



**ARDENWALD-JOHNSON CREEK
NEIGHBORHOOD DISTRICT ASSOCIATION
MEETING MINUTES
March 25, 2024**

Meeting Location: Milwaukie Café and Zoom: 6:30 p.m.

*****us02web.zoom.us/j/88968122811?pwd=b2VWd01VbEFuRE53eE1ITzBVdF

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Chair: Chris Holle-Bailey

Board Present: Lisa Gunion-Rinker, Erin Jansen, Travis Tomlinson, Elvis Clark, Lane Rawlins, Travis Holle-Bailey (and Wendell)

Guests Present: Steve Smith, Matt Rinker, Nate Grein, Alec Lawrence, Avery, Eric, Bob Hillhouse, Rob

1. Introductions

2. Police Report – Not present.

- a. **Staffing/Personnel:** N/A
- b. **Incidents:** N/A
- c. **Questions:** N/A

3. Public Comments:

- a. **Rob:** Wants to have a block party on Filbert on August 3rd. Chris will link them up Jason Wachs to make sure all the permits are met
- b. **Lisa:** Lots of people testified about the stop signs on 29th, the city engineer is coming next month for the city response
- c. **Avery:** TSP workshop was on Thursday and the online comment period is now open, and if it's not in the TSP it won't happen, so need to comment about the 29th stop signs -
*****engage.milwaukieoregon.gov/

4. Presentation Hillside Park Redevelopment Update – Alec Lawrence & Nate Grein from Related Northwest

a. Background:

- i. One of the oldest public housing developments in the state – built in the 1940s, 13.7 acres
- ii. Master plan started in 2018, in May 2022, Related Northwest selected as development in May 2022
- iii. Construction anticipated to start June/July 2024; expected completion in about 24 months of 275 months (June/July 2026)
- iv. Housing Authority of Clackamas County (HACC) has a goal of

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building over 800 new units of affordable housing

- v. Phase 1 of the Project includes three buildings (A,B,C). Building A and B (175 units) will be owned by Related NW and HACCC, with services provided by Impact NW and Unite Oregon. Building C (100 units) will be owned by HAC outright with a service provider Impact NW and HACCC. Building C (is really intended as replacement for current Hillside project
- vi. Relocation process is going fairly well, residents will receive a considerable amount of support in moving and option to return to a unit at Building C, or can opt to retain mobile housing
- vii. Community resilience hub located on site to help with residents, Greenspace and garden beds are a huge priority for the residents so that has been translated into the design and culturally responsive services
- viii. Construction will begin with building C, then B then A, all four story buildings. Off leash pet area, 56 garden beds, bbq space, outdoor seating, Building A has a playground and deck overlooking courtyard

b. Updates:

- i. All permits have been applied for and are under review, working on securing financing for the project and finalizing the service plan with Impact NW & Unite Oregon
- ii. Residence relocation has begun
- iii. Strategizing around rest of the projects on the site including prioritizing affordable housing but with some for-sale housing
- iv. Building A is built around a heritage tree, will include a mural and ground floor property management and a pseudo public space to hang out etc, orange color scheme.
- v. Building B has more of a green color scheme.
- vi. Building A and B have 40 vouchers (20 regular vouchers and 20 with folks for disabilities), and then additional rooms have different thresholds for income
- vii. Building C faces Hillside Manor, community room. Each unit in this room has a voucher and each has a max income as well
- viii. Subsequent phases timeline and development depend on financing
- ix. To get a voucher, you need to go through HACCC waitlist and then go through application process. For none voucher units you apply normally to the building and have to prove that your income meets the threshold requirement

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5. New Business:

a. Vote on Previous Issue –

i. CEI - request to sign on to letter

1. Motion to sign letter: Lisa Gunion-Rinker
2. Second to vote: Chris Holle-Bailey
 - a. Erin: Abstain
 - b. Travis T: Aye
 - c. Travis HB: Aye
 - d. Lane: Aye
 - e. Elvis: Abstain
 - f. Chris: Aye
 - g. Lisa: Aye
 - h. Steve: Aye
 - i. No Nays - Motion passes

ii. Milwaukie Grad Night: requested \$500 to \$1,500

1. Last year we did \$380 with a stipulation to get some volunteers, which we don't think we actually coordinated
2. We used to participate a lot more fully in Ardenwald Elementary that we stopped because we couldn't afford
3. Motion for to fund for \$450: Rob
4. Second to vote: Lisa Gunion-Rinker
 - a. Erin: Aye
 - b. Travis T: Aye
 - c. Travis HB: Aye
 - d. Lane: Aye
 - e. Elvis: Aye
 - f. Chris: Aye
 - g. Lisa: Aye
 - h. Steve: Aye
 - i. No Nays, no abstentions - Motion passes

iii. Juneteenth- requesting \$250

1. Motion for to fund for \$250: Travis T
2. Second to vote: Lisa Gunion-Rinker
 - a. Erin: Aye

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- b. Travis T: Aye
- c. Travis HB: Aye
- d. Lane: Aye
- e. Elvis: Aye
- f. Chris: Aye
- g. Lisa: Aye
- h. Steve: Aye
- i. No Nays, no abstentions - Motion passes

b. Concert Committee report:

- i. Two grants already received
 - 1. Clackamas County Cultural Coalition - \$1,000
 - 2. Providence - \$750
- ii. New Seasons - \$1,500
- iii. Celebrate Milwaukie – expected but not yet received \$1,000
- iv. Treasurer: We currently have \$6,850 (including the \$1,000)

c. Chair Update on Portland District Coalition Changes

- i. We receive support services through a district coalition – SE Uplift, including meeting insurance, liability insurance and advocacy. Our neighborhood and several others are in now in the district on the West Side coalition for voting. There is a potential to stay with SE uplift for our services. Chris and the other chairs are going to attempt to get moved back to SE Uplift. The moving of districts was very contentious and very nasty. Not trying to change the voting, but just the services
- ii. To do this, we need to elect someone to the SE Uplift Representative so we can vote to join the petition to stay in SE Uplift. Have to elect a representative to SE Uplift at our May meeting (**which will be the 3rd Monday in May because of Memorial Day**)
 - 1. Motion to elect Chris Holle-Bailey to the SE Uplift Representative position: Lisa Gunion-Rinker
 - 2. Second to vote: Lisa Elvis
 - a. Erin: Aye
 - b. Travis T: Aye
 - c. Travis HB: Aye
 - d. Lane: Aye
 - e. Elvis: Aye
 - f. Chris: Aye

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- g. Lisa: Aye
- h. Steve: Aye
- i. No Nays, no abstentions - Motion passes

3. Northwest Northwest meeting on April 15th, we are going to still attend as if this plan to change does not work

d. Starting a newsletter: Steve Smith

- i. Using Mail Chimp to put it together and sending one email a month and any events, as well as a pitch to donate or buy things at Made in Milwaukie. Can highlight concerts, local businesses.

e. Communication Funds SE Uplift: Travis Tomlinson

- i. Wants to apply for website hosting and any other communication costs
- ii. Will add costs for updating signs (if applicable)

f. Committee Updates: None

- i. Public Safety Advisory Committee
- ii. Membership Committee
- iii. Ardenwald Elementary school PTO
- iv. Land Use
- v. Clean Air Portland.
- vi. Land Use

6. Calendar check-in events over the next 3 months

- a. Spring Terrace Cleanup: April 7th 10-12 p.m. doing some refreshments
- b. April 15th Fiscal Sponsorship meeting
- c. April 6th Tideman Johnson Cleanup

7. Vote to approve February meeting minutes

- i. Motion to approve: Travis T -
- ii. Second to vote: Lisa
 - 1. Erin: Aye
 - 2. Travis T: Aye
 - 3. Travis HB: Aye
 - 4. Lane: Aye
 - 5. Elvis: Ayes
 - 6. Chris: Aye
 - 7. Lisa: Aye

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8. Steve: Aye
9. No Nays, no abstentions. Motion passes
8. Adjournment at 8:10 p.m.

**The next regular meeting is Monday April 22nd
at the Café!**