

Davis, Meghaan

From: Marie Tyvoll <mtyvoll@gmail.com>
Sent: Wednesday, November 18, 2020 11:48 AM
To: Davis, Meghaan
Subject: Re: Sign up for City Council testimony on Dec. 2?

Hi Meghaan,

Thanks for holding my spot. My topic for testimony on Dec. 2: ***Concerns Re Taxpayer-Funded Land Use***

Thanks!

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On Tue, Nov 17, 2020 at 3:18 PM Davis, Meghaan <Meghaan.Davis@portlandoregon.gov> wrote:

Hi Marie,

I can only hold your communication spot for 3 business days, can you send me your topic that you will be speaking on by Friday at 5pm.

Thank you –

Meghaan Davis

OSS II | [Office of the City Auditor](#)

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Request of Marie Tyvoll to address Council regarding concerns about
taxpayer-funded land use (Communication)

December 2, 2020

Placed on File

Filed 11/23/2020

MARY HULL CABALLERO
Auditor of the City of Portland

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By McClymont Digitally signed by Keelan
McClymont
Date: 2020.11.23 21:40:17
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COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Ryan		
3. Hardesty		
4. Eudaly		
Wheeler		

Good morning Mayor and City Council members,

I'll begin with a 2019 City of Portland report, titled 'Historical Context of Racist Planning, A History of How Planning Segregated Portland, and I quote: *Portland has a well-documented racist history especially in land use; exclusionary zoning, racially restrictive covenants, and redlining are early examples of this, with their effects still visible today.*

This report goes on to single out SW neighborhood associations as undeniably complicit in this racist history: To quote...*Southwest residents tended to be well-educated, higher income, and typically white...much more organized and well-resourced than Albina and Outer Southeast residents...And people in Southwest were more effective at using neighborhood associations as a tool for organizing at public hearings and other places for public participation.* <https://www.portland.gov/sites/default/files/2019-12/portlandracistplanninghistoryreport.pdf>

This "effectiveness" in Southwest Portland unfortunately continues to this day as noted in today's OPB article revealing Amanda Fritz's use of her personal email to SWNI where she advocated for bridge funding in advance of the audit findings, and asked which Commissioner they would prefer to oversee them.

<https://www.opb.org/article/2020/12/02/commissioner-amanda-fritz-scrutinized-for-use-of-personal-email-with-head-of-embattled-neighborhood-group/>

Southwest Neighborhoods Inc., or SWNI, is one of Portland's seven District Coalitions and it has a Land Use Committee. In this year alone, the SWNI Land Use Committee opposed HB2001 and the Residential Infill Project, both designed to add more density through housing to single-family zoned residential neighborhoods.

By way of example, the Land Use Committee meeting minutes for July of this year show that only five people, all white-identifying to my knowledge, voted to bring the motion opposing HB2001 to the SWNI Board for consideration.

July 2020 meeting minutes:

<https://drive.google.com/file/d/1KyRVyGHHIn5NEHHeqFTIiFv6M6j-wf9/view?usp=sharing>

The meeting minutes state that Gary Runde, the Committee Chair, Dave & Dixie Johnston, Susan King, Greg Dorros and Milt Jones all voted yes on the motion.

Let's get to know some of these Land Use representatives through their own words:

Gary Runde, the current Chair, stated at the October 2019 SWNI board meeting, referring to the Historical Context of Racist Planning report, "***I have read it...in***

complete detail several times and I have elected not to bring it into land use at this time. It is just a perspective....it's not saying here, go do these things. It probably won't come as a big surprise to know that only the week before Gary voted against bringing Equity and Inclusion training to the SWNI Board.

Dave & Dixie Johnston, representatives of Collins View NA, have consistently attended Committee meetings since at least 2008. In fact, a Collins View representative attended 107 meetings since 2008, out of a total of 126 meetings of the Committee. However, they recently submitted their resignation on November 24th over statements they made in the SWNI Land Use Committee Google Group, and I quote: ***The extent to which informal segregation may still exist or be due to past lack of economic opportunity is largely a matter of political opinion. With regard to Collins View, we are aware of black, asian and hispanic households in the more affluent parts of our neighborhood.*** It's important to note that Dave & Dixie stated that they would continue to attend Committee meetings as visitors. Four screenshots of Google Group email thread:

<https://drive.google.com/drive/folders/18Lc6b2lpKfWZgkxx6kWG19fOEtGg4UW-?usp=sharing>

Finally, I am worried that the City of Portland is also undeniably complicit through its support of Neighborhood Associations and land use appeal waivers. I don't think a lot of people know that the city does not require NA's to pay the \$1000 fee required to appeal a land use decision. As an example, between 2016-2019, NA's submitted approximately 35 land use appeals out of a total of approximately 77 submitted during that time. Of those 35 land use appeals, 33 had the fee waived. In other words, Portland effectively subsidized NA land use lobbying efforts to the tune of approximately \$33,000 over a four year period.

Thank you for your time today.

Additional Statement from Land Use Committee Google Group:

On Nov. 29, Glenn Bridger, long time Hillsdale Neighborhood Association Board member, states the following in response to an op-ed in the Nov. 19 SW Connection, titled *Land Use at heart of taxpayer-funded racism* by Shannon Hiller-Webb. He also points out he's a member of the SWNI Equity and Inclusion Committee. ***"Racism in the creation of a multitude of factors, from the arts to schools to environment to the people we know and have known. The impact of neighborhood associations and their land use activities is so minimal it does not make the radar screen of most***

every individual. And that reflects the true impact of neighborhood land use actions on racism. Neighborhood Associations neither originate nor approve land use actions; they can only comment.”

<https://drive.google.com/file/d/1On1qMiliLYEoe8gTwi06CfRCTMPcYYI4/view?usp=sharing>

<https://pamplinmedia.com/scc/125-opinion/488621-392550-land-use-at-heart-of-taxpayer-funded-racism>

Additional Statements from Land Use Committee Meeting Minutes:

- The Jan. 2020 meeting minutes state: “RIP City Council Public Testimony were held on January 15th & 16th 2020. - A lot of people brought in through groups. Many representing 1000 Friends of Oregon. - **Major emphasis in the needed to protect minorities, in particular “blacks”.**”

<https://drive.google.com/file/d/1G8ffE2BJULmuHvSPH1VfvsCIG8E5Jgad/view?usp=sharing>

- The Oct. 2019 meeting minutes state: “**Reason for committee’s opposition of RIP’s allowance of density has remained the same, belief that infill is not needed.**”

<https://drive.google.com/file/d/1cr53fBcPFRReFgFNaYpvcMhb6hcyWEVp/view?usp=sharing>

- The April 2017 meeting minutes state that the Committee, Chaired by Jan Wilson, is “Looking at Land Use Action Plan to incorporate issues of Equity and Inclusion; Look at adding representatives outside of traditional NA participants; Taking a look at strategies for the inclusion of renters.”

<https://drive.google.com/file/d/1IOGM6U5rM9nzb45ac55ZQ5lucu8EguaC/view?usp=sharing>

- This was followed up by this statement in the Sept. 2017 minutes: “Land Use issues within an Equity Lens handout provided on best practices in working on projects within an equity lens, presentation will be tabled until a future meeting.”
- **Meeting minutes between Sept. 17, 2017 - Sept. 2020 do not mention Equity & Inclusion or an Equity lens best practices handout.**
https://drive.google.com/file/d/1RVAR6H_FfDdSj3vQ-6SmwSwjKv5jImsp/view?usp=sharing

- The Oct. 2016 meeting minutes state: "Committee had concerns that middle housing will result in additional smaller family homes that are **not profitable and disturb Neighborhood design.**"
https://drive.google.com/file/d/1CAoTL6G_G3yAc6bzWZ0B6zOXraRMDi3N/view?usp=sharing
- The March 2015 minutes state: "Short discussion takes place regarding new procedures in voting and signing in for meetings. **Concerns are expressed—it could expose committee members to litigation for the votes they cast.** Procedures need to be in writing. What is the authority for this change?"
<https://drive.google.com/file/d/1yd9Bsva69oKYkAE6iBRXBewV0BRUIjl/view?usp=sharing>
- May 2014 meeting minutes state: "A company called Airbnb has a website that lists private homes where the owners offer short-term lodging. Short-term lodging has become popular around the county, but there is a concern **about a deleterious effect on neighborhoods.**"
https://drive.google.com/file/d/1FE2K_tdna8u_aBeAxYmldZ67u3FUqv0w/view?usp=sharing
- Aug. 2013 meeting minutes state: "Short discussion regarding SWHRL (Southwest Hills Residential League - a Neighborhood Association): it and South Portland are fairly independent. **SWHRL is active in land use. It has had eleven land use decisions since the first of the year.**"
https://drive.google.com/file/d/1Y1sE2JuXjlhe17EPXqX_9E9S3MfZE9cr/view?usp=sharing
- Dec. 2010 meeting minutes state: "**Dave [Johnston] notes that in the SW Community Plan we successfully fought increased density but the trade-off has been that since then we haven't gotten many services.**"
https://drive.google.com/file/d/1JtEQJj5N_pjilo_vpVtHO0jr-zKc2C8k/view?usp=sharing
- Aug 2009 meeting minutes state: "**Marianne [Fitzgerald] reports that corner lot double density is hurting SW Portland.** Dave [Johnston] notes that the rules regulating double density have been watered down. Discussion takes place regarding Metro density targets, and whether there is pressure to increase density in SW Portland. Bill [Cunningham, BPS] notes that in recent discussions, BPS is moving away from linear density along transportation corridors, and moving toward more centers (20-minute communities)."

https://drive.google.com/file/d/1G4qFtwLtJDb8wnHDeUluogkc9Keo_lkU/view?usp=sharing

- Oct. 2008 meeting minutes state: "Planning tour. **Short discussion takes place about notion of SW Portland as only for the wealthy. We could have toured Section 8 housing, and to show the diversity, we could have viewed local mosques.** Planners plan that all land within one kilometer of light rail will be zoned for high-density development. That will have a major impact on n-hoods like South Portland and Homestead. We need a discussion about this."
<https://drive.google.com/file/d/1DjDfUBcji3Ego-YJB3ZeyN4Oqx4HUi/view?usp=sharing>
- Sept. 2008 meeting minutes state: "Gary [Minizewski, Ash Creek Neighborhood Association] **asks why it is important to emphasize that not all SW residents are wealthy.** Jim explains that it is an issue because someone in the tour made a comment suggesting SW residents are all wealthy."
<https://docs.google.com/document/d/1J1ceCmdLYISclnaF7dKXbjW3LjKb75zP/edit>
- Aug. 2008 meeting minutes state: "Planning Commission tour debriefing. Planning Commission notes on the tour are distributed. **There was a rumor that someone on the tour said something to the effect that rich people don't want to pay for sidewalks. Comments from committee members include: there is a bias against SW Portland and that people still use a cookie cutter approach to view SW Portland. We'll consider writing a letter to the PC with our thoughts. John [Gibbon] regrets we didn't get into the Far SW neighborhood.**"
https://docs.google.com/document/d/1vpXhgS3l60btb2oq1_x2rhzEiKfaPcS/edit
- **May 2008: "Anti-density feelings are higher than ever the WPP n-hood."**
"Leonard (SWNI staff) gives an update and explanation of what the BDS lot confirmation task force is doing. Gary [Minizewski] argues on behalf of Ashcreek NA that the city should not be addressing skinny lot issues only in R5 zones, but in all residential zones. Ashcreek has a problem in a R7 zone. Gary makes motion that when the city is addressing the issue of lots smaller than the per lot density for the zone, that the city should address the issue for all (residential) zones, and the motion is approved unanimously."
<https://drive.google.com/file/d/1BCs-QIKjACLRLqclh812cP1qbMfYEdZy/view?usp=sharing>

Summary of Leslie Hammond's (SWNI Board Chair) recent actions in regards to the Land Use Committee:

<https://drive.google.com/file/d/1w7zME8FruRNiPNEMCTXHiPtFWKTpr7Jo/view?usp=sharing>

Neighborhood associations often do their own lobbying on land use issues, apart from the Land Use Committee:

- Here's an example from Collins View NA: Email dated October 26, 2020, titled '[NA Chairs] Collins View Neighborhood's response to HB2001 Rule making committee'
<https://drive.google.com/file/d/1w7zME8FruRNiPNEMCTXHiPtFWKTpr7Jo/view?usp=sharing>
- Oct. 20, 2020, Collins View NA response to the State, titled "HB 2001 RULEMAKING RESPONSE from CVNA"
<https://drive.google.com/file/d/1KWJAERhFrH6LeGdK3kKAhjlMyAazs3hx/view?usp=sharing>
- An example from Hillsdale NA (HNA) on Nov. 30, 2020, email titled '[HNA Board] December HNA Land Use Report, A Win for the Hillsdale Land Use Effort of Three Years':
<https://drive.google.com/file/d/1rtnsTVbY-eMbwIRyCTPQBhKwFEVQoQXn/view?usp=sharing>
 - December HNA Land Use Report attached to Nov. 30 email:
<https://drive.google.com/file/d/16dE1jXYv-Ruv1ZU6nudKqPaRcgJENMS5/view?usp=sharing>

May 20, 2020, Email from James Gardner, South Portland NA. He states: **"It is notable that in recent years, fewer than half of the 17 neighborhood associations in SWNI regularly attend those land use committee meetings. Neighborhoods with different views and priorities have simply stopped attending, leading the committee's discussions to feel a bit like "group think."**

<https://drive.google.com/file/d/1RpxcWomQXPnC151TOscNjn9sHTGAOyYT/view?usp=sharing>