, and will be reviewed by the Oregon Land Conservation and Development Commission prior to Comp Plan implementation.

Earlier in December, the state approved the Plan on the assumption that Portland has "little opportunity to grow anywhere but up" even as developable land in outer East Portland goes begging

for attention.

Determined to block rezoning of some 85,000 residential properties, MNA says it will go to the Oregon Court of Appeals if necessary. To help cover expenses, they launched a fund-raising campaign at swni.org/multnomah.

While the Westside has taken the lead on fighting RIP, the bulk of residential rezoning will hit the inner eastside. Eastsiders, increasingly a mix of new arrivals, social activists and special interest groups squaring off against homeowners and longtimers, are split on whether Infill is a solution to the housing crisis.

"RIP is for the rich. RIP is for people who don't live here yet," frequent critic Michael Molinaro wrote to *The Portland Tribune*, which, like *The Oregonian*, has generally supported the project.

Few publications have covered concerns about RIP's impact on neighborhoods. The *Willamette Weekly* devoted an issue to "smart" megalopolises Portland should emulate, like Tokyo and Singapore.

Advocates 1000 Friends of Oregon and its lobbying arm Portland for Everyone, supported by deep-pockets, position RIP as a way to avoid sprawl and add density that stems rising house and rental costs. As vacancy signs sprout, argument that supply is not keeping up with demand is a harder sell.

United Neighborhoods for Reform posts a quote on its website from a city planner that indicates RIP was never intended to address affordable housing, preservation or demolition. If RIP is not intended to address these issues, it posts, then "what problem is it trying to solve"?

New concerns mount. In comments about plan highlights, the state lauds a section focusing on the inclusion of "less traditional communities" in decision making. Longtimers question whether it is equitable to disregard those who have invested time and resources in the City.

Objectors point to outside investors, like those who chopped up Seattle, San Jose and San Francisco, as coveting Portland properties for development. Newbuilds featuring pricey micro-units are so small they demand off-site storage. As a result, large lots such as the former Seven Dees property on Powell, turn what might have been affordable housing into massive storage complexes. Additional, some say avoidable, construction undermines claims of so-called green benefits of newbuilds.

As RIP proponents heckle objectors as NIMBYs, a Next Door writer asks what happened to the time-honored concept of moving up over time? "It seems to me... that Portland believes they need to provide [everyone] an affordable, trendy apartment in the central city core. I don't think that's the mission of municipal government."

Regardless of resident's positions, one thing is certain: RIP will forever change the look and feel of Portland as single family homes are replaced by duplexes, triplexes, cluster houses and other multi-unit options.



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ON ON THE STREETS WHERE WE LIVE

By NANCY TANNER, EDITOR

Dear Readers:

Thanks to our beloved advertisers, *The Southeast Examiner* will continue to exist in 2018. Their participation in our Holiday Gift Guide made that another great success too. The Shop Local mantra seems to be becoming a good attitude, as most of the gifts I received this year were locally sourced from Portland, Washougal, Seattle and even Sayulita, Mexico.

I enjoy the holidays and appreciate the extra effort everyone put into decorating their homes and businesses. It truly is the season of giving, light and hope. Hope is what the dawning of each new year brings.

If the auspicious number 18 holds any kind of good vibe, then we can look forward to great success and prosperity. According to Chinese lore, the reason is that when 18 is alternatively pronounced (yāo bā), it strongly resembles the words “going to prosper.”

In the Hebrew system of a numerical value of words, the Hebrew word for life (chai) has the value of 18. This makes 18 a favorable number as it indicates hopes of a long life.

The Hebrew prayer called

Shemoneh Esrei means eighteen and originally listed eighteen blessings. This is one of the most important prayers of the synagogue.

The reason I have researched the meaning of this number is because one time I was at the bank and the teller told me that my birthday, the eighteenth, was a lucky one in Asian numerology.

I hadn't really thought much about it until this New Year, 2018, so I researched and found these pieces of information.

Going into the new year, I hope that everyone prospers at whatever has meaning to them.

Years ago I read the book *Man's Search for Meaning* by Viktor Frankl in which he soul-searchingly elucidates the belief that it is the striving to find a meaning in one's life that is the primary, most powerful motivating and driving force in humans.

Although other philosophers exposed different ideas like the will to power or pleasure, Frankl's altruism closely imitates the highest virtue of most of the world's religions.

On the local front, I stand in awe of the people of this community who find meaning in life by doing their civic duty – the ones who take the time to attend meet-

ings, write letters and assume leadership positions on behalf of their neighborhoods. Many of *The Southeast Examiner* stories reflect these individuals and their relentless stands for social justice.

I thank *The Southeast Examiner* reporters who help disseminate the complicated information about all the City's rules and regulations. They inform us about the people, places and things of interest here in SE, whether we want to hear about them or not.

I admire the staff working in the different bureaus of the City even though we the people don't always agree with the policy they present. At least they have the courage to show up and try to explain the course of action our government is taking.

I imagine each one of them is just as concerned about the future of Portland and planning for the seventh generation. The fact that the Portland metropolitan area is growing so quickly makes things complicated; crowding always causes problems.

And, once more a shout out to the advertisers of *The Southeast Examiner*; you have voted with your dollars to say yes to community news and local independent journalism.

Thank you.

LE Letters to the Editor

To the Editor:

The City has been falsifying and covering up information regarding its plan to install traffic

diverters on Lincoln St.

After the City installed traffic diverters on Clinton St. two years ago, I researched state guidelines, specifically, ODOT's Bicycle and Pedestrian Design Guide.

I could not find anything to support the City's claims, widely reported in the media at that time, that ODOT guidelines required the installation of traffic diverters on Clinton because the speed limit was 25 MPH and the vehicle count on some days was up to 3,000 cars.

What I did find instead is that there are no hard and fast requirements for the installation of traffic diverters on *bicycle boulevards* such as Clinton St.

In particular, the graphic, Urban Suburban Recommended Separation Matrix on PDF page

42 of ODOT's guide, shows that Clinton, with a vehicle count of up to 3,000 cars per day, combined with a reduction in the speed limit to 20 MPH, would have clearly fallen within the recommended safety range, and would not have required the installation of traffic diverters or any other changes.

Those same guidelines apply to Lincoln St.

In fact, according to guidelines, when it comes to installing traffic diverters, there is a great deal of flexibility and many factors besides vehicle counts that need to be taken into consideration, including the negative impact of traffic being diverted onto nearby streets.

It turns out the City chose not to follow ODOT's guidelines, and instead created its own, which

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SE The SOUTHEAST EXAMINER

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Comments in City Infill Project

Op-Ed By DAVID KROGH,
AICP
RETIRED PLANNER

I am a resident affected by this project and have already submitted comments via your online survey. However, I wish by this letter to get my name into the record and to provide you with specific comments not addressed by your survey format.

I am a retired planner and have been observing with great interest Portland's procedures in light of the major problems with housing availability and affordability in Portland these past few years. My first observation is that Portland has lost track of the need to plan comprehensively and to view planning issues holistically. This has resulted in multiple separate projects addressing problems in a piecemeal fashion. In such a situation, problems (more often than not) do not get resolved.

I recently was a moderator at the joint ISOCARP/OAPA conference. I attended two other sessions with Portland Planning speakers who talked about the Portland Plan and the SW Corridor Project. In both sessions, speakers admitted that the Portland Plan was lacking in how it addressed housing needs in light of State Goal 10 (Housing). The plan did not adequately address the need for a variety of housing types to fit a variety of income levels. This is likely one reason why there is a "missing middle" in terms of available housing and a housing affordability crisis in Portland today.

The Infill Project is a piecemeal approach to address the above. However, it does not look at the issues of housing availability, variety and affordability in a holistic manner. In fact, this project has the potential to greatly impact the livability and character of many older established neighborhoods in Portland without consideration of the "missing middle", infrastructure needs, needs for new parks, street maintenance needs, etc. In short, this is a piecemeal approach to planning.

The Infill Project appears to be extremely biased in trying to "inject" substantial density into Portland's eastside neighborhoods (east of the river out to I-205) with very little impact on Portland's west side. This protects the integrity of neighborhoods in west Portland while exposing thousands of acres of existing older single family neighborhoods in east Portland (including N, E and SE Portland) to the potential for demolition of older houses and replacement by skinny homes, duplexes/triplexes, and ADU's.

The density increases proposed by your half mile corridor swath rezonings, the proposed 'a' overlay, and the push for ADU's will result in increases of from 2 to 4 times the current density allowances, depending on the parent zone. The areas involved with these proposed changes will no longer be low density residential. They will, in essence, be moved into a moderate density range. Is the Infill Project attempting to make existing low density areas

into areas that can accommodate the "missing middle"? If so, that is not the way concentric zoning theory works and something the flawed Portland Plan should have addressed, but evidently didn't.

As mentioned, the "a" overlay and zone density increases along a ¼ mile radius from transit streets (a half mile swath) is a substantial change to neighborhood character. This proposes my own property for a change from R5 to R2.5. and my neighborhood is an older neighborhood of craftsman bungalows, cottage style, cape cod, and other varieties of homes.

Under the proposal, I fully anticipate many of these homes will ultimately be torn down and replaced by skinny homes, duplexes/triplexes, and rowhomes,

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Nature Conservancy on land, water and sea

By MICHELLE FROST

Since its founding in 1951, The Nature Conservancy (TNC) has conserved more than 119 million acres of land, protected 5,000 river miles worldwide, and now operates 250 marine conservation projects. The Conservancy's mission is to protect the lands and waters on which all life depends.

In Oregon the organization has been at its current location for 20 years, inside a stately brick building at SE 14th St. and Morrison. Executive Director Jim Desmond oversees Oregon operations with a staff of 90 employees, half of them in the Portland office and half of them in small offices around the state, including Eugene, Ashland, the coast, Bend, and Enterprise.

"TNC has a rich 60 year history," Desmond explains. "We've protected 120 million acres and still our work is critically important. I feel an urgency everyday."

Desmond brings his own rich history to the organization having once served as Assistant General Counsel to TNC in Chapel Hill, North Carolina in the late 1980's. He moved west to Portland in 1993 to be married, and became Director of Parks and Nature with Metro for 19 years. When his current position opened up 3 years ago, he was ready for the opportunity to continue working with them.

"This job came open for the first time in 29 years!" he exclaims.

Membership is up, according

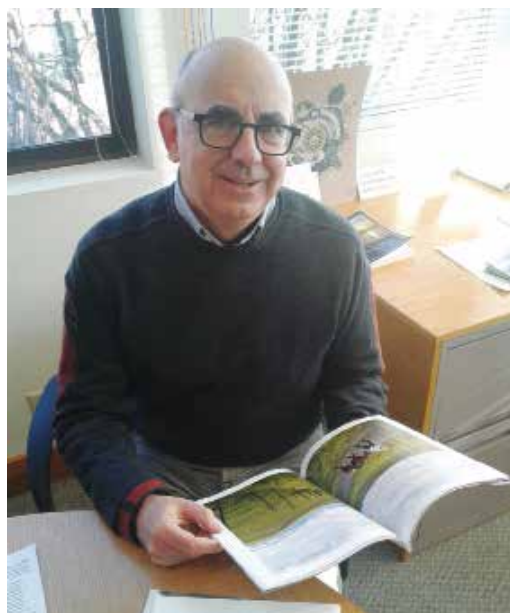
to Desmond, in response to current concerns over climate change. "We work hard to be a bipartisan organization with a philosophy to create a comfortable space and to serve in a convening role," he explains.

Diplomacy is integral to the organization's success. "We have a track record for cutting through red tape, and a staff with skills in negotiation and collaboration."

Thanks to the support of one million members, The Conservancy is able to protect freshwater sources, create proactive solutions to climate change, balance conservation of critical lands with development and manage marine habitats in all U.S. states and 35 countries.

"A good example of our work here in Oregon is forest management," Desmond says, "and at the coast working with fishermen."

With 1 million members and counting, TNC holds itself accountable to the people who make their work possible. They have a four-star rating from Charity Navigator, their highest rating. 76% of donated funds are put directly into programs. 13.5% of donations cover general and administrative expenses, and 10.4% of donations take care of



Executive Director Jim Desmond

fundraising and membership.

They are one of the most effective and efficient environmental organizations working around the world today. In addition to committed members, they have a large and active volunteer force. "We engage 1,000 volunteers a year, in office and administrative positions as well as at work on the properties." Volunteerism has spiked as more people, especially young adults, wish to have a hands-on experience in helping with conservation.

If you are interested in visiting any of Oregon's nature preserves, or if you would like to share your passion as a volunteer in the new year, visit their website for more information at nature.org.

Nature's Fortune: How Business and Society Thrive by Investing in Nature

By MARK TERCEK AND JONATHAN ADAMS
BASIC BOOKS, 272 PGS

CEO of The Nature Conservancy, Mark Tercek, joined the conservancy in 2008 after 24 years as a managing director and partner at the investment banking firm of Goldman Sachs, where his mentor was Henry Paulson, former Treasury Secretary in the last Bush administration.

This resumé has caused a stir among some activists in other environmental organizations. Could Wall Street, Big Business and Ecology coexist in the same room?

The answer appears to be yes. Tercek has made it his mission to transcend the outmoded dichotomies contained

in these questions, to reformulate the way we think about economic and environmental issues, and to pursue conservation projects through innovative collaborations around the world that exemplify TNC's mission. Tercek, who had never written a book, wisely teamed with someone who has – biologist Jonathan Adams.

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Neighborhood Notes

South Tabor

By Sandra Hay Magdaleno

While STNA does not hold a board/general meeting in December, on December 20, board president Duane Hanson announced an emergency meeting to address the City's land use decision to approve the application for a 143,000-square-foot self-service storage development at SE 62nd and SE Powell, the site of the former 7 Dees nursery.

More than 34 people attended the meeting held at East Portland Coffee Roasters. The 28 STNA members in attendance, including five board members, voted unanimously to appeal the administrative decision to the Design Commission. Foster Powell neighbors were the other attendees present and will take the issue to their neighborhood association as well.

Reasons to appeal center around our continued desire to limit impacts on adjacent residential zones, limit traffic and vehicle movement impacts on SE 62nd, encourage more active street frontage on Powell, and ensure a forward-looking design that fits the neighborhood context and sets a good example for future development.

We will file the appeal by January 3, and a hearing before the Design Commission could be scheduled for as soon as February 1. Watch our website, the listserv, Facebook, and Nextdoor for an announcement. Our land use chair and committee will prepare testimony in the meantime. A strong turnout at the hearing in support of our appeal would be great.

By the time you read this, there will have been a meeting hosted by IRCO regarding proposed budget cuts to our already slim parks and recreation budget. We will have more information at the January STNA meeting and will report our findings in the February SE Examiner.

Our next STNA Land Use, Communications, and Sustainability Committees will meet on Tuesday, January 16, 7 pm at Trinity Fellowship, 2700 SE 67th Ave. STNA board/general meeting will be held Thursday, January 18, also at Trinity, with entrance from the parking in the back. See you there!

Montavilla

By Amanda Rhoads

Montavilla Neighborhood Association had an incredible election on October 9, with 22 candidates running for 11 board seats, and over 200 neighbors casting ballots. Since then, the elected board members have hit the ground running, developing a new website, forming or re-forming committees, publishing a newsletter, and working to get the Neighborhood Association's processes and records current and accessible.

We have had great support for our committees, including the following: Public Safety; Land Use and Transportation; Housing and Homelessness, Outreach and Communications; Parks; and Accessibility.

Speaking of accessibility, an MNA board member sought and secured funding so all of the upcoming monthly meetings through the end of the fiscal year in June will have live captioning. This will make our meetings more welcoming and available not only to those who are hard of hearing, but for everyone who benefit from visual learning and are trying to follow fast-paced meetings.

Recent MNA meetings have had guest speakers to address projects relevant to the community, such as a TriMet employee updating the community on the Division Transit Project. Our County Commissioner Jessica Vega Pederson stopped by in December to talk to us about the issues she has been working on this year. We look forward to continuing to make our meetings a great place to learn about what is going on in our neighborhood and how folks can get involved.

We are looking forward to a productive 2018, with more work to get the MNA on a stronger organizational footing and more opportunities for neighbors to come together to grapple with big issues which we don't all see the same way. We will be reviving the effort to host community forums on topics such as homelessness and hope these efforts will help us all learn more about the citywide and national issues affecting our community and how we can work together to improve them locally.

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CN Community News

Crime update

In an update of our December article *When It Comes to Crime, the County Matters*, Multnomah County Senior Deputy District Attorney James Hayden clarified the report by saying that while the County has some eighty deputy district attorneys, only a handful are assigned to handle thousands of misdemeanor cases.

After responding to a question from a conference attendee last month about why the DA’s office is a revolving door for crime, Hayden elaborated that the answer involves the entire Criminal Justice System.

“We would be a more effective system if we had adequate jail beds, adequate DDAs, adequate police and

adequate probation officers and judges and staff.”

Counter to what was reported, judges do hear every case DDAs bring, but the lack of systemwide resources stymies outcomes and convictions.

“Inadequate CJS resources hinders our ability to meaningfully impact many misdemeanor offenders. Beyond the numbers, this means to me, there are too many cases and not enough DDAs.”

Residents interested in taking a Safety and Lifestyle course taught by East Precinct Sgt. Randy Teig should contact the officer directly at Randy.Teig@portlandoregon.gov.

Once he receives sufficient interest, he indicated he will alert the Office of Neighborhood Involvement to publicize the class as part of its crime prevention efforts.MP

Mt Tabor Weed Warriors

Do you enjoy getting outdoors and being a part of a community making a difference for Portland’s air and water quality? Enjoy spending time in Mt. Tabor Park and learning about plants and animals there and working with other volunteers? You could be a Mt. Tabor Weed Warriors Crew Leader.

Weed Warriors stewardship events are the last Saturday of every month, March-October, from 9 am to noon. Crew Leaders commit to attend at least two of these events and help lead volunteer efforts to pull ivy, dig out blackberry, or remove other invasive plants.

No experience is necessary, just a willingness to work with volunteers of all ages, abilities, and backgrounds.

The two training options are Saturday, Feb. 24, or Saturday March 3, both events from 10 am – 2 pm at the Mt. Tabor Visitors center. Participants need to attend one of two training days to become a Crew Leader.

During the training, you’ll learn common native and invasive species in the park, what Weed Warriors do, and how you can help others be stewards of this amazing park. All tools are supplied.

To register or for more information, contact Stasia Honnold, Stewardship Coordinator, at fntp.weedwarriors@gmail.com or Lise Gervais at weed.warriors.coord@gmail.com

DE-ESCALATION TRAINING

Sunnyside Community House,
3520 SE Yamhill St.
Saturday, January 13 1– 4 pm

Join neighbors who are interested in learning skills to better communicate with those who are strangers to us, who may be displaying disruptive behavior, and are dealing with substance abuse and/or mental health issues. Learn both verbal and non verbal skills.

The instructor is Mark Schorr, Psychologist and the suggested donation \$10
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EarthTalk – Environmental News

Dear EarthTalk: The environmental movement was built on the philosophies of people like Henry David Thoreau, Aldo Leopold and Rachel Carson. Who are the great environmental visionaries of our own day and age?

-- Betsy Englund, Boston, MA

Thoreau, best known for his book *Walden*, taught us how to live a simple life and take pleasure in nature’s splendor all around us. Leopold’s 1949 book, *A Sand County Almanac*, encouraged us to respect the land and its inhabitants and manage it with future generations in mind. Carson, whose book *Silent Spring* is credited with advancing the global environmental movement, taught us that the world would be sick, let alone way too quiet, without the soundtrack of wildlife.

While these voices from the past still guide our conservation ethic, a new generation of visionaries is reimagining what it means to be an environmentalist in response to the new existential challenges facing our species and our planet.

One of them is Winona LaDuke, who cut her activist teeth in the 1980s when she helped launch the Indigenous Women’s Network and campaigned for tribal land claims in Minnesota. In 1993 she partnered with the folk-rock duo Indigo Girls to launch Honor the Earth, which raises awareness and support for Native environmental issues and develops resources for the survival of sustainable Native communities.

Honor the Earth uses music, the arts and the media to spread awareness about our dependency on a clean, healthy planet. Most recently, LaDuke set up her tipi at one of the Dakota Access Pipeline protest camps. She has been outspoken about the need to reject such projects and the oil slated to run through them.

Many Americans first learned about the potential perils of climate change from Bill McKibben’s 1989 book *The End of Nature*. McKibben has subsequently penned more than a dozen books on related topics, and in 2006 crossed over into activism, helping lead a five-day walk across Vermont calling for action on global warming.

He went on to launch 350.org, a global climate organizing effort named after climate scientist James Hansen’s contention that atmospheric concentrations of carbon dioxide above 350 parts per million would be unsafe for humanity and the planet.

Pioneering the use of social media to grow its ranks, the group coordinated 5,200 demonstrations in 181 countries as part of its International Day of Climate Action in October 2009 and rallied hundreds of thousands more people at subsequent events.

McKibben remains an outspoken critic of both the Keystone XL and Dakota Access Pipeline projects.

While McKibben worked his way into our hearts through his writing, Josh Fox did it with video. The filmmaker’s 2010 documentary *Gasland* focused on the environmental effects of hydraulic fracturing (“fracking”) of shale formations to recover natural gas deposits. The Oscar-nominated film became a key lever in the anti-fracking movement and Fox went onto become a vocal opponent of fracking.

In 2016, Fox traveled the country on behalf of Bernie Sanders’ campaign for President and helped pen a historic climate amendment to the Democratic Platform calling for the institution of a national carbon pricing system, the phase out of gas-fired power plants and higher efficiency standards for federal energy projects. Fox currently works as Creative Director for Our Revolution, a non-profit Sanders launched following the 2016 Democratic primaries to get more Americans involved in the political process and organize and elect progressive candidates.

Honor the Earth, honorearth.org; 350, 350.org; Our Revolution, ourrevolution.com.

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ROGUE PACK “TRUTH AND DARE,” STORIES AND IMPROVISATIONAL COMEDY—Sellwood Playhouse, 901 SE Spokane, Jan. 26 & 27, 7:30 pm. Cost: \$10 online, \$15 at door, \$12 students and seniors: <http://www.roguepack.org>. Rogue Pack a nonprofit theatre for underserved youth, facilitates storytelling theatre workshops for Portland area youth to empower and connect with their community. We partner with Portland youth organizations and theatre professionals mentor so they can reach their potential. Current partnerships are, Boys & Girls Aid and the Donald E. Long Juvenile Detention Center.

Bb BUSINESS BEAT



Postal Annex Hawthorne: Brother and Sister, Scott and Maria Mapes, Portland natives, recently opened a Postal Annex at 35th and Hawthorne. The Mapes are excited to serve the neighborhood with packing, shipping, copying, mail box rentals, notary and so much more. Bring your items in and we will pack them with diligent care, so they get to their destination safe and sound. We pride ourselves in being friendly, fast and convenient. And we have parking around back! 3439 SE Hawthorne Blvd. 971.279.5151 www.postalannex.com/16019.

Elders in Action Civics 101

Interested in getting involved in advocacy but not sure how to get started? Elders in Action invites you to participate in a 5 session training series focusing on the operation and structure of the city, county, neighborhoods and the state legislature. The first session begins on January 10, so register now at 503.235.5474 or cass@eldersinaction.org.

Session 1 – Inside Gresham City Government, Wednesday, January 10, 1 pm – 3 pm; Gresham City Hall (1333 NW Eastman Pkwy, Gresham). Session 2 – Inside Portland City Government Friday, January 19, 1 – 3 pm; Portland City Hall (1221 SW 4th Ave.). Session 3 – Inside Multnomah County Government, Wednesday, January 24, – 3 pm; Multnomah County Building (501 SE Hawthorne Blvd.). Session 4 – Inside Neighborhood Involvement, Wednesday, January 31, 1 – 3 pm; East Portland Neighborhood Office (1017 NE 117th Ave.). Session 5 – Inside the Oregon State Government, Wednesday, February 7, 10 am – 5 pm; Field Trip Oregon State Capitol.

Snacks and refreshments will be provided! Reimbursement available for bus tickets to and from sessions.

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Community News

Portland Food Project

Portland Food Project (PFP) is a volunteer-run organization that sponsors food drives six times a year. They make it easy to donate food and get it to people who really need it.

Six Saturdays a year, donors put PFP green bags full of non-perishable food on their porches, in their apartment lobbies, and in their carports. Neighborhood Coordinators collect those bags and leave empty ones behind to fill for the next collection. The collected food is then distributed to 22 local food pantries.

In 2016, they collected nearly 100,000 lbs. of food from over 1,600 local donors.

Tens of millions of Americans face food insecurity every day. According to the Oregon Food Bank, one in five Oregonians faces food insecurity and 34% of them are children.

To help meet their monthly food needs, most turn to food pantries. The need is great enough that food pantries in the Portland area struggle to keep their shelves full.

By making it easy to donate, they help fill in the gaps and make it possible for hungry Portland residents to make complete, balanced meals for their families.

This is all about strengthening our community and neighbors helping neighbors. Along with keeping food pantries shelves full year-round – and not just during the winter holidays – Portland Food Project creates neighborhood connections.

Neighborhood Coordinators communicate with donors and donors themselves reach out to friends and neighbors to participate. People get to know one another in ways that are often lacking in today’s society.

The next pick up is scheduled for Saturday, February 10. They do pick-ups the second Saturday of every other month.

To learn more about Portland Food Project, visit portlandfoodproject.org or contact Karen Beck at 503.260.8200 or kbeck747@gmail.com.

Recycling tips for January

By BONITA DAVIS, MASTER RECYCLER AND SUNNYSIDE RESIDENT

Post holiday overload? Stuffed closets and drawers? By now we have probably solved holiday related recycling questions by calling the Metro Hotline at 503.234.0000 or checking the Curbsider at portlandoregon.gov/bps/curbsider. Now, what do we do with all gifts we don’t need or want?

Tucking them away on a shelf can result in forgetting about them until a major clean-up. Over time, items can become obsolete or damaged and storage space disappears.

Here is a suggestion from lifestorage.com: Try using a four box method to sort through your stuff. Ask yourself, how often does this item get used, is it sentimental, would I miss it if it were gone, and does it bring me pleasure? Determine what to 1.Keep and put away, 2. Donate/sell, 3. Dispose of 4. Store.

Things are made to be used! Keeping consumer goods in use is just as important as recycling. Offering up items on sites such as Nextdoor.com and Craigslist, consigning, and even re-gifting are all great options.

Hard-to-part-with items with sentimental value may be welcomed by local extended family members. Clothing,

hygiene products and other essential items are needed by agencies. Find them on 211info.org.

The Metro and Curbsider Hotlines can help with where to donate. Always call an agency or check their website first so that you can match what you wish to donate with their needs.

Portland has wonderful reuse stores and programs. Make this the year to check out Free Geek, Community Warehouse, ScrapPDX, ReStores, ReBuilding Store, ReClaim IT, Community Cycling Center, Title Wave, Tool and Kitchen Libraries, Dress for Success, P’EAR, and many other non-profits who depend on support.

Need an extra nudge to let go of some stuff? Some eye-popping facts from becomingminimalist.com: The US has five times more storage facilities than Starbucks shops. U.S. children play with less than 5% of the toys they own. The average American throws away 65 lbs of clothing per year. Our homes have more TV’s than people, and we spend more on shoes, jewelry and watches than higher education and we have more shopping malls than high schools!

What?! Get donating and embrace your unstuffed closet.

CREATIVE WRITING CLASS FOR WOMEN – Write from prompts that may lead to new stories, poems or essays. Mondays, 10 am to 11:30 am., January 8-March 5 (no class on 1/15), TaborSpace, 5441 SE Belmont. \$12 to drop in for a class or \$80 for all 8 weeks. All experience levels are welcome to join this encouraging group. Taught by Pushcart-nominee Linda Ferguson. For information, email ljdferguson@gmail.com.

FREE HOME LEAD TESTING KITS AVAILABLE – Homes built or plumbed between 1970 and 1985 may have lead solder in their plumbing. Testing is the easiest way to know if your home’s plumbing is adding lead to your water. Portland Water Bureau is committed to providing clean, safe, and reliable water to you and your family. Visit: multco.us/health/lead-poisoning-prevention to request a FREE lead-in-water test kit.

HAWTHORNE DIABETES GROUP: A Body Trust Approach to Food, Weight & Health – Thursday, Jan. 18, 7 – 8:30 pm, 2828 SE Stephens St. When most people, regardless of size, feel discontent about their weight, it is time for a new conversation about health, one that nourishes and celebrates who we are and who we can become. January’s workshop look at factors that impact our relationship with food and body, and talk about the difference between letting go and giving up. Leave with ideas for starting the New Year with acceptance instead of resolution. Dana Sturtevant, MS, RD, is a trainer, mentor, yoga teacher, and dietitian specializing in Health at Every Size and Intuitive Eating. Visit benourished.org. \$10 donation requested. No one will be turned away for lack of funds. RSVP through meetup.com/Hawthorne-Diabetes-Group or by contacting Julia Hanfling at julia@3peachesnutrition.com / 503.504.5050

TRUE NATURE: CLASSES IN MT. TABOR PARK begin January 30. Registration is now open for Portland Parks & Recreation’s True Nature, a program that promotes deep nature connection as a means of self-development for mentors and children while building healthy, resilient community connections for all. Children ages 4-12 commit to attending weekly classes for 8 weeks. See portlandoregon.gov/parks/truenature for details.

LEAD POISONING PREVENTION WORKSHOP – Attend a free workshop and learn how to prevent lead exposure in your home. Great for households with children or pregnant women, especially those living in homes built before 1978. Qualified participants receive a free kit of safety and testing supplies at the end of the workshop. Tues, Jan 16, 6 – 7:30 pm, and Tuesday, Jan 30, 5:30 – 7 pm at 2900 SE Stark St A. Great for anyone who is looking to complete a small project that may involve exposure to lead paint, such as sanding down an old window frame, re-purposing an older door with potential lead paint, or any other small construction project in an older home. communityenergyproject.org or call 503.284.6827 x108.

STOP DRAFTS AND INSULATION WORKSHOPS – Free workshops to learn to stop drafts in your home, especially around doors and windows and how to weatherize a flat attic. Great for homeowners and renters. A free insulation workshop Thurs, Jan 11, 6 – 8 pm, East Portland Community Center, 740 SE 106th Ave. teaches participants. air sealing, ventilation, installing insulation, and incentives to help cover the cost of your project. Learn more and register for all three of these workshops at communityenergyproject.org or call 503.284.6827 x108.

SPRING OREGON CLEAN UP–Thousands of volunteers will come together for a day at the beach Saturday, March 24 from 10 am – 1 pm to clear the coast of litter and marine debris at 45 locations stretching from Astoria in the North, all the way to Brookings in the South. SOLVE’s Spring Oregon Beach Cleanup, presented by AAA Oregon has been a family-friendly tradition for over thirty years. Each of the locations offers a great opportunity to enjoy the outdoors and explore the Oregon coast, all while making a positive difference for marine animals, coastal communities and the health of our entire ocean. Supplies and instructions are provided at each check in location and all ages and abilities are encouraged to join in. To register and view a list of project sites, visit solveoregon.org or call 503.844.9571 ext. 332 or 1.800.333.7658. Registration opens February 5, 2018.

Questions? Contact SOLVE by phone or email us at info@solveoregon.org

Bottle bill expands

An article in the *Portland Business Journal* by Pete Danko said that beginning on Jan. 1, more beverages sold in the state will be covered under the state’s bottle bill.

Coffee and tea, cider, sports drinks, fruit and veggie juices, coconut water and kombucha are among the new beverages in containers between 4 oz. and 1.5 liters that will require a 10-cent deposit and be eligible for redemption.

The expansion is the result of a 2011 amendment to the first-in-the-nation bottle bill that Oregon passed in 1971. It puts the law “in line with the kinds of products that are out there today,” Jules Bailey, chief steward-

ship officer for the Oregon Beverage Recycling Cooperative, which manages logistics for the bottle bill, said in a news release.

Oregon Liquor Control Commission said the list of covered beverages is so long and varied now that it would be easier to think in terms of what won’t be covered.

Come the new year, that dwindling list will include distilled spirits, wine, milk, infant formula and meal replacement beverages. A list of exceptions is available on the OLCC website oregon.gov/OLCC/pages/index.aspx

The expansion comes on the heels of a busy year for recycling in Oregon. In April, the

bottle bill deposit and redemption value doubled from a nickel to a dime, in the hopes of turning around a declining redemption rate (64.3 percent in 2016).

Then came the news that China, the destination for most of the mixed paper and post-consumer plastics collected in the state, would stop accepting a long list of materials.

That has led state environmental regulators to agree to allow some processors to dispose of recyclable materials that can’t find a market.

That’s not an issue for plastic bottles returned to retailers or Bottle Drop centers, however they all get recycled at a facility in St. Helens.

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Resilient must replace sustainable

By Don MacGillivray

Earthquakes seem to be the disaster on people’s minds in Oregon. The Big One is overdue and expected in the not too distant future.

If it is a 7.0 on the Richter or greater, there will be much damage and loss of lives. If actions are taken to prepare in advance of the event, much of the damage and suffering might be avoided.

Too many Portland residents live their lives without thinking about disasters. Disasters are inevitable, but little can be done to anticipate them, except for proper preparation.

Other serious disasters can include floods, volcanic eruptions like Mount St. Helen’s, epidemics, terrorism, or a cyber attack. Weather causes frequent small scale disasters such as the extremes of heat and cold, fire, floods, landslides, thunderstorms, lightning, tornadoes, etc. Fire and hazardous material spills are also potentially serious issues.

The public agencies that plan and prepare for these occurrences have excellent educational materials available through local websites and the public would benefit by being informed.

Although the area has been preparing for many years, it’s important to remember that the government responds after the fact and not before.

Through emergency preparedness, our resilience needs much greater attention than it has been given. This should be obvi-

ous given other disasters across the United States and around the world in recent years.

With three major hurricanes in the Gulf States and horrendous forest fires here on the West Coast just in the last six months, the bill for these will be \$200 billion+ not including billions the government can’t afford.

Energy will be an important factor. Fossil fuels are combustible and therefore fire is a considerable risk. Oil is transported by truck, train and pipeline all which could be disrupted. Ninety percent of Oregon’s oil and gas storage is in NW Portland in old tanks along the river on soils that could liquefy. There is a great chance for a disaster that would cause a long oil shortage.

Electrical lines would be at risk in the local area and outages are almost certain as are disruptions in communications. This happens now during heavy rain, snow, and wind storms at least every few years.

Buildings are another piece of infrastructure likely to be hit hard. While buildings built after the 1990s are able to withstand an earthquake with limited loss of life, they will take on significant damage that may make them unusable.

The more serious problems are older unreinforced masonry buildings that are generally small commercial and apartment buildings which could be destroyed with unfortunate consequences. About one third of these buildings have received the structural reinforcement that would allow them to withstand an earthquake.

In the past it has been very expensive to do this work, but in the last few years, less expensive options have become available. Wood structures are much more resilient in an earthquake, but they are at risk of fire.

Equally vulnerable is the physical infrastructure; most importantly roads, airports, rails, bridges and much more. Emergency providers must be able to move to where they are critically needed. Without the freedom of movement, much of the economy would fail to function adequately.

If all the Willamette River bridges collapse, the west and east sides of Portland will need to function independently. Pedestrians and bicyclists will be using a primary means of transportation until relief is provided.

In the event of a citywide or regional emergency such as a severe winter storm, a flood or a major earthquake, households should be prepared to survive on

their own for at least a week.

Ultimately it is people that make Portland what it is. While in a crisis it is the people who will provide heroic efforts to get through whatever happens.

Government will be involved and businesses, while often handicapped, will do much of the heavy lifting as will other local organizations.

Equally important are the many individuals who will find themselves in a position to help those in need in ways that are critical to the preservation of life and property as well as bringing normalcy back to the city over the period of recovery.

In the aftermath of disasters, such as earthquakes, more than 90 percent of persons are typically rescued by their neighbors.

These neighbors are Portland Neighborhood Emergency Team (NET) volunteers, trained by the Portland Bureau of Emergency Management and the Portland Fire and Rescue to provide emergency disaster assistance within their own neighborhoods. NET members are trained to fill service needs until professional responders can arrive.

The NET program has trained many Portland residents to safely protect lives and property in their communities. After a catastrophe such as an earthquake, NET volunteers will conduct search and rescue operations, triage and treat injuries, and shut off compromised utilities. At the end of 2013 there were over 550 active volunteers serving 24 neighborhood meeting locations aka “hubs” here in Portland.

All levels of government are vigilant in their planning and preparation for any contingency and they know what to do. However, there are not resources available to do everything needed when the unexpected levels of damage occur in a disaster.

For example, Portland needs at least one bridge to withstand any earthquake that might befall us. Such an expenditure would be difficult to provide given the many other more immediate societal needs unless the public would be willing to provide the needed funding in a future election.

Perhaps more important is the ongoing organizing necessary to prepare those that will be the first responders to any future crisis. The training of these volunteers is much more cost effective to insure that Portland is resilient enough to handle whatever the future brings.

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Measure 101

Lately it feels like the campaign season never ends, and we never get a break from politics. Didn't we just vote in November to support funding for Portland Community College? We did, but now we are only a couple of weeks away from the next election. This time, it's a special election on one topic – Ballot Measure 101, also known as the Yes for Healthcare campaign. I am strongly in favor of passing this ballot measure, and I hope readers of this paper will join me in voting yes.

Here is how we got here: In the 2017 legislative session, we passed three important healthcare bills. Two of those, Cover all Kids and the Reproductive Health Equity Act, passed in spite of contentious floor debates. The third bill, HB 2391, created a fee structure for hospitals in order to raise money and draw down federal matching dollars to fund the Oregon Health Plan, Oregon's Medicaid program. That bill, while contentious, passed with bipartisan support.

It was supported by nurses, unions, doctors, patients, insurance companies, and the very hospitals that would have to pay these fees. Unfortunately, when the session ended, a couple of legislators who did not like the

bill started a signature campaign. They collected enough signatures to refer HB 2391 to the ballot, and now we have Ballot Measure 101.

Here is why I am a strong YES on Ballot Measure 101. This ballot measure will protect the health coverage of 1 in 4 Oregonians, over one million people, including children, people with disabilities, and the elderly who are covered by Medicaid. Nobody should have to go without health coverage because they are poor and can't afford a monthly premium, and that is what passing Ballot Measure 101 will insure.

Who is opposing this measure? Republican State Representative Julie Parrish. She is spearheading the campaign along with her political consulting firm. This means she gets paid to run a campaign that could strip financially vulnerable Oregonians of their healthcare. Helping her is the Oregon Firearm Federation, a group that thinks the NRA is too liberal; Oregonians for Immigration Reform, an anti-immigration organization; and the Oregon Family Council, an anti-gay marriage group.

Over the past year we've seen attempts at the federal level to repeal healthcare without a replacement, and citizens across the country spoke out against it. In my mind this is a state-based version. It's disappointing to see Rep Parrish and these groups



try that here; hurting vulnerable Oregonians by defunding their healthcare. If Measure 101 fails, we will see dramatic cuts to healthcare services for low-income Oregonians, and that is unacceptable.

In spite of Rep Parrish's efforts, I know we are not the type of state that wants to deprive our most vulnerable residents of access to basic health services.

Election Day is January 23, so make sure to mail your ballots as soon as they arrive, or drop them at a drop site. Learn more about the measure at yesforhealthcare.org.

Depending on when you've picked up your copy of *The Southeast Examiner*, there may still be time to get involved and raise awareness of this very important election.

I hope you will, because a lot of Oregonians are counting on us.

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As of Jan. 1st, 2018, the City of Portland will require most property owners who want to sell their home to undergo a home energy audit by a licensed home energy assessor prior to listing. Sellers will be required to provide their home energy score to all prospective buyers.

This new mandate affects detached and attached homes located in Portland proper (Multnomah County only.) Most property owners are unaware of this upcoming requirement for selling their home. **Call us to learn the important details!**



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Affordable housing crisis

By Don Mac Gillivray

Yes, Portland is in a housing crisis and yes, affordability is a problem for many residents. Portland has always had an affordable housing problem for those without adequate resources.

As homeowners improve their properties and the worst housing is replaced with new, high value housing, the supply of low-income housing decreased and the inflation of housing prices and rents have enormously increased over time.

Fifty years ago, many inner city homes could be purchased for under \$10,000.

The recession of 2008 reduced all home construction to a trickle, while new residents continued to move to Portland in record numbers. Even with increasing residential values, Portland remained one of the most affordable large cities on the West Coast.

As the influx of people increased, the housing supply did not keep up with demand and prices increased. Rents for apartments increased 12.5 percent in 2015, and home prices were nearly the highest in the nation.

In the last year though, rents have increased by only 2.9 percent. New housing being built will slowly address the unmet demand and improve the overall housing situation.

Existing residents are being replaced by incoming residents thus causing further “gentrification” out of the central city to the more affordable suburbs.

New housing is going

into established neighborhoods attractive to the millennial generation because of the rediscovered walk-ability offered by nearby stores and services in these neighborhoods.

Since 2015 developers have submitted plans to build 25,000 more new units in Portland. This is likely to continue as the Portland Comprehensive Plan predicts.

Data shows approximately 30,000 permits were submitted for single family residences, duplexes, and triplexes over the last eight years. The Plans say Portland is expecting 6,000 new housing units to be built every year until 2035.

While most of the housing to date has been in the urban area of Portland, developers are increasing building in the suburban areas thereby balancing out the locations of new housing.

Over the last nineteen years, forty-two square miles of undeveloped land has been added within the urban growth boundary. Zoning will allow 67,000 housing units to be built there, but to date only 11,000 units have been approved for construction.

New housing always seems to be expensive homes, condominiums, and apartments. Homeowners are expected to move out of their older homes and into the new, modern homes. Their old home would then be available to others improving their own circumstances.

Over time, homes and apartments lose value and become available to middle and lower income people. Homes over 100 years old and more have become

popular for buyers to make improvements and resell, thereby competing with newer homes on the market.

This reduces the availability of affordable homes and is exacerbated by the sluggish growth of the wages of many workers.

Newer ideas in planning are allowing more options for what is called *middle housing*. New zoning is being developed that will allow increased densities in older single family neighborhoods.

While this is controversial with many current homeowners in these neighborhood, the idea is to allow a second unit to be built on what was a single family lot. This might be a small addition to an existing home or a free standing unit in the side or backyard that would be intended for one or two people.

The number of people living in the typical apartment unit has been decreasing for many years. It is now slightly above two people per unit. Too often families grow up and the children move away leaving one or two adults in a large home.

Owners can then move into the smaller unit (ADU) and rent out their existing home to professional people or a young family that will be more economical for everyone.

It would allow more people to live in existing developed neighborhoods with nearby shops, services, schools, etc. and reduce auto usage due to the shorter trips to almost everything.

The demand for housing for people earning 50% of the

turn to page 16



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Clay's Smokehouse



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Owner Matt Hurley and server M  ire

They're back! Clay's Smokehouse has returned to Division Street in a new location across the street but with the same delicious barbecue and sides, and an even stronger neighborhood partnership. Locals Matt Hurley and Mike Bender joined forces with Cathy and Michael Slyman to form the quartet that brought this venerable eatery back to the neighborhood.

Matt Hurley has always been a fan of Clay's. It was his go-to place in the neighborhood to eat a meal a couple of times a week or hang out in the off hours to visit and work. It was here that he and the Slyman's friendship developed. Cathy and Michael were originally scheduled to reopen Clay's on King Rd. last year, but building problems put the plan on hold.

Matt, whose day job is in real estate construction, developed the 3564 SE Division location into a neighborhood pub, The Loon, for awhile. When the opportunity came about to reopen Clay's here, it was too good of an idea to pass up. Partnering with restaurateur Mike Bender, owner of the EastBurn Public House, made for a strong union of people to share the responsibility of owning a restaurant.

"Michael still does all the smoking of the meat, seafood and vegetables onsite using the same smoker, the same chips and the same meats as before," Matt said.

This slow process preserves the protein content and adds a distinct flavor. After it is smoked, they simmer it in barbecue sauce,

depending on the order. Clay's still serves Grandma Jean's* pies and baked beans. They've added a few new items to the menu like a spinach salad, french fries and catfish fritters. "The fries have been a big hit with kids along with the Mac N'Cheese," Matt said.

In keeping with the times, Clay's now features a full service bar. Bartenders make all the usual cocktails along with specials they have created. The Killer Bee Old Fashioned is a mixture of

served by the glass, bottle or to go.

The new Clay's Smokehouse has managed to keep the same comfortable, interesting dining decor and seating arrangement with the addition of a bar. A large screen television plays old black and white movies if you need entertainment while eating. Happy hour is daily from 3 - 5 pm with \$1 off food and drink. All menu items are available to go and they offer a special catering menu.



George Dickel #8, chamomile honey syrup, lavender bitters and a lemon twist over ice. Another fascinating sounding drink is the Tumbleweed, yuzu luxe sour puree, sauza tequila, ancho reyes del amquey mezcal, lime soda spritz. In addition, there are six beers on tap, Atlas Cider, Anchor Steamer and wine

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Braking Cycles Grand Opening

By JACK RUBINGER

What are two things we know about Portland? Everyone drinks coffee. Everyone has a bike.

Even though neither of those are entirely true, Rhona Mahl is combining these two pastimes along with an important cause: helping homeless and at-risk youth at Braking Cycles, 3354 SE Powell Blvd.; a one of a kind mom and pop style coffeshop with a cause, that celebrated its grand opening in December.

Mahl has lived the life of a teen on the streets of Portland. She watched friends die and become addicted to substances. When she was 14, she gave birth to a baby girl and that event changed her forever and planted the seed for an idea: to provide teens with a resource that combines job training, counseling, friendship and life skills.

“There are two misconceptions about teens on the streets of Portland: that there aren’t jobs and there isn’t housing. In my experience, these kids suffer from fractured relationships with their families of origin,” she said.

“Many are foster care kids. Inevitably, they get trapped in downtown Portland because that’s where all the services they need are located. Meanwhile, they’re preyed upon by pimps, drug dealers and sex trafficking. What we’re offering is a safe alternative away from downtown and a way to break the vicious cycle.”

Braking Cycles Coffee and Bike Shop is a non-profit outreach center that offers the following:

- Bike shop. By collecting donated bikes to resell and recycle, youth learn maintenance,

repair, sales and business.

- Coffeeshop. Youth learn barista, customer service and hospitality skills.

- Braking Cycles creations. Using recycled bike parts to create jewelry, art, and housewares.

- Traction mentor program. Youth are matched with a mentor for one year.

The vibe is lively, colorful and eclectic. Guitarist/singer Troy Keyn sang a few Jobim tunes and holiday classics in a cool folksy style. On the walls are photos of the many volunteers and kids who helped transform the space. Look down and there are pennies, pennies and more pennies.

“We’ve all stepped over and around kids on the street like these pennies which many consider worthless. We’re laying down a new foundation for our youth here with these pennies. Some 200 volunteers worked for more than 1000 hours laying down these 150,000 pennies,” said Mahl, the founder and president of Braking Cycles.

The shop comes under the umbrella of Transitional Youth, a faith-based nonprofit established to reach homeless and at-risk youth and offer opportunities to envision and navigate a course toward a hopeful future.

Currently, there are three apprentices working at the shop all under the age of 25 who are trained on all things coffee and cycling related. They’re paid above minimum wage and serve for six months. After that, they are offered help with additional education, housing at one of four homes supervised by a house parent and with access to career counseling.

Twenty-five-year-old Tiffany Wicks was homeless, but now she’s pushing forward to make a better life for her and baby daughter Clair. “We’re one big family here,” she said. Wicks intends to continue to work as a barista.

“There’s a window of opportunity in which we can



Rhona Mahl

really bring transformation. That’s our goal here,” said Mahl. “We see this place as a hub, a center for building bridges.

Also leading the program at Braking Cycles is real estate executive Bert Waugh, Jr., who founded Transitional Youth. “Real estate is my passion. At-risk youth is my purpose,” he said.

The third spoke of the wheel that runs Braking Cycles is Jerel Skeith, the bike guy leveraging Portland’s bike scene to merge social work, coffee and bikes.

“Some kids are more comfortable serving the public, others would rather focus on bikes,” Skeith said. “We get that everyone is different. We’ll train them on whatever they want to learn.”

Other partners are worth noting: the Portland police officers who volunteered their time building the beautiful handcrafted wood tables; Intent Coffee Roasting who invests profits toward building community development; and Bingo’s, the funky bookstore next door. Braking Cycles rents their space from Bingo.

So what’s next for the shop? Some kids get their GEDs, some go to college, some hopefully get plugged into sustainable jobs. Whatever the outcome, lives are transformed and the wheels keep moving further down the road.

For more information, visit BrakingCycles.org or call 971.229.1674.



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Future transportation: electric vehicles, self driving cars

By Don MacGillivray

A year ago, the Portland City Council voted unanimously to adopt the 2017 Electric Vehicle (EV) Strategy in hopes of increasing EV awareness, expanding access, adding chargers, electrifying fleets of vehicles, and supporting innovation.

There are nearly fifty actions to help Portland transition to EVs in the next four years in partnership with local utilities and community based organizations.

Portland’s Climate Action Plan drives this effort and the Oregon Department of Transportation (ODOT) has sustainability as a core value making EVs an important implementation tool.

Portland officially began its experiment regarding Electric Vehicles seven years ago which was one of the first activities of this kind in the nation.

A partnership was formed among the City of Portland, Portland State University (PSU), Portland General Electric (PGE) as well as several private companies to research, demonstrate, and promote the use of EVs.

A thirty month experimental project was approved to build and operate what became known as Electric Avenue as a place to view the cars and everything needed to service them including the special equipment for battery charging. It was built on SW Montgomery St. between Sixth Ave. and Broadway Blvd. on the PSU campus.

Then as now, new EVs are increasing in number. The list includes: Toyota’s Prius, Chevy’s Spark, Mitsubishi’s i Miev, Nissan’s Leaf, Ford’s Fusion, Hyundai’s Ioniq, BMW’s i3, Fiat’s 500e, Kia’s Soul EV, Volkswagen’s E-golf, Honda’s Clarity and others.

It is expected many new charging stations will spring up around Portland and throughout Oregon to facilitate the use the EVs. The lower cost to operate an EV is one of their great advantages over the conventional automobile.

The initial Electric Avenue experiment was continued for an additional eighteen months until 2014 and is now located adjacent to PGE’s World Trade Center building on SW Second Ave. in downtown.

Most owners charge their vehicles overnight in a normal electric wall socket. This is known as Level 1 charging and a 10 hour charge gives the car a range of about 45 miles.

A Level 2 battery charging station will add from 25 to 70 miles in an hour. Portland has over thirty Level 2 stations available at various locations, but it is recommended that the vehicle owner install their own Level 2 charger at home for about \$2,000.

There are Direct Current Fast Charging stations that can give a battery 240 miles of range in one hour. There are about a half dozen of these stations available to the public around town,

It is expected that ten percent of the cars in Oregon will be electric by 2019. Today, less than

one percent are electric. Uber, Car2Go, and BMW’s Reach Now are all developing ways to use electric smart cars as taxis.

Later on in 2018, Drive Oregon will sponsor “The Electric Vehicle Conference” June 19 and 20 at 25 SW Salmon St. The conference will explore developments, case studies, and emerging questions that will shape the electrification of transportation over the coming decade.

Another significant change underway is the advance of self driving cars. Many people are apprehensive about the future of these new driverless cars as both an owner and as a passenger in traffic with others. Three quarters of drivers currently express reservations.

Google driverless cars have traveled one and a half million miles without serious difficulties. This good test record may be because the Google cars are operated at below 25 miles per hour. In testing when the driverless cars were involved in accidents they were never at fault and their accidents were significantly less severe than those caused by human drivers.

Still it is hard for the average driver to believe that their car can be controlled by a computer. It is likely that autonomous cars will eventually be safer, accident free, better for the environment and more economical for everyone.

Most legacy automobile manufactures are developing driverless cars. Silicon Valley companies like Google, Uber, Tesla, Lyft, Ford, and many others are advancing quickly as are Portland’s Daimler Trucks of North America.

The hardware for these new vehicles is available, but the software is still undergoing testing that must be done in real city driving. This software can see hundreds of distinct objects at the same time which is something a human does imperfectly.

A computer won’t get tired or suffer from distractions or drive under the influence of controlled substances and as the self driving car travels, it is constantly learning and improving its driving skills.

In 2016 37,461 people in the United States lost their lives in motor vehicle accidents. Ninety-four percent of these accidents were due to bad choices and errors made by the human driving the car.

Driver assisted technologies in recent years have proven their worth in making driving safer. The driverless car is just the final step in putting everything together into one vehicle.

It offers social benefits too by improving the quality of life and independence for those who cannot drive because of advanced age or disability.

Self-driving cars operated as taxis may be less expensive to use and can stay in service longer. Without a driver, labor costs are cut drastically. People may switch to public transit and reduce their use of private autos and this could happen very quickly if many challenges are addressed and solved.

Driverless cars get lots of attention nationally, but few cities are welcoming them onto their streets and highways. Not so with Portland.

Here, we are planning to invite testing of driverless cars for a two year period as soon as appropriate policies and rules can be developed for their safe use.

The city hopes the experience will help us gain advantages in this technology. The experience is expected to reduce congestion, miles traveled, carbon emissions, and perhaps prioritize shared fleets of company owned cars, buses, and even bicycles over private vehicles.



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The trouble with having an open mind, of course, is that people will insist on coming along and trying to put things in it.

Terry Pratchett



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ArcoPDX (Amplified Repertory Chamber Orchestra). presents classical orchestral and chamber music with a contemporary attitude.

Saturday, January 27, the group presents an evening of music by Dmitri Shostakovich, Arvo Pärt, Italian baroque Tomaso Albinoni and Depeche Mode (!) in a classical re-imagining of Martin Gore's darkwave masterpieces. Start time is 8 pm at Holocene, 1001 SE Morrison St. and the show is for 21+ over.

ArcoPDX performs each piece as it's written with no frills or deviation, full of passion, precision and virtuosity. The group is animated and play with fire, vigor, humor and dynamics, not like stuffy classical performances of the past.

It's a splendid way to introduce classical music to those unfamiliar with the stylings deeper listening and orchestration. Tickets are \$10 advance and \$15 at the door. See arcopdx.com

ODDVILLE

Part vaudevillian comedy show, part 60s variety hour, Oddville is presented monthly at The Steep and Thorny Way to Heaven, and hosted by a rotating cast of comedic performers.

Each month's showcase features a new line-up from the Portland clown, circus, music and alternative performance communities.

January performers include: host Anna Sell as Karen; London Mahina, hula-hoop; Judy Patootie, burlesque; Bryan Smith the clown and others.

This month's show is Sunday, January 14 at 7:30 pm and the venue is at SE 2nd and Hawthorne Blvd. Tickets are \$10 suggested donation and RSVP is encouraged at rsvpdx.com/oddville for adults 21+.

See thesteepandthornywaytoheaven.com.



The Misty Mamas

Portland FolkMusic Society kicks off 2018 with a double header concert featuring The Misty Mamas and Fadin' by 9, Friday, January 19 at the Colonial Heights Presbyterian Church, 2828 SE Stephens St. Doors open at 7 and music begins at 7:30.

The Misty Mamas dish up home-style bluegrass, harmonies and originals and tasty instrumentals and old time, gospel, folk and country music. Their melodies and lyrics are steeped in tradition and performed with character and exuberance.

Fadin' By 9 is a group from Vancouver, Washington with hot pickin on bass, guitar, fiddle and banjo, harmonies, and a mix of "bluegrassified" covers and originals.

Tickets are \$20 for general admission, \$17 for PFS members and \$10 for the 12 to 18 ages. Advance tickets online at portlandfolkmusic.org/concerts.php.



Fadin' By 9



Celebrating nine years of innovative presentation, the 2018 Portland-grown Fertile Ground City-Wide Festival of New Works involves prolific playwrights, actors, dancers, designers and producers and presents eleven days with more than seventy events by forty-four producers in thirty two venues across the city including many here in SE. The Fest runs Thursday, January 18 – Sunday, January 28.

The Fest's astonishing selection of work by seasoned theatre and dance veterans is compiled into this presentation along with dozens of emerging young producers, playwrights, and new young artists of every discipline. There are musicals, circus arts, improvisational comedy, animation, dance disciplines, social action, youth and other lesser heard voices along with audience participation.

Producers include Artists Repertory Theatre's world premiere of Magellanica, Milagro's world premiere of Bi-, TWO Chekhov plays, and works from Echo Theatre, Lakewood Theatre, Theatre Vertigo and others.

Printed festival guides are available in theatre lobbies (Artists Repertory Theatre, Portland Center Stage, Lakewood Theatre, Bag & Baggage) and there's a downloadable version with advanced tickets and other info available at fertilegroundpdx.org.



photo by Owen Carey

Anton Chekhov's Uncle Vanya is presented in a new translation from the original Russian by Štěpán Šimek January 6-21 at Divers Studio in the Reed College Performing Arts Building at 3203 SE Woodstock Blvd. The new production is directed by Cristi Miles as part of the Fertile Ground Fest.

Routine life in the country is upset by the arrival of the famous professor and his beautiful wife. Like any family get together at the Serebryakov country estate, lazy afternoons turn into raucous alcoholic nights, arguments over money and politics, dramatic love triangles, hard wisdom from Grandma, bawdy brawls about the meaninglessness of life, and then of course, a gun is pulled. Chekhov's play is an extensive reworking of his own earlier play, The Wood Demon and originally premiered in 1899.

The essential music for the production is performed by Ralph Huntley, Andrei Temkin and Courtney Von Drehle.

Preview performances are Jan 4 and 5. The nearest parking lot is off SE 28th Ave. All ticket info at fertilegroundpdx.org.

Got an event to tell Portland about? Email press releases and images by the 20th of the month to: examiner@inseportland.com
SoutheastExaminer.com has the news and A&E updates "Like" our Facebook page too!

Bi- Opens Milagro's 2018 season

The world premiere of Bi- opens the 2018 season at Teatro Milagro, the Miracle Theatre, from January 12 – 20 (a preview will be held January 11).

Set in a not-too-far-future, the characters of Tierra Plana inhabit a place where their individual categories are pre-determined. Fig, Noir, Isa, and Hex are four friends preparing for the day they receive their identity bracelets. In an escape to the desert they discover the mystery of the past hidden in boxes from the U.S. Census Bureau.

Inspired by the book *Flatland* by Edwin Abbott set in the year 2073 in a nation of squares, walls, and all sorts of boxes, Bi- breaks open the boxes of selective classification and raises the question: "What is your 'bi-identity'?"

Devised and directed by New York-based playwright/director Georgina Escobar, and developed with Dañel Malán and Ajai Terrazas Tripathi, the collection of interviews of individuals with dual identities is infused with poetic narrative, and dance movement choreographed by Gabriela Portuguese.

"Bi- is about expansive thinking and will challenge its audiences to join a ride that could feel strange and foreign, but then again, isn't that what all people who claim a dual identity (bi-nationals, bilinguals, bi-cultural) have to navigate in dealing with a homogeneous society?" asks Escobar.

The presentation is paired with Milagro's UNIDAD curriculum where students attend workshops to address bullying, harassment, and student isolation by focusing on themes of identity, stereotypes, and community support.

Shows are Thursday-Saturday evenings at 7:30 pm. Sunday matinees at 2. Adult tickets in advance start at \$27. Discounts available for seniors, students and groups. Tickets at milagro.org, calling 503.236.7253, or at 425 SE 6th Ave. during business hours.



Fig, Noir, Isa, and Hex
Photo by Russell J. Young

Persephone Xoa Iris In three TaborSpaces

Storyteller Gretchen Peterson performs original stories in fully-staged world premiere of her intricate and poignant one-woman show, *Persephone Xoa Iris in three parts*: A Myth, A Memoir and A Mission.

It begins with The Myth: Persephone's Promise re-imagines the Greek tale of the goddess of the underworld, split between her mother and her husband. Part two is The Memoir of Xoa (Zoh' uh): the amusing personal narrative of Peterson's unknown Greek goddess of women who love women. It concludes with The Mission: the astounding tale of Iris Eldinger, Superhero.

There are eight performances in three different parts of TaborSpace, all at 5441 SE Belmont St. in the Mt. Tabor Presbyterian Church. **January 18, 23, and 25.** She's in the subterranean theatre of the Dining Room; **January 19 and 22** in the intimacy of the Copeland Commons Coffeehouse; and on **January 20, 24, and 26**, performances will be in the Sanctuary.

Tickets are \$15 at the door and all performances begin at 7 pm.

This Changes Everything

A new climate action movie filmed over 211 days in nine countries and five continents over four years will screen Thursday, January 11, 7 pm at Clinton Street Theater, 2522 SE Clinton St.

This Changes Everything is based on Naomi Klein's international non-fiction bestseller of the same name. See Seven communities on the front lines ranging from Montana's Powder River Basin to the Alberta Tar Sands, from the coast of South India to Beijing and several other locales.

The narration connects the carbon in the air with the economic system that put it there. Throughout the film, Klein expresses an exciting idea: we can seize the existential crisis of climate change to transform our failed economic system into something radically better.

An audience panel discussion is planned afterwards. See cstpdx.com

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The Sunday Follies



Stefano Iaboni is a recent Portland transplant from Rome, Italy who has performed comedy in theatre companies, movies, commercials and festivals around the world. Every first Sunday of the month, Iaboni presents **Follies**, a physical comedy showcase at FunHouse Lounge, 2432 SE 11th Ave.

Iaboni's Follies says ciao to traditional stand-up and improv, highlighting a diverse, hilarious world of physical, variety and sketch comedy. The Follies brings together a wide array of local and imported talent.

Doors at 8 pm, tickets are \$10 advance, \$12 at the door and available at tinyurl.com/y8wlanzn.

Iaboni has also created a tailor-made two hour performance presented in the comfort of your own living room called Gourmet Comedy. Inspired by Pop-up supper clubs in Barcelona and London, the performance combines comedy with friends, food and drink.

For more, see stefanoiaboni.com.



Tracy Grammer

Winterfolk 30

Winterfolk, the annual celebration of Music, Community and Service, is a concert of contemporary acoustic folk music and a benefit for Portland's Sisters of the Road Cafe. This year it takes place Saturday, January 27, at Alberta Rose Theatre at 7 pm.

Headlining this year is Tracy Grammer who has just released her first CD of original songs, *Low Tide*. It's hot off the presses and audibly tasty to the soul ear and heart-mind (tracygrammer.com).

Also performing this year are Seattle's Jim Page with violinist Billy Oskay; award winning songwriter Anna Tivel; Portland folk veterans Kate Power and Steve Einhorn; Dan Rhiger and Rahmana Weist, (Sky in the Road), the Peter Yeates, Rich Gillette and Mike West Trio, and host and founder Tom May performs with Donny Wright and Matt Snook.

Tickets are \$30 in advance or \$32 at the door. The annual guitar raffle with studio time at Big Red Studio is part of the evening and, even if you can't make the show, raffle tickets are \$10 at Alberta Fretworks, Music Millennium, Arcana Amps, and at the Alberta Rose at the concert.

Sisters of the Road Café quietly continues to do its work providing low cost and no cost meals to all in need in Portland's Old Town area. Founded over 40 years ago, it remains a shining example of helping to change peoples lives and our community one hot meal at a time.

See sistersoftheroad.org

Tickets can be purchased at albertarosetheatre.com and winterfolkraffle.tommayfolk.com.

Three Sisters at NCTC



Photo by Gary Norman

The Northwest Classical Theatre Collaborative returns to stage a new adaptation of Anton Chekhov's **Three Sisters**. Adapted and directed by Patrick Walsh, and presented at the Shoebox Theatre, the production boasts a cast of fourteen.

Part of Fertile Ground this adaptation of Chekhov's play speaks to the frustration people feel each time they turn on the news or check social media accounts these days.

Chekhov offers us Olga, Masha, and Irina (and their brother Andrey). They've led a cultured life in Moscow but are forced to live in a "lifeless" provincial town for a decade. Each sister longs to return to Moscow to resume their former lives.

Their struggles among themselves (and their entanglements with a visiting regimental army), bring each sister from hope for a better future to despair for their current situation. The sisters are portrayed (pictured from the left) Dainichia Noreault (Irina), Elizabeth Jackson (Masha) and Christy Bigelow (Olga).

The production runs January 12 - 28 at Shoebox Theatre 2110 SE 10th Ave., Wednesdays through Saturdays at 7:30 pm. Matinees Sundays at 2. Tickets \$25 for general admission, \$20 for students and seniors, available online at nwctc.org, or by emailing info@nwctc.org.



New York City's go-to organist, Brian Charette, makes his Portland debut with an electronic trio featuring George Colligan on keyboard and Micah Hummel on drums Thursday February 1, at The Goodfoot, 2845 SE Stark St. beginning at 10 pm.

Charette has been nominated for a Grammy, and is a Positone and Steeplechase recording artist based in NYC.

He's been in the top five organists in the Downbeat Critic's Poll for three years and has performed with Joni Mitchell, Chaka Khan, Paul Simon, Cyndi Lauper, and Allman Brother's Band drummer, Jaimoe. Charette writes regularly for Keyboard magazine.

See briancharette.com.

Triangle Productions! celebrates its 28th season with **Trans-formation**, a brand new play about George/Christine Jorgensen, written by Don Horn. It's the first play to be written and produced about Jorgensen and a world premiere sponsored in part by the Pride Foundation.

In 1947, after leaving the military, Jorgensen stepped onto a ship and headed to Copenhagen to begin the process of transitioning from male to female. There were others before him to do this; Lili Elbe is well known and documented in the movie *The Danish Girl*. Christine Jorgensen George successfully transitioned from George to Christine and became a sensation when she flew back to America in 1952, stepping off a plane as a woman.

The show will be produced in conjunction with *Madness Of Lady Bright*, written by out playwright, Lanford Wilson. Both one act plays will be presented February 1 - 24 at The Sanctuary at Sandy Plaza, 1785 NE Sandy Blvd.

More at trianglepro.org/503-239-5919



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Eurydice Reimagined

Oregon Children's Theatre's Young Professionals presents a production of *Eurydice*, written by Sarah Ruhl, January 26 through February 11 at the YP Studio Theater, 1939 NE Sandy Blvd.

This new telling of the Orpheus myth is from Eurydice's perspective, instead of the well-worn saga of Orpheus' search. Her untimely death on her wedding day sends Eurydice plummeting to the underworld with no memory of her past. There, she reunites with her father to help her remember her lost Orpheus.

The cast features Fiona Jenkins as Eurydice, Nate Gardner as Orpheus, Max Bernsohn as Father, and Madeleine Adriance, Heidi Osaki, Zyla Zody and Hank Sanders.

Presented Fridays and Saturdays at 7 pm, and Sundays at 2 pm the play is recommended for ages 12 and up due to mature content. Tickets are \$10 in advance, \$12 at the door. \$8 for groups of 8+ with code YPGROUP1718 available at octc.org/eurydice.

Playwright Ruhl is a two-time Pulitzer Prize nominee whose plays have been performed worldwide and translated into twelve languages.



Photo by Blake Wales

Live Music at Artichoke

Artichoke Community Music's live music series in their new concert space is packed each week. A few highlights this month include:

• **Saturday January 13, 8 pm – Larry Pattis and Justin King, American Guitar Masters** – Pattis, named

in the Top 10 Best Acoustic Music Artists of the Decade by the International Acoustic Music Awards, has headlined the Montreal International Jazz Festival and the Kennedy Center for the Performing Arts Millennium Stage in Washington DC. (larrypattis.com)

Multi-instrumentalist King is a composer whose pioneering style as acoustic guitarist earned him international recognition early in his career. (justinking.com)

• **Sunday January 14, 7 pm – A Benefit for Artichoke** – Portland blues and gospel treasure Anne Weiss, Huck Notari, Clambake Two with Hyung Nam and Joey Appel, and Radio Stranger

• **Saturday January 20, 8 pm – Carl Solomon, Project Crow** – The Weaver of New Americana Folk Tales, Solomon paints with strings instead of brushes.

• **Saturday February 3, 8 pm – The Return of Michelle Alany & The Mystics with Trio Tsuica**: An evening of Sephardic Soul and Eastern European Folk Dance. Journey through exotic lands with Alany and The Mystics: fiddle-driven caravan of Sephardic, Klezmer, Balkan and original soul and swing music. Trio Tsuica plays café and dance music from Romania, Hungary, and nearby countries. michellealany.com

Last time this group packed Artichoke to capacity so this time it's presented at St. David of Wales Episcopal Church, 2800 SE Harrison St. (with free dance instruction from 7:15 - 7:45).

Tickets for all these events are \$15 and available through



Larry Pattis

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Wellness Word

Editor's note: Wellness Word is an informational column which is not meant to replace a health care professional's diagnosis, treatment or medication.

It Is Not Exercise, But Physical Fitness That Counts

By HARI DASS KHALSA, DC

If you are like most people, you will have at least one episode of low back pain in your lifetime. In fact, low back pain is the #2 reason Americans see their doctor – second only to colds and flu. Low back pain is most commonly associated with heavy physical work, lifting or forceful movement, bending or twisting, awkward positions, or standing in one position too long. Even minor events may contribute to an episode. Typically, pain varies from severe and long-term to mild and short-lived.

Although low back pain has been considered self-limiting, recent research suggests that it is not. The results of several research studies show that short-term symptoms do not always

resolve in 1 to 2 months. Instead, they tend to recur intermittently in most patients. Once chronic, the condition is associated with long-term disability and work absence.


Healthcare research teams have concluded that exercise helps reduce pain and improve function in people with low back pain. Exercise can also be preventive, but exact exercise types and goals have been elusive.

An international medical team examined the relationship between physical fitness and low back pain. They discovered that higher levels of physical fitness, both muscular endurance and aerobic, were associated with about a 40% reduced risk of low back pain. However, both low and high levels of physical activity were associated with about a 40% increased risk of low back pain. Thus, physical activity of an

intensity that improves physical fitness helps prevent low back pain, but excessive exercise and no exercise do not.

What does this mean to someone with low back pain or someone wanting to reduce the chance of a low back pain attack? The answer is to measure your current level of fitness for spinal muscular endurance and aerobics. Then develop an exercise program that increases your fitness. Please note that before starting any exercise program, you should consult with your healthcare professional.

Dr. Hari Dass Khalsa is a chiropractor specializing in the non-surgical treatment of spinal conditions with offices located in the Hawthorne District. 503.238.1032



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Fri Jan 26 • 7:30-9:30

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Metro's housing solution

From page 10

median family income (\$35,000 for a family of four) far exceeds the supply.

In the Portland region 92,000 units are needed and only 52,000 exist. That is 40,000 people or families looking for homes that do not exist and making do until the situation improves. This has become a major cause of homelessness.

Within the Tri-County region there are 16,500 federally subsidized housing units and, while this is an important source of low-income housing, there just isn't enough to go around.

The Portland housing crisis is beginning to attract the attention needed to provide results. The city, the county, and the state are funding initiatives to build new low-income housing.

One of these programs is Metro's new Equitable Housing Initiative. The intent is to work with local partners throughout the region to provide opportunities and innovative approaches that will result in more people living in an affordable home.

They are targeting local development leaders in both the public and private sectors to find opportunities for collaboration

and partnership in advancing regionally equitable housing efforts.

One year ago, Metro Council awarded \$575,000 in grants to help seven communities to provide this much-needed housing. This year the amount is almost \$2 million in grants with several going to the City of Portland and Multnomah County. It is expected these grants will continue into the future.

Finding new and better ways to accomplish our housing goals is necessary before the decisions are made. The situation is complex and everyone involved in housing development must understand the need and help to work toward solutions.

The challenges are great, but ways must be found to provide the housing that is needed.

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Diverter Divides Cyclists and Community

BY MIDGE PIERCE

Even though the Portland Bureau of Transportation has temporarily delayed a final decision on a semi-diverter proposed on the Lincoln Street Greenway at 50th, the rift between cyclists and residents widens.

Cyclists say the diverter is needed as a safety measure because cars between 50th and 60th exceed acceptable volumes and speeds. Residents east of the diverter say it would limit access to their homes because no easy alternative routes exist.

The rift came to a head last month at a contentious Atkinson Elementary School meeting that drew wall-to-wall crowds described by a witness as a mob scene.

Cyclists arriving en masse declared that the diverter is part of long-standing Greenway promises to make capital improvements between SE Clay and 60th.

Neighbors toting children on their shoulders and in strollers explained that the diverter would cause dangerous conditions near schools, cut-through traffic on sidestreets and add extra mileage to travel.

A PBOT survey showing strong support for diverters has residents east of 50th crying foul because the majority of respondents were cyclists. Most respondents live and work outside the Greenway, they say, and are not directly impacted by the project. See surveymonkey.com/results/SM-5QZ3BPJR8

What makes the 50th Ave. diverter different from others along the Greenway is the lack of alternative east-west routes. Between Division and Belmont, only two streets – Lincoln and Hawthorne go straight from 50th to 60th.

Citing a recent bike-car accident at 52nd and Hawthorne, diverter critic Molly Cliff Hilts says “Hawthorne is already

dysfunctional with narrow sidewalks in places that cause pedestrians, many of whom are schoolchildren, to step into the street.

“The present traffic counts on Hawthorne are already 37% higher (than projected) and this is before closing off the only other east/west direct route between 50th and 60th.”

Positions are largely split between those who live above 50th and those below. During the RNA (Richmond Neighborhood Association) meeting, pro-diverter members expressed puzzlement at objections.

“The issue must be bigger than a diverter. It’s about who gets to control the future.”

Increasingly, it seems that Portlanders of many stripes feel they have less and less control over issues in their lives.

For information on the next steps, see portlandoregon.gov/transportation/75123

Infill commentary

from page 3

which will clash with existing architectural styles. I anticipate many homes, because of the tight fit of homes on smaller lots, will not provide any landscaping or driveways, and that parking on street will be in complete chaos because of this new density and from all the new apartment buildings going up on nearby transit streets which do not have their own parking.

In short, you’re going to turn our neighborhoods into crowded ant farms, but you won’t be fixing the streets, doing anything about parking problems, or adding new neighborhood level parks to accommodate the thousands of anticipated new residents. How do you justify this by the Statewide Planning Goals? Granted, changes will not come overnight as planning doesn’t work that way. However, in 20 years, our neighborhoods will not be the same as now. The question then becomes, will they be better or worse?

And what about the “missing middle”? Wouldn’t it make sense to hold off on the Infill Project until you can figure out how to accommodate this “missing middle”? Think of the potential to provide for housing needs if you had areas designated in moderate to medium density to contain courtyard apartments, garden apartments, tiny home clusters, communal living clusters, etc.

Take a look at the housing cluster located at SE 41st and

Division St. to see how a variety of housing sizes/shapes can be located on a smallish site but including landscaping for separation and buffers. We need more of these types of developments! Again, the housing crisis should be looked at holistically, not in piecemeal fashion, as good comprehensive planning calls out for. If you had areas identified to accommodate the “missing middle” you wouldn’t need to densify the heck out of our traditional single family neighborhoods.

Your proposed bonus unit in the ‘a’ overlay for affordable housing is questionable. How would this be implemented? You need to realize that the 80% mark indicated is still substantially higher than a person earning minimum wage can afford. You need to lower the bar or your level of affordability will be too high. The push for ADU’s is surprising since for years these were not considered to be viable to count as “units”, but now they are?

If you do go ahead with changing the lot size allowance per unit for R5 (from 1/5000 sf to 1/3000 sf), you should change the name of the district to R3 so as not to be misleading.

In defense of home builders, Portland has the reputation of being the most expensive and bureaucratic city to build in within Oregon and most of Washington. Part of the problem is, the bigger Portland becomes, the more cumbersome and expensive the permitting processes. The current archaic commission form of gov-

ernment complicates processes because of the separation of bureaus under different commissioners leads to budget competition and lack of cooperation between bureaus. You might consider major simplification to permit processes with dedicated staff to work just in those areas and with specific processing timelines. If you improved processing and cut expenses, you would see better quality housing being constructed and it would be easier to encourage the construction of more affordable (to all) units.

Finally, I resent that E Portland appears to be singled out for densification while the west side gets to keep its character and integrity. This type of activity has the potential to create not only a new type of gentrification within our older east side neighborhoods, but to change the character and livability of those neighborhoods in a negative way. What is the justification for this, and, why the rush?

I urge you to extend the comment period for this project. I only discovered the project website recently and others I’ve talked to were unaware of it at all (the project has not been well advertised considering the large area of the City it impacts). Please plan for Portland’s growth holistically and get it right the first time, otherwise we will all suffer in the future from today’s mistakes.



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Letters to the Editor

from page 2

arbitrarily mandated a maximum target of 1,000 vehicles per day.

Two years ago, the City chose to amend Transportation System Plan (TSP) Policy 6.13 Objective D, which, prior to being amended, would have essentially prohibited the use of traffic diverters along Clinton because of the negative impact that traffic diverters on so-called "cut-through" streets like Clinton impose on nearby streets.

In fact, last year I found a policy document still on the City's website which described cut-through streets like Clinton and Lincoln as a vital component in any street grid plan, allowing drivers to efficiently bypass traffic congestion, construction zones and other obstructions.

The City falsely claimed it was prohibited by state law from reducing the speed limit on Clinton to 20 MPH. In fact, ORS 810.180(5) spells out routine procedures that would have allowed the City to apply to ODOT to have the speed limit on Clinton permanently reduced to 20 MPH. The same could be done on Lincoln rather than install traffic diverters.

Meanwhile, City documents contain misleading statistics. For example, the City reported 3,000 vehicles travelled on Clinton each day before the traffic diverters were installed.

That sounds like a lot of

cars, but the City's vehicle counts reveal that even during peak periods, there were rarely more than 240 cars per hour travelling in the same direction.

That's 4 cars per minute, or one car every 15 seconds, on average, so that was barely a trickle – and that was during peak periods.

The bottom line is that there is simply no engineering methodology or data to support the City's plan to install traffic diverters on Lincoln St., and that the City is basing its position on politics, not engineering.

Peter Apanel

To the Editor:

Thank you for covering the changes to our neighborhoods, i.e., the shortage of affordable housing options for new residents and some of the city's one-sided responses.

We moved here twenty five years ago to be in an urban environment with all the extras Portland is justly proud of. We have supported the quality of life here, approving every school, park, and library bond measure.

Our business, Site Painters, producing commissioned art forms for public places, has done well enough for us to buy a modest home. Three years ago we built an art studio in our backyard, concerned that our rented studio would be gentrified out of our

budget.

This dream goal was accomplished, we received notification this fall that the adjoining property was on the Map Refinement List proposing to up-zone it from split lot R2/R5 to entirely R2.

The Bureau of Planning and Sustainability explained that under R2 zoning the 3-bedroom 1920's home could be demolished and replaced with several buildings with a height up to 40ft, 5 feet from the property line.

The collateral damage of the R2 density collision with our home and studio is the valuable solar energy resource of the studio roof, loss of light in the house, over-shadowing of gardens, and loss of three mature trees.

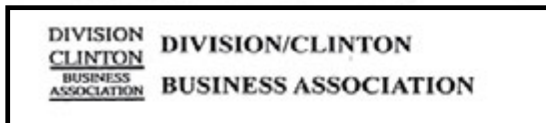
The four contiguous lots designated R2 adrift in a neighborhood of R5 do not conform to the city's criterion for this zoning: major transportation corridors and retail hubs.

We are circulating a petition challenging this action and asking the City to respect and protect the investments current Portland residents have collectively made to the diversity of its distinctive neighborhoods.

A final decision will be made by the City Council this winter. A strong response to our petition will be very persuasive. For your copy contact john@sitepainters.net.

John Early

Business Association News . .



DCBA Pres.: Jean Baker
email mjeanbaker@peoplepc.com
Meetings: 3rd Tuesday
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7:30 am
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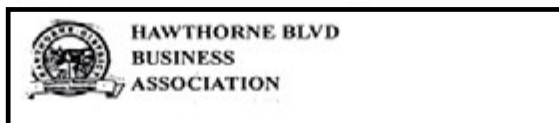
Change is coming to Division Clinton. In January, we elect a new board and in February, we elect new officers. We are hiring part time professional staff through Venture Portland. Venture Portland focuses on supporting and improving Portland's business associations. Our current treasurer serves on its board. We look forward to their assistance as we negotiate ongoing construction and tackling the problem of the many Unreinforced Masonry (URM) buildings in our district.

Despite the rain, we had a good turnout on Small Business Saturday in late November. Our thanks to OP Wurst at 34th and Division St. for their sponsorship and the use of their parking lot. Thanks for shopping on Division and Clinton and for stopping by to chat with us about your experience.

Did you see that OP Wurst's frankfurters were featured in Gerry Frank's article in *The Oregonian* or that Jaqueline's whole trout board was featured in "10 of the Year's Memorable Dishes" also in *The Oregonian*?

Reel-M-Inn was featured on TheDailyMeal.com as the best Dive Bar in Oregon. The article praised their chicken and fries. Congratulations Reel-M-Inn and keep going. The Daily Meal is a website covering food and drink topics through articles, videos, and special reports.

Have a happy and prosperous New Year!



HBBA Pres.: Hilda Stevens, BAZI
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Board meetings: Second Wednesdays at 8 am
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If there is one thing we can be sure of as we start the new year, it is that the Boulevard changes. Some businesses leave, new businesses arrive, and businesses change hands as is the case with BAZI Bierbrasserie at 1522 SE 32nd. Previous owner/manager and HBBA President Hilda Stevens is assisting with the transfer to the new owners. Stop by and welcome the General Manager, Opus, of Thirsty Monk, to the neighborhood.

It has been 18 years since we last printed *The Gazette*, a quarterly newsletter that for six years, was sent out to businesses from Belmont to Stark, Division to Clinton and to the Hawthorne area. Before that, HBBA had its own monthly newsletter starting in 1983. The cost of printing, the opportunity to print some of our news in *The SE Examiner*, through the list serve, on Facebook and on websites have taken *The Gazette's* place. We do invite you to like and post your news on Facebook.com/hawthornepdx and/or to our listserve. To join, email hbba-list-subscribe@yahoogroups.com.

In addition to the 47 businesses and property owners acknowledged last month, the Boulevard's management group, HBBA, welcomes membership support from Well Adjusted, LLC; Belmont EcoLaundry; Choose Local Media; Fred Meyer Hawthorne; Hawthorne Vision Center; HI-Portland Hawthorne Hostel; Holman's Funeral & Cremation Services; JaCiva's Chocolatier; Linda Scher, Family Mediator and Facilitator; Magpie; Memento; Darren Balogh, Mortgage Loans Northwest; Por Que No; Potala Imports; SE Hawthorne, LLC and The Whole Bowl.

Several Businesses also support the Hawthorne Patrol and are much appreciated.

We wish you, your businesses and families an amazing 2018.

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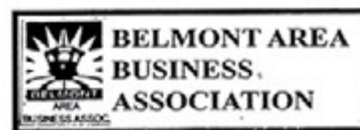
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Belmont District Membership Drive: New to the area and own a business? Want to know what kind of support you would receive as a BABA member? See belmontdistrict.org/belmontdistrict-catalog and email us today.

Annual Dinner: Celebrate 30 years of the Belmont Area Business Association. Businesses and our business neighbors are cordially invited to an evening of networking and celebration the Belmont District. Food, drink and free prize items are provided. Enjoy a hosted wine bar compliments of BABA, and connect for a better business future. Hodas Middle Eastern Cuisine will provide a delicious buffet dinner with hearty, vegetarian, vegan and gluten free options. Free marketing raffle prize items. It's a great way to market your business and services and get to know other businesses in our district.

Tickets are \$20 for one, \$35 per couple up to February 21 by mail and online through PayPal until the start of the event. \$25 for one and \$40 per couple at the door. See belmontdistrict.org/product-page/membership-annual-dinner

Anyone who works within the district and or owns a business (freelance workers too) is invited to our monthly happy hour event. Bare Bones Cafe & Bar, 2900 SE Belmont St., hosts Belmont Business Happy Hour, January 18, from 5 to 7 pm. Enjoy an Apple Cider Whiskey Hot Toddy and the Peppermint Mocha as our featured drinks. RSVP: m.facebook.com/events/132721287428215

Are you our business neighbor? Be sure to come to a monthly BABA business meeting the second Thursday morning of the month 9 to 10:30 am at the Belmont Firehouse at 35th and Belmont. Keep up to date with district events and follow our blog. belmontdistrict.org/belmont-area-association-blog

For Information on joining and contributing to the district contact Hillary Darling, Marketing & Communications Rep, at info@belmontdistrict.org. 503.908.3777

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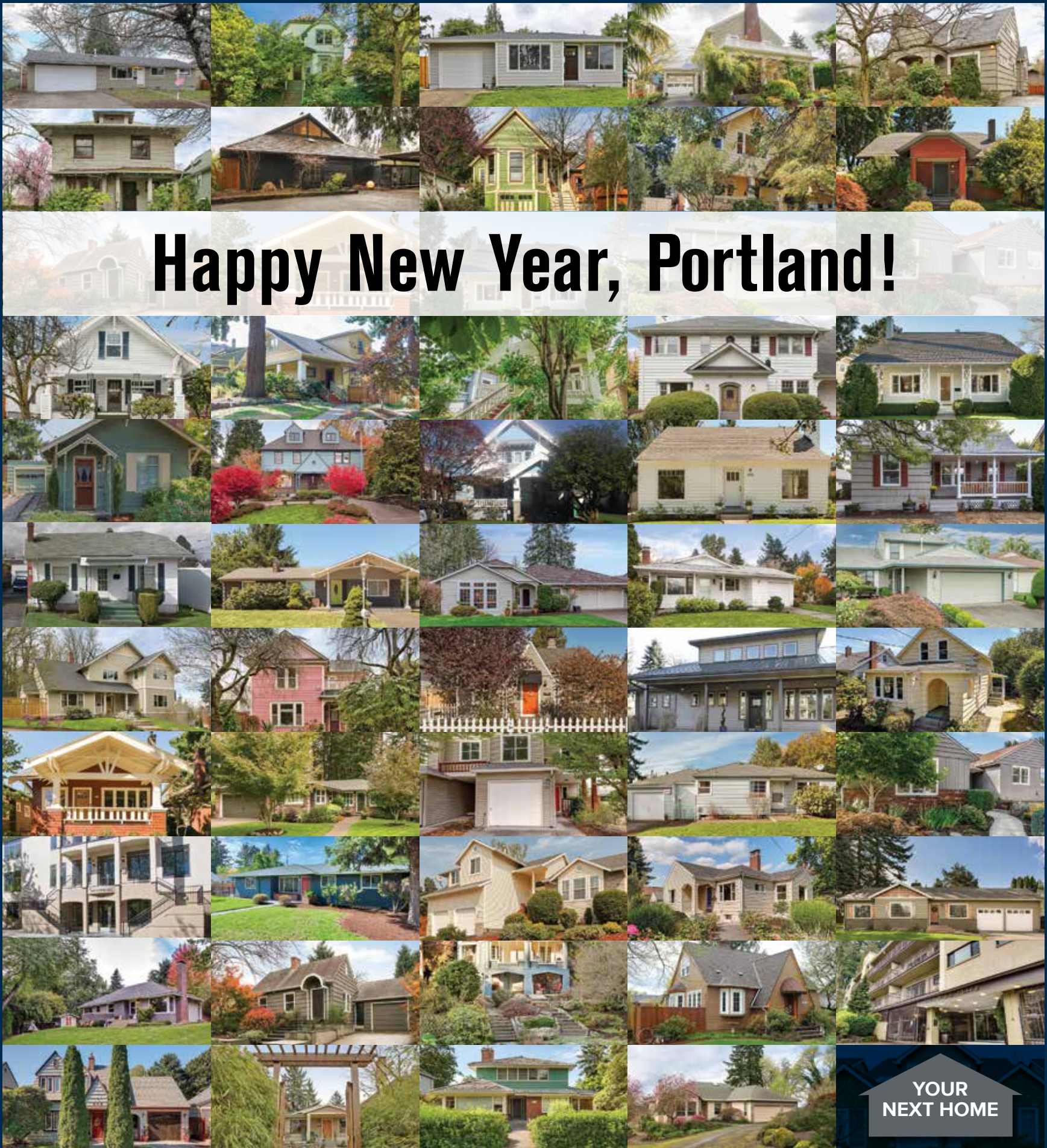
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LEFT TO RIGHT: Chelsie Coon, Kevin Caplener, Caroline Easton, and Jan Caplener


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