

September 11, 2017

Bonnie Zelenak, member
East Campus Majority Housing Association
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TO: Tim Teddy, Director of Community Development
Leigh Kottwitz, Manager of Neighborhood Services

FROM: Bonnie Zelenak, member of East Campus Majority Housing Association

RE:

1. To identify concerns regarding the East Campus Neighborhood Association (ECNA).
2. To request staff assistance from the City Manager's Office (recommended in Council Bill No. 404-77 (1977)) to help us establish the East Campus Majority Neighborhood Association. We wish to establish an association that falls within the existing boundaries of ECNA but is a well-defined subsection of the current boundaries. Detailed background rationale is provided below.
3. To request assistance from the Office of Neighborhood Services to "walk us through the process and insure that our neighborhood association receives official City Council recognition." This process is described in the ONS flier *The Facts about...Columbia's neighborhoods*. We want to follow established procedures to a positive outcome.
4. To request that you attend the "East Campus Community Development" meetings on Oct 11 and 25.

Dear Tim and Leigh:

I am a member of the East Campus Majority Housing Association (ECMHA) and, in that capacity, am seeking your support in helping us create a new neighborhood association within the East Campus area. The new association will:

- a) Be smaller than the existing ECNA,
- b) Be composed of more than 90% landlord-owned and managed properties, and
- c) Retain the Uses and Standards and Criteria of 29-2.3 (a) of the approved UC-O Urban Conservation Overlay for East Campus Urban Conservation District. It is essential that you realize the reasoning behind our request as it should help you come to the same conclusion we have about the need to establish our own neighborhood association.

The rationale for establishing our own association follows:

1. Our respective groups (ECMHA and ECNA) are distinctly different.
2. The East Campus Neighborhood Association (ECNA):
 - a. Does not respond to our communications. Phone calls and emails are ignored. Applications and checks required for membership in the association have been collected but no action has been taken.
 - b. Does not represent our interests; on the contrary, they often work against us.
 - c. Does not inform us of city activities and opportunities (including zoning changes, mini grants, etc.).Furthermore, the City will not communicate with us in the manner that it does a neighborhood association.

We must be a neighborhood association to receive official communications from the City, to be advisory to the City in matters affecting development in our neighborhood, to make requests for funding of neighborhood projects for inclusion in the City's annual budget, or to seek federal funding. We seek such involvement.

We understand that, under Section 29-1.8. of the Columbia Development Code, "the director is authorized to make determinations of the location of all zone district or overlay district **boundary lines**, based on examination of the official zoning map, the **character** of the existing development in relation to the boundary line, the **purposes** of the zone district or overlay zone district involved, and any **available history** regarding the adoption of the zone district or overlay zone district boundary.

We wish to alter the **boundary lines**, essentially creating two subsets of what now defines the ECNA. We only wish to be responsible for the area that is composed of 90-95% landlord-owned properties. We hope to discuss the boundary details with you in a meeting where we can provide a map displaying the desired boundaries as well as the properties within those boundaries that are landlord owned.

Over 90% of the properties within the proposed **East Campus Majority Neighborhood Association (ECMNA)** are non-resident (landlord)-owned. More than 50% of ALL ECNA properties that fall within existing ECNA boundaries are landlord owned and managed. (In other words, we make up the majority of the existing ECNA yet we have no voice.)

Most of the resident-owned properties are separated from where most of the landlord-owned/rental units are located. We want our neighborhood to include only the segment that we could properly represent—the area that incorporates over 90% landlord-owned properties.

In addition to the above please know that ECNA does NOT meet the minimum requirements for recognition of neighborhood associations (Council Bill No 404-77 (Amended)),

1. ECNA has not had a business meeting or elected officers this year, as prescribed under its own bylaws which require such actions between January 1 and April 30 of each year. (Several of our members attended the meeting at which elections were to be held and Janet Hammen cancelled the meeting.) **ECNA is, therefore, an inactive organization according to its own bylaws.**
2. ECNA's meetings are not well publicized in advance, in abuse of Council Bill No 404-77.
3. Participation in ECNA is NOT open to the total area, property owner, or tenant within the neighborhood, in abuse of Council Bill No 404-77.
4. ECNA is NOT capable of providing necessary coordination between neighborhood residents and city departments. It apparently represents its own interests quite well. The interests of the majority of property owners are typically ignored, in abuse of Council Bill No 404-77.
5. The existing boundaries of ECNA include two very DIFFERENT constituents. The historical relationship that exists between the small group of individuals who run/represent ECNA and the landlords is one of abuse, avoidance, and often outright hostility.

Because ECNA is not in compliance with the minimum expectations of a city-approved neighborhood association, it should be disbanded.

We seek your support in helping us create our own neighborhood association. We understand that Mr. Teddy has the authority to reestablish boundary lines (Sec 29-1.8-Interpretation.c.) "The director is authorized to make determinations of the location of all zone district or overlay zone district boundary lines..." We ask that he either establish two neighborhoods within the existing boundary lines of the ECNA properties/Overlay District—with boundary lines to be approved by the ECMHA members OR that he reset the boundary lines for the East Campus Overlay District and our newly designated Neighborhood Association to include only the portion of the neighborhood that falls roughly between South College Avenue and Ann and between East Broadway and Bouchelle Avenue. (A detailed map and boundary description will be provided at a later date.) Because ECNA is not in compliance with the minimum expectations of a city-approved neighborhood association, it should be disbanded. We ask that it be abolished unless we can come to some reasonable, workable resolution between them (with new boundary lines), our association, and the city. We also ask that the Office of Neighborhood Services "walk us through" the procedures." It is essential that our newly defined neighborhood retain the standards/zoning designated "East Campus Urban Conservation District".

We ask that you join us in meetings that have been scheduled by property owners within the ECNA boundaries who are not represented by ECNA. These will be public meetings at the City Building, Room 1A and 1B from 6:00-8:00 p.m. on both October 11 and 25. The meetings have been designated "East Campus Community Development" and are approved by the city manager and clerk. The last known officers of ECNA including Janet Hammen, Paul Sharp, Rachel Brekus, and Emma Jen McKinnin have been invited to attend via email to Janet Hammen.

Perhaps we can all come to a common understanding at those sessions.

Thank you for your kind regard,


Bonnie Zelenak,
Member ECMHA