



January-February 2017

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Neighborhood Association  
online at [www.bwna.us](http://www.bwna.us)

BWNA Calendar of Events

**Monday, January 9**

7:00-8:30 p.m.  
BWNA Board Meeting  
Bethany Lutheran Church  
Skidmore/37th  
Library Meeting Room

**Sunday, January 22**

7:00 p.m.  
Classic Concerto for Classical  
Guitar and Jazz Piano  
Bethany Lutheran Church,  
admission \$20 at the door

**Friday, February 10**

BWNA newsletter submission  
deadline for March/April  
issue. E-mail articles to Al Ellis,  
[editor@bwna.us](mailto:editor@bwna.us). E-mail photos  
and ads to Amy Gwilliam,  
[design@bwna.us](mailto:design@bwna.us)

**Monday, February 13**

7:00-8:30 p.m.  
BWNA General Meeting  
Bethany Lutheran Church  
Skidmore and 37th  
Fellowship Hall (enter on  
Skidmore)

**Monday, March 13**

7:00-8:30 p.m.  
BWNA Board Meeting  
Bethany Lutheran Church  
Skidmore and 37th  
(enter on 37th)

## The case of the B-W Airbnb that wasn't

by Jack Bookwalter

The key to the puzzle is a particular provision in Portland law that regulates the setting up of an Airbnb. To wit: the "Short-Term Rental Ordinance"—adopted by the City Council in 2014—expressly excludes off-premise operation of short-term rentals. And although Mayor Hales said at the time that the Council may want to come back "at a future time" and discuss whole-house vacation rentals, the ordinance provision requiring that short-term rentals be operated by the resident (i.e., owner or tenant) living on the property is still intact. But before proceeding further, basic questions need answering: what is "Airbnb" and why does it matter?

Short-term rentals are becoming more and more common in Portland's residential neighborhoods—an irritant for those concerned about possible unruly behavior of transients, but a boon for many, especially empty-nesters who find themselves with too much space or for young people just getting started with homeownership and in need of cash for mortgage payments. So where does the internationally-renowned clearinghouse company Airbnb fit into this picture? Front and center! In fact, the bulk of short-term rentals in Portland are set up through Airbnb. That said, there are other similar companies and some local operators that prefer to go it on their own, advertising through free online sites like Craigslist or preferring to rely on referrals rather than advertising. Thus the need for regulation is obvious, and one of those regulations is the requirement imposed by Council that short-term rentals be on-site operations, not only for the protection of neighborhood livability, but also as a disincentive for entire homes being removed from the larger rental market—an important consideration, given the city's acknowledged crisis in rental housing.

Returning to the case in question, picture a large two-story four-bedroom house located in the Beaumont-Wilshire neighborhood advertised as a short-term "vacation rental" through Airbnb. Additionally there's an ADU—Accessory Dwelling Unit—on the site that is rented to a long-term tenant. An application for a city-issued permit for a short-term rental is submitted by the owner to the Bureau of Development Services (BDS) stating that the home can "sleep eight people" and will be operated by a bona fide full-time resident. In response to a BDS request for neighborhood association comment on the permit request, the BWNA Land Use Committee, with active involvement from next-door neighbors, investigates and discovers that the owner resides not at the rental property but several miles away! Accordingly, BWNA recommends that BDS deny granting of the permit but BDS goes ahead and approves the permit anyway, with no explanation given for rejection of BWNA's recommendation. The BWNA Board responds at its September meeting by unanimously voting to file an appeal, which eventually finds its way to a City of Portland Hearings Officer for adjudication (i.e., owner and BDS vs. BWNA and neighbors).

At the outset, the Hearing Officer informs both sides that the decision on this appeal will be "precedent-setting" for city policy, thus raising the stakes to a higher level.

Speaking on his own behalf, the owner contends that the long-term tenant in the ADU satisfies the residency requirement required by law. But two BWNA Board members rebut this interpretation by presenting evidence that the long-term renter is not involved at all in the day-to-day operation of the rental. Consequently, the Hearings Officer not only rules in favor of BWNA's appeal, but admonishes BDS for accepting the application in the first place. Case of the Airbnb That Wasn't closed! Precedent set.





## President's message

by John Sandie

## Transition and change

While this will be my last official President's Message before stepping down at year's end, I committed to our newsletter editor, Al Ellis, that I would continue in the future to offer my opinions and stories for his perusal. I trust my acceptance ratio with Al will be better than I've had with mainstream media editors—I believe I'm batting two for six on "Letters to the Editor" to *The Oregonian* and *Portland Tribune*. (In baseball terms, that would garner me a few million a year!)

Beginning with the January Board meeting, Vice President Bill Markwart will be assuming duties as acting President, a task he has performed in the past during his long commitment to the Beaumont-Wilshire Neighborhood Association. I am hoping his service as such will be short-lived and that someone will come forward offering his or her talents between now and April's annual elections at our Taste of Beaumont meeting. As I'm writing this article I have received a couple of inquiries of interest in the two open at-large Board positions, and perhaps those additions will bear fruit.

Recently I've had discussions with folks who have been involved with Portland civic activism and neighborhood associations going back several decades, many of whom feel that that Portland's City Council and bureaus, then and now, are not as accepting and inclusionary as they should be with respect to input from civic organizations, particularly neighborhood associations, on matters of policy formation. Well, Portland has an evolving council next year with two new members, so the time will be ripe to voice these concerns and see what can be done to turn this perceived exclusionary norm around. That said, in my mind such a transformation can be accomplished only by

two-way communication, with civic activists demonstrating a willingness to listen to opinions divergent from their own. I don't mean to imply that activists should abandon their passionately-held principles, but some level of empathy and courtesy for others' opposing views is essential. Yes, perseverance requires passion, but celebrating little positive steps through compromise can also fuel the journey toward change.

On a certain Tuesday night last November, I texted a friend with the message, "Not sure I recognize the country that I live in anymore." Since then I've read a few articles that made me pause and reflect that others with completely different life experiences may have voiced similar sentiments over many years. Though it is difficult to admit, many people of strong integrity and good character that have completely different perspectives from our own on controversial issues of the day. In full candor, my empathy and ability to "walk in someone else's shoes" often runs a bit low, but—hopefully—I can begrudgingly admit it, even after the fact.

In my April 2016 message, I listed many examples of "time well spent" regarding my term as BWNA President, and I don't plan to rehash that here, except to reassert that sitting around and complaining is easy, and reaching out and joining others to effect change is hard. Yet the latter is so much more rewarding!

Looking forward to many good things happening in 2017, and in the words of an interesting Madison Avenue icon, "stay thirsty my friend."

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### Land Use

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### Parks & Open Spaces

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### Website: <http://www.bwna.us>

Mario Caoile and Helen Koba  
503-778-0881

### Newsletter Distribution

Georgina Head 360-739-7896  
John Sandie 219-508-4162

### Newsletter Editor

Articles and announcements to:  
Al Ellis, editor@bwna.us

### Copy Editor

Myrna Sheie 224-659-1537

### Newsletter Graphic Designer

Ads to Amy Gwilliam 503-284-6450  
design@bwna.us

### Advertising Payments:

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### Central Northeast Neighbors Board

Beaumont-Wilshire Representatives:  
John Sandie 219-508-4162 and  
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# Editor's notes

by Al Ellis



**R**oll up for the magical mystery tour, folks. Step right this way! The long and winding road of presidential transformation lies ahead—for the USA and for BWNA.

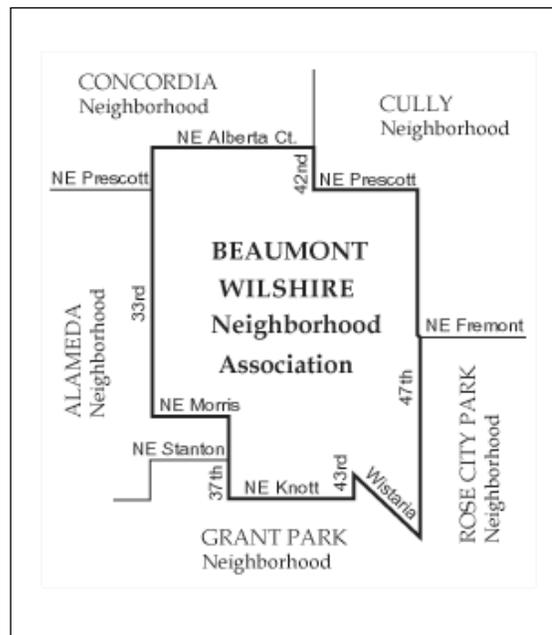
On the national level, a divided nation holds its collective breath in anticipation of what a Trump administration will mean for the country and for the world. But should things go south, don't blame the eligible voters who actually voted (43% of whom didn't), because the overwhelming majority in Portland voted for Hillary, as did a solid majority in the state, as did the nation by more than two and a half million votes! Trump's win came not because he received a majority of the popular vote and not because it was a "rigged election" and not because of a "biased press" (recall those incessant Trump mantras during the campaign), but because both sides abided by the established rules of the game: a winner-take-all-in-each-state electoral college system, with its political roots firmly embedded in the Constitution, courtesy of the founding fathers. That said, if the American people want to ditch this byzantine 18th-century curiosity of a "democratic" system that has resulted in five presidential elections in which the candidate who won the most votes lost, that process could be begin today—either via constitutional amendment or via agreement by the states to require electoral college electors to cast votes in proportion to their state's popular vote (already done in Maine and Nebraska). But here's the Catch-22: a victorious Republican Party is not about to kill the electoral goose that laid the golden egg.

Political polemics aside, elections have relevance for a local newsletter as well. Although neighborhood associations are prohibited by the city from making political endorsements, coverage of partisan debate is fair game, as long as it's inclusive. That being the case, why the absence of any articles or Letter to the Board editorials relating to political candidates or ballot measures in our newsletter during the 2016 campaign? Short answer: practicality. Myriad pro and con ballot measure arguments and candidate positions on issues easily could have dominated limited newsletter space, not to mention monopolize discussion at neighborhood association meetings. It's a Pandora's box that BWNA has chosen to avoid, deferring instead to focus on community political forums and mainstream publications that have the wherewithal to responsibly accommodate the broad spectrum of election discourse.

Of internal electoral import for the newsletter is the current BWNA leadership transition resulting from President John Sandie's midterm resignation, along with two earlier resignations by at-large board members, most recently Dave Whitaker. Such is the cyclical nature of the volunteer pendulum. Déjà vu: it's 2014 at Taste of Beaumont elections, and John Sandie has risen to the occasion to assume the presidential reins from me, followed that evening by six other civic-

minded B-W residents who step up to fill all of the vacated at-large board positions, resulting in the first full 14-member board roster in years! But fast forward to 2017, and the pendulum has swung back again, with vacated leadership positions in need of filling. Déjà vu "revisited": reliable Bill Markwart (profiled in the last issue) is called on to steer the BWNA ship in the interim (not Bill's preference, but a duty as VP).

The newsletter will certainly miss John's folksy, from-the-heart, inspirational President's messages. But most of all, we applaud John for his congenial leadership style and steadfast diligence at the BWNA helm, the perfect fit for our vibrant neighborhood. Vexing as election cycles may be, Beaumont-Wilshire will roll on.



**Do you know a neighbor who could use a helping hand?**

- The Beaumont-Wilshire Neighborhood Volunteer Group stands ready to pitch in.
- Cleaning chores: yard work, window washing, garage/storage organization, simple painting.
- Contact John Sandie 219-508-4162 or sandiefam@gmail.com

# Aspirational news from evolving “Our 42nd Avenue”

by Pat Bellamah

Beaumont-Wilshire’s second business district is experiencing a revitalization, but one distinct from the dramatic, upscale rebranding experienced by neighborhoods such as S.E. Division or the inner west side. The 42nd Avenue district, north of Fremont, encompasses the intersection of three neighborhoods: Cully, Concordia, and Beaumont-Wilshire, with Cully and Concordia historically among the most ethnically and racially diverse communities in Oregon. Taken as a whole, the community is also increasingly economically diverse, and therefore at risk of the kind of change that displaces or alienates long-term residents. (All too often these kinds of situations devolve into a protracted face-off between opponents of change, the city’s conflicting goals, and the market-driven forces of real estate appreciation.)

The N.E 42nd Avenue business district is taking a different path. Our 42nd Avenue is charged with implementing the Portland Development Commission’s (PDC’s) Neighborhood Prosperity Initiative (NPI). Implemented in 2011, the NPI is focused on community economic development at the neighborhood level. There are eight NPI networks, selected with a focus on neighborhoods that had been experiencing lagging commercial investments, a higher than citywide poverty rate, and a greater concentration of minority-owned or neighborhood-serving businesses. Each NPI network is an independent, community-led, economic development program. As such, Our 42nd Avenue is an independent 501(c)(3) non-profit, with a board of directors made up of community members—residents, business owners, employees, and community leaders. Executive Director Michael DeMarco explains that the NPI mission is to facilitate community-driven initiatives—in effect, encouraging a self-help approach supported by grants, training, and local staffing.

Thus, while Our 42nd Avenue is driving the revitalization of the 42nd Avenue business district, it is doing so in service of the overriding goal of “driving the benefits of economic development equitably to the residents of this neighborhood.” The economic development DeMarco and his team foster is a mixture of business development and life-stabilizing employment via living wage jobs and land development. “Land development refers to what gets built or redeveloped in the neighborhood, providing access to economic development here,” he said. Development on 42nd Ave. is primarily adaptive-reuse, although there is new development underway with the mixed-use residential and commercial Makers’ Row building under construction on 42nd and Alberta, due to be completed in 2017.

As opposed to the rules and regulations approach to planning, Our 42nd Avenue does it up close and personal: embedded in the neighborhood, and well-integrated with property and business owners, community leaders, and the people who work in the neighborhood, collaborative relationships are established by district managers and their boards to implement specific projects that drive growth. Funded by the city and the county, but primarily

PDC, the NPI is “a devolution of the city’s economic powers to the community,” according to DeMarco. Specifically, as part of NPI, Our 42nd Avenue utilizes tax increment revenue—which is to say that a small amount of the tax revenue from this neighborhood stays here to fund the initiative. The amount of revenue is very small, about \$120,000 per year,

he said, and so they have to leverage it shrewdly across a number of projects to promote their objectives, which include maintaining business diversity and entrepreneurial access. Our 42nd Avenue will facilitate the purchase of properties by community members by helping the buyer get tenants or by paying their legal fees. In cases where a building is being constructed or re-purposed, it will sometimes help to jump-start new businesses by paying part of their rent for a few years until they get on their feet, helping in this way to ensure that neighborhood stakeholders are not priced out of their neighborhood, even as the improvements to commercial properties enhance the value of the business district.

As with similar transitional neighborhoods with a sizable long-term population of lower-income residents and the businesses that serve them, the community that Our 42nd Avenue serves wants the economic development in the neighborhood to meet their needs and to provide opportunities for them. They don’t want to see the business district populated with the kind of chain stores and restaurants—even local chains—that dominate other rapidly gentrifying neighborhoods around Portland, but rather a district reflective of themselves. It’s economic development with an eye towards maximizing the benefit to the neighborhood, as opposed to maximizing the total return. Asked about his vision for Our 42nd Avenue, DeMarco responded that he wants the 42nd Avenue business district “to be the kind of place that helps stabilize people and establish relations across generations and cultural boundaries—a place where people from all walks of life would see this neighborhood as a connecting place.” That’s an aspiration all of us could share for our own neighborhood.

Additional information can be accessed via website ([www.42ave.org](http://www.42ave.org)) and Facebook.



*At Cully Farmers Market, one of Our 42nd Avenue programs: three community members decorating ‘cars’ for our annual Zucchini 500 race.*

# Charles Schwab manager at home in the neighborhood

by Susan Trabucco



*Erick Ibarra and his family have been made to feel welcome on Alameda Avenue in Beaumont-Wilshire. From left: Jennifer, Erick's wife; daughter Julia; Erick and daughter Alice.*

Three years into living in Portland, Charles Schwab Vice President and branch manager Erick Ibarra's feet seem to be planted in the right soil. More specifically, Erick is flourishing in the Beaumont-Wilshire neighborhood. From a brick Tudor-style house on N.E. Alameda that's home to his family of four, he exudes happiness with the decision to make the shift from the San Francisco area to the Pacific Northwest. While Erik is not a native Oregonian, his wife Jennifer is (hailing from Eugene; working for Nike), and their decision to return to Oregon was a mutually-agreed-upon move to escape the hectic lifestyle of the Bay Area. Since landing in Portland, their family has grown from just the two of them to include daughters Alice, 2½ years, and Julia, three months.

"People here are so welcoming and nice," says Erick. "I love knowing my neighbors and that they watch out for each other. And we really enjoy that we can walk to local stores and restaurants."

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Although living in the Northwest is new to Erick, working for Charles Schwab is not. He has a total of 20 years in the financial services industry, 13 of which have been with Schwab, a company that specializes in wealth management and retirement planning. As a Certified Financial Planner (CFP), Erick no longer carries a client portfolio of his own. Instead he manages 26 Schwab advisers and assists them with their clients as necessary. He is enthusiastic about his employer and the people with whom he works: "I have a fantastic team that takes the time to understand client needs versus worrying about the next hot stock. It is so rewarding to help our clients achieve their financial dreams. We're big on setting a path to success via a plan, and everyone's plan is different. And I love that Charles Schwab always, always puts the client first; the client is in the driver's seat in making investment decisions."

In addition to busy work schedules and Erick's MBA studies at University of Oregon's downtown Portland facility, the couple makes time for each other and the girls. The four of them are engaged in learning about music as well as experiencing worldwide travel together, most recently to Costa Rica and Italy.

Erick has been advertising Charles Schwab in this newsletter since settling in Beaumont-Wilshire three years ago. For additional information about Charles Schwab, contact Erick by phone (503-721-2426), by e-mail (Erick.ibarra@schwab.com), or visit him at the company's Portland office (820 SW Morrison St.).

## Beaumont Health Care Clinic

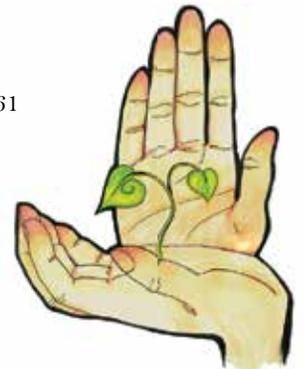
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# Classical/Jazz concerto comes to Bethany Lutheran

by Al Ellis

Amid the array of educational, recreational, and entertainment venue options in our neighborhood (e.g., Fremont St., 42nd Ave., Beaumont Middle School, Wilshire Park), Bethany Lutheran Church (4330 N.E. 37th Ave.) wins hands down for eclecticism. On any given day or evening, this centrally-located facility across from Wilshire Park serves as a community center of sorts, bustling with activities running the gamut from civic gatherings (including almost all BWNA meetings), support groups, educational classes, cultural events, and, of course, religious services. But in the offing for Bethany Lutheran, and for the Beaumont-Wilshire neighborhood, is something completely new and invigorating: hosting a professional concerto recital!

Performing the Classic Concerto for Classical Guitar and Jazz Piano by Claude Bolling on Sunday evening, January 22nd, 7:00 starting time, will be three masters:

- James Manuele on classical guitar has a Master of Music degree from Portland State, has created two instructional DVDs, published Basic Guitar Method Tidbits, and is guitar instructor at Clark College and Concordia University. At this event, in

addition to the concerto, James will performing a classical guitar solo.

- Bill Athens, also a PSU music graduate, performs on both double bass and electric bass, has played professionally for the past 14 years—both internationally and around the Pacific Northwest with the likes of Mel Brown, Nancy King, and Dan Balmer, has made five studio albums, and is longtime bass instructor at Clark Community College and George Fox University.
- Melinda Dishaw is a classically-trained pianist who has taught piano privately for 35 years (more recently at Music World in Vancouver and Battle Ground, Washington), performed as accompanist/music director for numerous churches, theater productions, and University of Portland and Memorial Coliseum musical events, and was featured pianist at the 2013 Environmental Summit Events with the Dalai Lama.

Such world-class performers are not to miss (and for Beaumont-Wilshire residents, only minutes away!). Admission is \$20, and tickets can be purchased at the door.

## Valentine's Day Recipe from Kathy Campbell's Kitchen

|                 |                                |
|-----------------|--------------------------------|
| 5 T butter      | 4 tsp unsweetened cocoa powder |
| 2 egg yolks     |                                |
| 2 eggs          | 3½ oz. chopped dark chocolate  |
| 3 T flour       |                                |
| 3 T white sugar | 1/8 tsp vanilla extract        |
| pinch salt      |                                |

Generously butter the inside of 4 (5 ½ oz.) ramekins.

Whisk together egg yolks, eggs and sugar in a bowl until light, foamy, and lemon-colored.

Melt chocolate and butter in a microwave-safe bowl in 30-second intervals, stirring after each melting, 1 to 3 minutes. Stir melted chocolate mixture into egg and sugar mixture until combined. Sift cocoa powder into the mixture; stir to combine. Sift flour and salt into the mixture; stir to combine. Stir in vanilla extract.

Transfer batter to a resealable plastic bag. Snip one corner of the bag with scissors to create a tip for squirting the batter into the ramekins.

## Chocolate Lava Cake

Divide batter evenly between the prepared ramekins; tap gently on the counter to remove any air bubbles. Refrigerate 30 minutes. Meanwhile, preheat the oven to 425 degrees.

Arrange the ramekins in a casserole dish. Pour hot tap water into the casserole dish to reach halfway up the sides of the ramekins.

Bake in preheated oven for 15-18 minutes. Set aside to cool for 15 minutes. Loosen the edges from the ramekin with a knife. Invert each cake onto a plate and dust with powdered sugar.

# Split decision on residential infill reform

by Al Ellis

The line that began forming at noon was, an hour later, stretching from hallway to hallway, posing a bit of a hassle for passersby. Such was the congested scene on second floor at City Hall last November as activists waited patiently to sign up for the opportunity to present two-to-three minutes of testimony before the Mayor and City Commissioners regarding an infill reform policy that would have ramifications for Portland neighborhoods for years to come. In contention was a Bureau of Planning and Sustainability (BPS) proposal to decrease size limits for new homes and expand density capacity (via increased housing options) within residential neighborhoods.

Predictably, developers and contractors advanced the case for unfettered construction in all parts of the city, arguing that the greater the number of new dwellings, the better Portland's ability to accommodate the population influx in decades to come. Not so predictably, though, was the dichotomy of opinion on display by liberal activists—heretofore comrades-in-arms in opposition to residential demolitions that lead to construction of million-dollar “monster homes,” according to Commissioner Nick Fish, that are conspicuously out-of-scale. But there they were, former allies divided into adversarial camps—one side touting the benefits of preservation, restoration, and compatibility, the other inclusivity, eco-friendly location, and housing choices—and both claiming “affordability” as a selling point.

Leading the charge for the “preservationists” was United Neighborhoods for Reform, the Beaumont-Wilshire-inspired grassroots upstart that had succeeded over a three-year period in garnering support from more than 40 neighborhood associations as well as established preservationist groups like Restore Oregon

and Portland Coalition for Historic Resources. Galvanizing “housing choice” advocates was Portland for Everyone, a more recent grassroots upstart formed expressly to promote the BPS proposal, with support from the influential 1000 Friends of Oregon. Testimony overflowed into a second session a week later, lasting into the evening.

In the end, 119 testified verbally, with an additional 300 sending e-mails and letters.

United Neighborhoods for Reform supporters stressed the importance to the community of preserving neighborhood character and compatibility-of-scale via restoration—not demolition—of viable homes, thus retaining housing stock most affordable for entry-level buyers. In contrast, Portland For Everyone supporters extolled the proposal's goal of expanding housing choices within residential areas adjacent to public transportation corridors via construction of density-increasing smaller housing types (e.g., duplexes and triplexes)—arguing that these would be more affordable for lower-income residents and attractive to eco-urban minimalists. The elephant in the room is the scarcity of empty lots requires demolitions to build anew.

Historical undercurrents notwithstanding, December 7 was chosen as the day of reckoning for the proposal, when Council would debate and make its decisions. But a day of infamy it was not, with cordial compromise bridging divisions. In the end, the Council voted to accept the proposal “in concept” (i.e., preservation + choice), while also passing amendments directing BPS staff to research additional options on specifics for presentation to a newly-constituted Council early next year. Stay tuned.

## Scenes from Fremont Fest 2016

### Who's been naughty or nice?



Harper and Lincoln Core



Frank family:  
Kyle, Sienna and Colette



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Peyton Jensen

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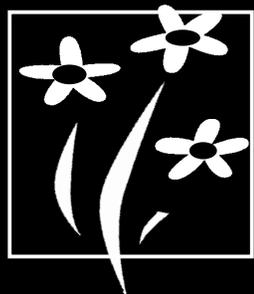
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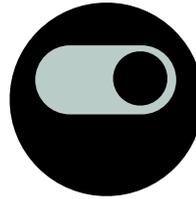
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