



BWNA Board Advances Plan for Curbing Demolition

by Al Ellis

Picture a gorgeous afternoon on the last day of July...and Portlanders packed inside City Hall. A gala civic celebration, perhaps? Au contraire! The occasion was a long-overdue opportunity for frustrated residents to air their grievances over what a spokesman for the Portland City Landmarks Commission described as a “demolition epidemic” threatening the very character of Portland. Speaker after speaker sounded the alarm, emphasizing the immediacy and urgency of the problem. Block after block in their neighborhoods are being unilaterally transformed by developers. Longstanding affordable homes are being destroyed to make way for giant, high-priced (“McMansion”) houses, seemingly without deference to architectural heritage or compatibility of style—and all totally permissible under current building code rules. And the reaction from Mayor Hales, Commissioner Fritz, and Commissioner Novick as they listened to this litany of complaints? According to Portland Tribune neighborhood beat reporter Jim Redden, the Mayor and Commissioners “seemed surprised by much of what they heard”. Which begs the question: when was the last time these city leaders actually walked a neighborhood like Beaumont-Wilshire? The answer seems obvious to those who walk it every day.

Just a few days prior to the hearing, BWNA e-mailed its demolition/development action plan to the Mayor and Commissioners for their review and feedback. The plan had been months in the making, beginning last spring with a BWNA-sponsored “Demolition-Infill Summit.” Neighborhood activists from around the city collectively explored information contained in an “Advocacy for Alternatives to Teardowns” document published by the National Trust for Historic Preservation. It features measures adopted by dozens of U.S. cities in



fostering “smart growth” policies for their neighborhoods.

BWNA followed up by creating a “Demolition/Development Subcommittee” to draft a resolution that was subsequently adopted at a special board meeting in early July. There are three components to the plan: a formal resolution, a non-binding “Neighbor Pledge,” and a survey that BWNA is disseminating around the B-W neighborhood and possibly to other neighborhoods as well. The resolution and Neighbor Pledge are printed in this issue on pages 8 and 10, but all three documents are front and center on the BWNA website blog (www.bwna.us).

And how was the plan received by the Mayor and Commissioners? The only Council member to personally respond to the e-mail was Amanda Fritz who oversees the Bureau of Development Services, and her reply was in the form of advice: “The Comprehensive Plan process is the appropriate avenue to make policy changes.” With due respect to the Commissioner, item #6 of BWNA’s resolution already commits BWNA to participate in the Comprehensive Plan update. The Catch-22 in relying solely on the Comprehensive Plan process is that the final product is months, perhaps even

years away from completion—hence the need for item #5: collaboration with other neighborhood associations in the drafting and presentation of a building code proposal for consideration by the City Council. To that end, BWNA is convening a second Summit on September 9th.

So do rays of light beckon on the horizon for building code reform? Actually, yes. In fact, there appears to be reason for cautious optimism. Following testimony at the July 31st Council meeting Mayor Hales assured the partisan crowd that they will “see action soon”—which he clarified in a subsequent interview with Jim Redden as “...a matter of weeks, not months.” And in reply to an e-mail letter sent to Council members by BWNA

President John Sandie the day after the hearing, Amanda Fritz asked John to get the word out that “the Development Review Advisory Committee (DRAC) is considering the demolition process” and “will make recommendations on the demo process to me before the end of the year, which I will then post and take comment on.” Stay tuned. DRAC meetings are attended regularly by Board members John Sandie, Janet Baker and Barb Strunk. For information about DRAC participation, contact Janet via email to janbak@pacifier.com.

John Sandie’s letter to the Council makes the case for prompt, meaningful building code reform, beginning with an impassioned rhetorical question: “How many sites of new harmful development will it take to permanently and irreparably affect the fabric of a neighborhood?...When I cannot take a short walk within my neighborhood without encountering multiple large ugly holes or offensive new houses that take up more than 50% of the lot and share no linking architectural features with the houses around them, I’m of the opinion we are already at the tipping point.” This viewpoint is presumably no longer on the back burner at City Hall.





President's Message

by John Sandie

What Will They Remember?

The "seed" of this article sprouted as I was watching and enjoying the children's laughter during games organized for our recent National Night Out neighborhood picnic. It took me back (just a few years!) to my own childhood growing up.

As I have mentioned before in this publication, I was very fortunate to live on a street that served as an extended family. I can still walk down Maple Street in my mind and remember each house and their inhabitants with fond memories. Gid Carrier from across the street bringing fresh caught lake trout wrapped in butcher paper to our door. And every once in a while, a bottle from our family's tavern would find its way back into Gid's hands. Mrs. Sliger next door practicing with my mother their pantomime routines for the Gazelles Show at Elks Club. Backyard spaghetti feeds and potlucks at the Sabbatines (home to my future sister-in-law) and the nickel slot machine on their back porch that always paid out to the youngest in neighborhood. Next to them the Smiths, designated stand-in grandparents to all, who loved the kids' July 4th parade passing by. Then the Coopers, home to my older brother's best friend and fellow traveler in our '57 Pontiac to Disneyland after their high school graduation. Aaah, the Kibbles: Mary and Dutch—he was the local Blue Bird Bakery delivery man. Dutch was the funny uncle to every family, always with laughter in his eyes and a desire to keep

everyone in stitches. After them, the local Standard Gas Station owner Mr. Johnson, who maintained my Dad's and everyone else's cars. I could go on; but the point is these neighbors were pseudo-parents and I respected them as such; and they all added their own thread to the fabric of the person I am now.

Our Beaumont Wilshire neighborhood is made up of hundreds of such smaller "street" neighborhoods; and many of these have young children growing up as well. My question to you is, "What will they remember when they grow up?" Will they know the names of people next door and a few houses down the block? Will they develop deep enough memories to stand the test of time and bring smiles to their faces years from now? Will they be able to relate stories and anecdotes to their own children about wonderful neighborhood experiences growing up? Will they come back years from now and slowly walk down the block reliving their experiences with gained appreciation?

If not, what can each of us do about it? To have children become an integral part of the lives of neighbors requires effort and energy from both the parents themselves, along with other adults at hand. So let's commit to finding some of that energy so the children can answer yes to all of the above. Not only do you have one chance to make a first impression, you only have limited opportunities to make a lasting, positive one.

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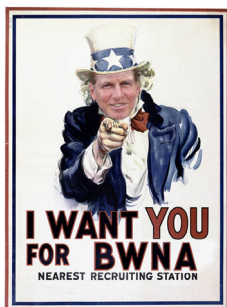
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Editor's Notes

by Al Ellis



A local newsletter like ours can't hope to match the breadth and scope of statewide or citywide newspapers...nor should it. Each publication, big and small, establishes its own niche, and for the B-W Newsletter, it's all about providing readers with inside scoops on neighborhood activities, events, businesses, personalities, and issues—purposely reported from a decidedly local perspective. Take for example the feature

article in this issue on the demolition/development issue. While stories on this topic abound in the Portland media, you would be hard-pressed to find more than a cursory reference, if that, to the active role BWNA is playing behind the scenes in collaboration with other neighborhood associations to bring about substantive building code reform. The B-W Newsletter fills that void.

Within the framework of our niche, we're constantly on the lookout for innovations that can enhance the product. One such experiment in progress is the "Letter to the Board" column, launched a couple years ago. Prior to that time, concerns about increased volume of articles and intensity of controversy confined editorial commentary to the "President's Message" alone. But those worries proved unwarranted. To date, less than a dozen Letter to the Board editorials have been submitted, and contentiousness has not been the source of any kind of recrimination that we're aware of. Most importantly, the content of these editorials has been uniformly stimulating and diverse in topic, running the gamut from illegal unleashing of dogs to traffic safety concerns. Accordingly, in this issue we experiment with the juxtaposition of back-to-back editorials based on two compelling but radically different incidents experienced in our neighborhood. Though diametrically opposed in tone and message, the respective narratives are no less thought-provoking and heartfelt—which are precisely the qualities we're looking for in editorials. For instructions on submitting a Letter to the Board editorial, go to the BWNA Web site www.bwna.us and click on "Newsletter" at the top of the home page. You will then be transported to an entry page.

An additional source of newsletter editorial commentary, albeit modest, is what you're reading right now. Making its debut last spring, "Editor's Notes" has afforded me the opportunity to expound on newsletter content and format, as well as share some thoughts about the inner workings of BWNA. But the column has also provided me with a platform from which to recruit volunteers for the newsletter team, and the fact is that we're currently in dire need of at least one additional writer. At present, the reporting and writing staff is comprised of BWNA President John Sandie, B-W resident Mark Mohammadpour, and myself—a three-legged stool situation that can get dicey if even one of us, due to personal or professional commitments, is unable to fulfill his assignment. This was the case recently with Mark. Fortunately at the last minute we found a "pinch reporter" for Mark—Jeff Gwilliam, who graciously volunteered to write the article on new Board member and the

BWNA Calendar

Monday, September 8th • 7:00PM

BWNA Board Meeting
Bethany Lutheran Church, Library Meeting Room
NE 37th entrance

Saturday, October 4th 10:00AM-2:00PM

Harvest Festival
42nd Ave., Old Salt Marketplace

Monday, October 13th • 7:00PM

BWNA General Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance

Monday, November 10th • 7:00PM

BWNA Board Meeting
Bethany Lutheran Church, Library Meeting Room
NE 37th entrance

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Gwilliams' good friend Barb Strunk. Thanks again, Jeff! If you have the inclination and can spare some time every other month to assist with reporting and writing, I encourage you to contact me at editor@bwna.us for details. It's a gratifying way to contribute to your neighborhood.



Letters to the Editor

To the Editor:

I have lived in the Beaumont area for over 60 years. I went to Beaumont and Grant. We have raised our children here, and now grandchildren attend Alameda and Beaumont (just promoted to Grant). For as long as I can remember, this has been home—and we've no desire to be anywhere else.

Yesterday was one perfect example (of many!) why we love being here. My mother and I were returning from a family gathering when my car stalled on NE 42nd, between Beaumont Market and The Arrangement. I couldn't get it started again. So I jumped out, opened the hood, and sent my poor mother to walk the rest of the way home to Skidmore Street.

I knew my mother was safe in our neighborhood as she walks all over, every day. I knew I was safe, waiting for AAA to arrive 25 minutes later. No fewer than 7 (yep, s-e-v-e-n) passers-by stopped to see if I needed help. Everyone was pleasant and kind, even those I had to wave around my car as they approached the intersection from behind me.

When the AAA rescue truck arrived, I told the driver how nice everyone had been. He said, "Oh, in this neighborhood you're real lucky. There are some places in the City where there are 'real pieces of work' that would take advantage of your situation. But here, you're in good hands." Even the rescue truck operator knew how lucky we are.

Living in the Beaumont-Wilshire neighborhood is like living in a small town. And we are very fortunate to be here. It is a pleasure to live in an area where neighbors take care of one another. That's one big reason why we stay!

Thank you all in the BWNA who work hard to assure that our neighborhood thrives. Your interests and attention to the relevant issues help to keep us going strong in this livable, lovable part of Portland.

—Nancy Doty

To the Editor:

I have lived in the Beaumont-Wilshire neighborhood on 42nd Avenue since 2005. Never have I seen the wildlife problem in our neighborhood getting so out of hand. Bears, cougars, coyotes, and raccoons live among us. But three out of four of those species are removed from our neighborhoods. Raccoons are not. My two dogs and I were viciously attacked on July 9th by a very large raccoon, estimated at between 20-30 lbs. I was taking my dogs out to go to the bathroom in my fenced backyard before bed, just before midnight. I own two dogs, a black teacup poodle and a white piebald mini dachshund. You may have seen us walking around the neighborhood. The raccoon came out of the shadows, and despite my sensor lights, went straight for my wiener dog, Snoopy. She was screaming in pain, and they somersaulted in a

vicious battle. I repeatedly kicked the raccoon (in my flip flops) in an attempt to chase it away, but it retaliated by biting me on my shin and upper thigh, leaving huge lacerations and puncture wounds down both legs and on my foot. I was finally able to kick it off from Snoopy, but it then made its way to the other corner of our yard 25 ft. away and attacked my poodle Donny, who weighs only 5 lbs. I opened the gate so Snoopy could get out and went to save Donny. I was screaming for help at the top of my lungs, crying in pain, blood running down my legs, screaming in fear, so afraid that my dogs would die. When my neighbors came out to the rescue, Donny was in my arms, but Snoopy had vanished. We searched the neighborhood with flashlights for hours, walked up and down, looking in bushes, under cars, in the street... nothing. I was completely distraught. I had to get to the emergency room. Finding my dog would have to wait.

I spent hours that morning in the emergency room at Providence Hospital undergoing treatment for multiple bites and lacerations, while my mom continued to search the neighborhood for Snoopy. Hours later, Snoopy was found only a few blocks away from my house, badly injured. Mom took both dogs to Dove Lewis, where they got shaved, anesthetized, and stitched up for multiple bite and puncture wounds. I am lucky they are alive. I thank my lucky stars for my loving neighbors and my mother.

The Police referred me to Animal Control, and Animal Control referred me to the Health Department. The Animal Control staff person took a notation of the incident and informed me that since there have been no incidents of "rabies attacks" by raccoons reported in Oregon, it is not considered a priority. In other words, they don't do anything. Next I contacted the Department of Fish and Wildlife but was told that due to budget cuts, staff is no longer available to deal with these kinds of issues. Additionally, I was advised that paying privately to hire a trapper would not work for me, because the raccoon doesn't "reside" on my property. As a last resort, it was recommended that I take the issue up with the City of Portland as a public safety issue.

A major contributor to the problem, according to Fish and Wildlife, is the feeding of raccoons by humans. These are wild animals, NOT PETS, and should never be fed by humans, because it makes them fearless of humans and increases their aggressiveness and propensity to attack humans and pets. If only every resident would heed this common sense advice!

I am furious. My neighbors have small dogs. My other neighbors have babies, grandchildren, sons, and daughters. If this were an attack by a vicious dog, the dog would be euthanized. However, raccoons that attack humans are allowed to live. Pain and suffering, stitches, wounds, heartache, fear, and thousands of dollars of medical bills later, what price must we pay to be safe in our own back yards? The raccoons deserve to be trapped and euthanized.

—Annie Younger

Board Member Profile: Barb Strunk

by Jeff Gwilliam

Barb Strunk grew up in Portland, and has lived in Beaumont-Wilshire since shortly after graduating from college. She and her husband Loren bought their house on 35th Place in 1976, and have lived and gardened there ever since.

Barb recently retired from a career as a nurse and manager at Kaiser Permanente, and is finding plenty of things to do with her new-found free time. Aside from her lifelong passion for gardening, she has also taken up birding in a pretty serious way.

Barb was heavily involved in the neighborhood attempt to stop the recent teardown on 35th Place. In the aftermath, her search for ways to help find solutions for the future lead her to the Beaumont-Wilshire Neighborhood Association, and a position on the board.

She believes that increased density is possible without destroying the character of existing neighborhoods, and that the way to achieve this is through appropriate changes in the zoning laws and regulations on a city-wide basis. To that end, she has

been attending City Council and Development Review Advisory Committee meetings, and working through the BWNA to raise awareness of the issue.

Thanks for your service to the Association and to Portland, Barb!



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So, What's the Solution?

by John Sandie

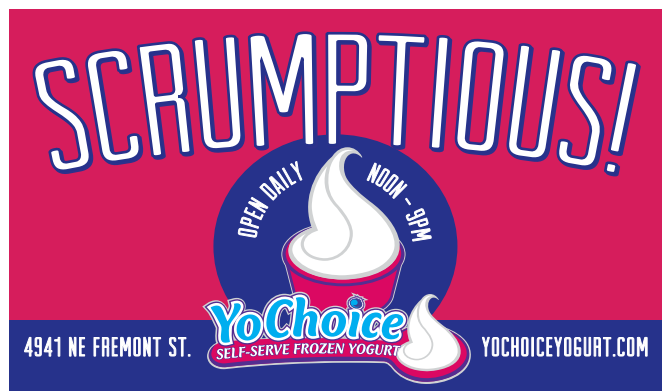
This story started at Fremont Fest as I was talking with my booth mate representing the BBA; in another “small world” moment, I found out that Jerry Catlan had graduated a year ahead of my oldest son from Midland High School in Michigan. In a continuing pattern for the day, a few moments later a woman walked up with a Michigan shirt on and presto we had a mini-Midland reunion, as she had also lived in the city for some time. So these happenings just support my conspiracy theory that people from the Midwest are slowly, covertly taking over Portland. How else do you explain a Green Bay Packers bar and Pabst Blue ribbon beer here?

Anyway, back to the story. Jerry and his partner in Sand's Solution Kurt Sand, are both graduates of MSU with accounting degrees; and they both indicated that an early “head for numbers” and a vision of broad career potential led them into the business and accounting field. How they landed in Portland in the mid-90's is a tale of youthful adventure: Jerry, appropriately, came by bike on a cross country solo trip; and Kurt, via the classic “couch landing” at a friend of a friend's. The two had not crossed paths in college but met here in Portland while working in separate accounting firms—one at larger regional company and the other at one of the “big four” accounting firms. During these years, Kurt met his wife Donnette, an accountant and third partner within Sand's Solutions and they initially established a home in the Alberta Arts District. They became active in Vernon School where their children attended. They have since moved with their two boys to a house just south of Fremont within the Beaumont Wilshire neighborhood, making an easy commute to work. In an unintended twist, their sons are known as the “money brothers”; check out your wallet for “fives and tens” and you'll have a good clue why. Meanwhile, Jerry moved about in governmental and non-profit positions and now also resides in the NE area in the Woodlawn neighborhood. He shares his home with chief of security for Sand's Solution: his dog, Joe. Joe performed his duties admirably when I arrived a few minutes early for our appointment.

The friends and work associates decided to go out on their own in 2000 and set up an office at MLK and Fremont, providing full financial services and strategies to small businesses. With an eye



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towards getting closer to established small businesses and clients they moved to the Beaumont Village area. Eventually in 2013 with an eye towards future expansion, they settled into the present location—a two story Arts and Crafts house built in 1912 at 3420 NE 41st Ave. As I interviewed Kurt and Jerry in the old dining room that serves as their conference room, I noticed a bottle of wine and another of spirits on the shelf. I discovered these are kept handy to ease the client's angst when they have to be given a financial “tough love” message as part of Financial Therapy Services. Both Kurt and Jerry have long since retired their suits, and feel they bring a more casual, empathetic fellow small business owner atmosphere to meetings and discussions with clients. They feel their own small business experiences help them to be practical “problems solvers” within their tax and business consulting efforts.

So when visiting Sand's Solution, bring a dog treat to get through security and show a little “angst.” They might offer you something for that.

BWNA “National Night Out” Picnic

by John Sandie

A beautiful summer evening greeted all who gathered at Wilshire Park on August 5th to promote the festive mood of neighbors celebrating the National Night Out. Like scores of similar events throughout the city, this was an opportunity for neighbors to come together and knit closer ties to create safer neighborhoods; as well as meet and show appreciation of our local public servants in police and fire departments who are integral towards that endeavor.

The food line quickly swelled from the 6:30 start as volunteers—Roger Price, Dave Whitaker and Dan Johnson manning the grills with runner help from Karla Lenox—did their best to keep up with the hungry multitude. After getting their grilled treats, folks could pick up cold drinks thanks to the gracious donations of Beaumont Market and Everest M Market. As in past years the United Methodist Native American Fellowship Church and Boy Scout Troop 107 come through by donating and setting up the tables and chairs—a huge task that helps out immensely. Next in line were a couple new tables this year. Fellow neighbor Kimberly Roskelly provided free nutritious snack samples from Happy Family brand and new to our area: Faith Heritage Church whose members jumped into the community spirit by providing frozen ice cream treats. Thanks to both for their contributions to the culinary variety of the picnic. And speaking of culinary options, thanks to all who brought snacks, side dishes and desserts to add to the wonderful and eclectic offerings on the community food tables. As in years past, Whole Foods again donated a wonderful large sheet cake, very well received by all who sampled!

With so many other NNO events going on that night, we were honored that police Officer Jason from North Precinct showed up along with Officer Ryan from the K9 unit with his beautiful, four-legged partner. In addition a squad of fire fighters brought out a pumper truck for all to inspect up close. On a personal note I want to thank the fireman who patiently, with a smile on his face, answered the continuing flow of

“what’s that for?” questions posed by my three year old grandson.

This year we focused on having kids games and activities that provided plenty of “Kodak moments”, especially the beard contest and banana hopping game. Seeing the joyful gleam in a youngster’s eye as he or she perused the “treasure chests” on the prize table was a great reward in and of itself.

And let’s not forget the numerous businesses who donated back to the community, providing an outstanding list of prizes supporting our traditional picnic raffle. Please stop by and

add your own word of thanks to these giving community members: The Arrangement, Garden Fever, Green Dog Pet Supply, A Child’s Place, Gazelle, Foot Traffic, Blackbird Wine, Beaumont Florist, Smallwares, Alameda Brewing and Beaumont Hardware.

Like any event, the picnic doesn’t occur without many hours of planning and effort provided primarily by the members of the BWNA. My personal thanks to those that stepped up to the plate this year.

As the setting sun filtered through the trees at Wilshire Park and we began clean-up, my mind was already racing ahead to thoughts on how we can get even more neighbors to come out next year. Mark your calendars now for August 4th, 2015—so you don’t miss out on the food, conversation and good times!



BWNA Demolition/ Development Resolution

(approved at a Special Board Meeting on July 7, 2014)

Whereas, the preservation of a neighborhood's historical heritage and architectural character are of prime concern to residents; and

Whereas, access to affordable housing is a citywide objective; and

Whereas, city building code regulations as currently stated do not address the preservation of architectural character or protection of existing affordable homes;

Now, therefore, be it resolved that the Beaumont-Wilshire Neighborhood Association supports the following action plan:

- 1) revision of the building code to limit the size, lot coverage, setbacks, height, and floor area ratio of house construction to that of the average of existing homes within 200 feet
- 2) revision of building code to incorporate the requirement that local residents be notified of proposed demolitions 45 days in advance of applying for a building permit
- 3) imposing of a moratorium on home demolitions or major remodels prior to code revision implementation
- 4) encouraging the signing of a (nonbinding) "Neighbor Pledge" by homeowners to not allow their home to be sold to developers for demolition
- 5) collaborating with other neighborhood associations in the drafting and presentation of a joint action plan to the Mayor and City Commissioners to address demolition/development concerns
- 6) collaboration between neighborhood associations and the Bureau of Planning and Sustainability in recommending specific changes to the zoning code with respect to demolition/development concerns as part of a Comprehensive Plan update.



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Neighbor Pledge

by Al Ellis

One of Portland's greatest treasures is the distinct character of its neighborhoods. Few cities offer such diversity of homes for all tastes.

However, older affordable homes in neighborhoods well-served by established city infrastructure such as schools and transportation increasingly are demolished and replaced, often with houses many times the size of the original and sold for twice the value. New construction should not tower above existing homes, impinge on neighbors' privacy, or limit others' access to light or solar power.

City planners and city government have failed to protect the character and range of affordability of homes in the city's neighborhoods. A city that prides itself on its commitment to sustainable practices and the environment has done little to stem the tide of demolitions. Homes are torn down with little regard to quality of materials and craftsmanship. As local preservationist Cathy Galbraith says, "We try to recycle everything in Portland, yet throw whole houses away."

The stakes are high, and neighborhoods are at risk. Homeowners have the power to change this destructive trend. Even if homes are in need of maintenance or a remodel, many potential buyers would embrace the chance to buy into the neighborhood and restore a piece of Portland's "first-growth architecture." Demolition, on the other hand, removes a more affordable home, usually built of higher-quality materials, from the neighborhood forever.

With this pledge, homeowners show support for the history and value of such character architecture by envisioning a future for their homes, and providing criteria for potential buyers. If the number of sales to builders

can be slowed, so can the wave of demolitions, and developers will be motivated to take advantage of vacant lots within the urban growth boundary instead of tearing down unique housing that's stood for generations.

Even though the homeowner may be selling his or her home, no one else has more power in the face of that transaction to protect that home—and the neighborhood—for generations to come.

PLEDGE

- If I sell my home, I will seek buyers committed to preservation. In addition:
- I will notify neighbors of my intent to sell before looking for a seller or listing my home.
- If I sign with a real estate agent, the agent also will be asked to honor this pledge.
- I will ask prospective buyers about plans to remodel or add to the home.
- I will not sell to a buyer who plans to increase the height or footprint of the home if I feel it adversely affects the character or livability of the neighborhood.
- I will sign and attach this pledge to my will if I have one, as a statement to my heirs of my preferences for the disposition of my home.

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Cuban Beef Peadilla

from Kathy Campbell's kitchen

1½ teaspoon olive oil
 ¾ cup diced onion
 ¾ cup green bell pepper
 1 tablespoon minced garlic (2-3 cloves)
 1½ lbs. lean ground beef
 ¾ cup tomato sauce
 ½ cup sliced pimento-stuffed green olives, drained
 ½ cup raisins
 1½ tablespoons brine-packed capers, drained
 3 tablespoons white wine vinegar
 ½ teaspoon dried oregano
 ½ teaspoon sugar
 salt to taste
 ½ teaspoon cumin

In large skillet, over medium-high heat, heat the oil. Add the onion and bell pepper and sauté until the onion is translucent and softened (about 8 minutes). Add the garlic and cook an additional 2 minutes.

Add the beef and sauté until lightly browned (about 5 minutes). Stir in the tomato sauce, olives, raisins, capers, vinegar, cumin, oregano, salt, and sugar. Reduce heat to low, cover and simmer for 20 minutes until thickened.

Serve hot by itself or use as a filling for empanadas or Cuban bread. Can also be served over yellow rice. Serves 4-6.

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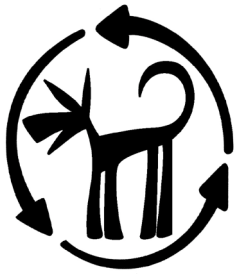
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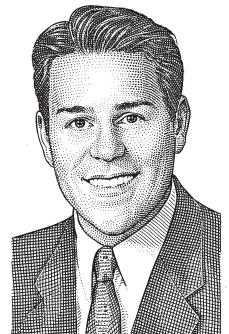
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