Minutes

Meeting of the Board of Directors
Hosford-Abernethy Neighborhood District Association

Tuesday September 8, 2026
7PM - Hybrid St Philip Neri @ 17th & Division and on Zoom

There was no August board meeting.

Board Present: Andrew Wilker (Chair), Chris Eykamp (Vice Chair), Michelle Sprague (Treasurer), Alicia Garcia (Publicity Director), Juno Suárez (Secretary), Phil Cox, Mark Linehan, Kayla Kennett, Peggy McDaniel, Linda Nettekoven, Bill Crawford, Kim Nurmi, Avery Berchek, Alexander Parmley, Cesar Ramirez, Jill Riebesehl, Steve Wecks

Absent: Vinny Haskin, Lauren McCune, Barbara Stross

Guests: Nick Brodnicki (Division Clinton Business District), Ryan Singer (City of Portland Bureau of Planning and Sustainability), Chad Draizin, Carolyn MacMurray, Jim MacMurray, Barbara McLean, Linda Steinle, Jon Bolden, Cynthia Langlykke, Stephanie O, Chris N, Jack Spadaro, Anne Draper, Amaury Vogel

The Chair called the meeting to order at 7:05 p.m.

The agenda for the meeting was presented.

Motion to amend the agenda to add 5 minutes for discussion of Southeast Uplift Community Small Grants.
Moved by Avery, seconded by Alicia.

The motion passed by unanimous vote.

Motion to approve the agenda as amended.
Moved by Michelle, seconded by Alicia.

The motion passed by unanimous vote.

Approval of July minutes was deferred to a future board meeting without a motion.

Guest Presentation: Division Clinton Enhanced Services District - 7:17 p.m.

Nick Brodnicki, Executive Director, Division Clinton Business District, presented on the proposed Enhanced Services District. More information is available at https://www.divisionclintonpdx.com/esd.

Nick said he's had 400 conversations with neighbors and businesses.

- Defined area (12th to 51st on Clinton and Division) where property owners pay a management license fee for services the city does not provide
    - Single-family owner-occupied homes would not be assessed a fee
    - Single-family rental properties would be assessed a fee capped at $175/year
    - Multi-family rental and commercial would be assessed per square foot
- Governed by a ratepayer advisory committee; 5-year contract renewed by City Council
- Annual audit, annual public reporting, quarterly reporting required
- Existing Portland ESDs: Downtown Clean and Safe, Central East Side Together, Lloyd District

Nick shared the following estimated timeline:

1. Petition submitted end of September or early October
2. City holds ~2-month review with 2 community meetings
3. City Council Civic Life Committee (estimated February 2027)
4. Full council vote; approval estimated before June 30 fiscal year end
5. Implementation one year after approval

Nick took questions from board members and guests.

Guest Presentation: Inner Eastside Zoning Project - 7:43 p.m.

Ryan Singer, Principal Planner for Long-Range Planning and Urban Design at the Bureau of Planning and Sustainability, presented.

- Study area: roughly Fremont to Powell, 12th to 60th (18 neighborhoods); 98,000 residents, approximately 1 in 6 Portlanders
    - 58% of households already live in multi-dwelling buildings
    - 67% of land currently zoned single-dwelling
- Policy basis: 2035 Comprehensive Plan, Housing Needs Analysis, Housing Production Strategy
- History of zoning changes:

    - 1924: first Portland zoning map included multi-family zones
    - Federal redlining led city to restrict apartment buildings to help residents qualify for loans
    - Further changes in the 1980s; World War II era saw loosening of regulations
- Infrastructure assessment findings:
    - Taggart D Basin (old brick-lined sewer): BES says replacement needed regardless of zoning
    - Water infrastructure: generally well-served; improvements considered normal course of business
    - Stormwater absorption is the primary concern, not additional toilets
    - Rates set citywide; no targeted surcharge on this area
- Current zoning summary (R5 and R2.5):
    - R5: up to 4 units on a 5,000 sq ft lot; cottage clusters, row houses, 2 ADUs permitted
    - R2.5: similar allowances on 2,500 sq ft lots; internal duplexes also possible
- Next steps for BPS: focus groups in fall, develop scenarios in early 2027, public input, then City Council presentation before legislative process

Ryan took questions from board members and guests.

The Chair granted permission for a guest to play a video from the Architectural Heritage Center showing a flyover of the neighborhood.

Officer Reports - 8:27 p.m.

The Treasurer said she distributed bank statement reports to the board.

Motion to approve the Treasurer reports for July and August.
Moved by Michelle, seconded by Alicia.

The motion passed by unanimous vote.

Committee Reports

The board heard updates on:

- Carruthers Working Group: Avery said the WG is planning another community event for September. The WG is in communication with the Transit Oriented Development program manager at TriMet to discuss uses for the lot on the north side of the block. TriMet is interested in meeting to do a site walk. The WG is interested in gathering more

community input and planning a street mural. The WG asked for volunteers, those interested should contact Avery.

- Clinton Triangle Oversight Committee (CTOC): Peggy said there was no committee meeting this month. The site lease is up for renewal and is currently in negotiations between the City and Urban Alchemy. The shelter is currently full, with about 40-50 residents in the Wellness section.

Bottle Drop Update - 8:37 p.m.

Michelle presented.

- The People's Depot is moving forward with the location, according to an August 27 letter from Hank Smith (Portland Solutions).
- The location will not be an Alternative Access Redemption Center under SB 992.
- The project is in Land Use review with Multnomah County.
- Working towards a Good Neighbor Agreement with Ground Score, which could be months away.

Portland Marathon Esplanade Approval - 8:42 p.m.

Motion to approve Portland Marathon use of the East Bank Esplanade in early October.
Moved by Mark, seconded by Peggy.

The motion passed with one vote opposed.

September Caruthers Outreach Event

Alicia presented on Parking Day, an opportunity from the Bureau of Transportation to activate the street and get community input for a mural. Parking Day is September 26, 11 a.m. to 2:30 p.m. The Caruthers WG is seeking volunteers and HAND involvement.

Motion to sponsor the Caruthers Parking Day activation.
Moved by Alicia, seconded by Bill.

The motion passed unanimously.

Railroad Merger - 8:49 p.m.

Chris presented background information on the letters he drafted and distributed to the board.

- Union Pacific and Norfolk Southern Rail Roads are proposing to merge, which would increase rail traffic in the neighborhood

- The Surface Transportation Board (STB) is the federal agency with approval authority for the merger

Motion to send letter to STB.
Moved by Mark, seconded by Alex.

The motion passed unanimously.

Motion to send letter to Director of the Portland Bureau of Transportation.
Moved by Mark, seconded by Peggy.

The motion passed with one vote opposed.

Chris will send the letter to the STB, and Andrew will send the letter to the Director of PBOT.

Southeast Uplift Community Small Grants

Avery presented the grant program with an application deadline in October. This is an opportunity to advance activating the Caruthers site.

The board discussed arrangements for fiscal sponsorship and board oversight due to the grant application timeframe, and opportunities for future grants and alternate funding sources. As a 501(c)(3), HAND is eligible to receive grant funding directly.

Motion for HAND caruthers working group to apply for the SEUL Community Small Grant with HAND as a fiscal sponsor, designating Avery to lead writing the grant for the purpose of activating the Caruthers site, with agreement from at least 4 members of the working group.
Moved by Chris, seconded by Alicia.

The motion passed unanimously.

Public Comment from Non-Board Members

The board opened to public comment from nonboard members.

Adjourned 9:11 p.m.

Next meeting October 13, 2026.
Minutes submitted by Juno Suárez, Secretary. Approved by the board October 13, 2026.