

## **SMILE “Special Board Meeting” Minutes**

June 28, 2016  
SMILE Station

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Procedural

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**OFFICERS PRESENT:** Joel Leib, President; Pat Hainley, Treasurer; Eric Norberg, Secretary

**BOARD MEMBERS PRESENT:** Timothy DuBois; Elizabeth Milner; Miriam Erb  
Bob Burkholder; Elaine O’Keefe; Kevin Palmer; Kim Borcharding

**This “Special Board Meeting”, called by President Joel Leib on June 21 in accordance with SMILE Bylaws, was for the special and single purpose of continuing the Board’s discussion at its June 21 Board Meeting concerning the possible approval of a letter to be sent to Representative Karin Power opposing Oregon House Bill 2007, as had been recommended by the SMILE Land Use Committee.**

President Joel Leib called the meeting to order at 7:33 p.m., asking the members of the Board and the meeting’s guests to introduce themselves.

Leib then introduced David Schoellhamer, Chair of the SMILE Land Use Committee, to “summarize how we got here” on the matter of Oregon House Bill 2007.

Schoellhamer explained that ten years ago, recession hit, construction stopped – but people kept coming here, resulting in a housing shortage, rising housing costs, and increasing problems for low-income residents. Our neighborhood is particularly popular, so 1,400 new units are in the pipeline here at present – a 25% increase in housing units in Sellwood and Westmoreland in just a year. The City of Portland responded to the problem – which was not limited to our neighborhood by any means – by developing a Comprehensive Plan for the coming decades, and revising the zoning code for various zones, with much public input. He observed in passing, “The most affordable house might be the one that’s still standing.” He told the Board that increased density is coming; some attempts are being made to preserve the quality of life in neighborhoods as part of the new zoning. As for HB 2007, it has not been sent out of committee in Salem, but could be revived and passed by the State Legislature between now and July 10, leading the Land Use Committee to want to weigh in on it.

Considerable Board discussion followed. The main sticking point for many Board members was opposition to unlimited duplexes in residential zones, which had been part of the original letter because, Schoellhamer explained, it was a major concern for local residents

who appeared before the Land Use Committee to express concern about HB 2007. However, the week before, the Board had defeated a motion to strike any mention of duplexes from the letter and just send the rest of it.

At the current meeting, many Board members expressed reservations about the bill for one or more of the following reasons: (1) The lack of adequate public process beyond the hearing room in Salem; (2) Its heavy-handedness in replacing all local planning; and/or (3) Its overbroad application to the entire state.

Consequently, Secretary Eric Norberg proposed a motion that the Board write a letter to Representative Karin Power expressing opposition to HB 2007 in its present form because of its inadequate public input beyond the hearing room in Salem; because of its heavy-handedness in setting aside all local planning; and its overbroad application to the entire state. Kevin Palmer seconded the motion.

More discussion followed. Eric indicated he expected David Schoellhamer and his committee to “clean up” the wording to make it directly germane to the legislators who would receive it, but expressing the Board’s position along the lines stated. More discussion by the Board on these points and their implications.

The question was called, and the vote was tied, 5 yes and 5 no.

The motion did not carry; and no letter will be written by SMILE to Representative Power on the subject of HB 2007.

Tim DuBois moved the meeting be adjourned; Pat Hainley seconded; a brief discussion followed the motion by Miriam Erb, who reminded the Board that it “cannot disregard what is happening” in the neighborhood and in Salem. The question was then called, and the motion passed, 9 yes to 1 no, and the meeting was adjourned at 8:50 p.m.