

MINUTES

JWN Executive Board Meeting – December 14th, 2021

Board Members Present: Ted Coopman (Chair), Vanessa Wheeler (Vice Chair), Sue Cummings (Treasurer), Stephanie Coopman, Eric Dil

Absences: Susan Connolly, Duncan Rhodes Guests: None

1. Meeting called to order

Chair called meeting at 6:32 to order. Agenda adjustments: None.

Vanessa: In November meeting's minutes, I read about need to react on transportation plan. Can you tell me more about it? Ted: Transportation plan for 2022 is in process. We need something written up. I send in our request for sidewalks. We need to send in our formal request for traffic study for transformation of West 11th and West 13th to two-way streets.

2. Brief reports from Chair, Treasurer, Secretary and NLC rep

Chair (Ted) – Given upcoming 2022/23 Board Elections I need to hear current members' intent if known. / Board Hours and Notes for 2021 Report (due January 2022): For those of you who have not been sending in timesheet, please compile your hours and submit by Jan. 1. Also, please note any accomplishments you were involved in to make sure we have them. Finally, Charnel Mulligan Park work parties and hours for volunteers. / Concerning Homelessness following. I have meeting scheduled for December 20 with Councilors Semple, Groves, and Syrett, folks from West Eugene businesses (Eugene Business Alliance), and Ian Winbrock Chair of WCC set up by Eugene Business Alliance to discuss homelessness impacts on West Eugene and load sharing between Wards./ Concerning Business Leaders Task Force following. We had second meeting, mostly to review reports and suggestions and we are breaking into teams. Had one-on-one meeting with Sylvia Barry, who is running group for Chamber to discuss issues, solutions, and data gathering./ I also have meeting set up with Emily Semple, Laurie Trieger, and Jacob Fox of Homes for Good for January 13 to discuss Naval Reserve Site housing. Also connected with Craig Weicker who is building W. 11th and Lincoln affordable housing and he is definitely interested. Based on outcome we can schedule our first public meeting.

Treasurer (Sue) – Sue reports following totals: OCCU Savings Account: \$ 805.32. Neighborhood Investment / Outreach Funds: \$ 3575.28. Petty cash: \$ 58.03. ENI Account: \$ 176.20.

Secretary (Eric) – Board approved Minutes of November 16th, 2021 board meeting.

NLC (Vanessa) – Ted: Nothing to report concerning NLC.

3. Brief committee reports

Neighborhood Matching Grant – Ted: I have nothing heard about initiative for new mural.

Outreach – Ted: Any comment on following Winter Newsletter list of items?
Winter Newsletter, article list and authors:

- Naval Reserve Housing
- Lane Event Centre
- Business profile New Frontier owner (they agreed)
- Preserving affordable rentals/future of Special Area Zones
- Transportation/street safety updates (W.11th W. 13th / crosswalks/sidewalks)
- February Food Drive
- ?

Stephanie: I like business profile. If we can add some more sheering news; we should do positive. Ted: LEC decided positive on idea of stadium. County board commissioner is interested too. Stephanie: Let us emphasize public process. Ted: For public process I was thinking of meeting/ survey/ meeting/ vote/ board discussion. Meanwhile we need to define our list of concerns. David Campbell and his partner Jessica Graham have volunteered to lead Development Team. I got some emails where people were upset we “endorsed” stadium, but they clearly did not read letter very carefully. I let them know we were far from signing off on anything and there would be robust public process where neighbors could vote. I also reminded them LEC does not need our approval for anything. Stephanie: Is there any pandemic information we should include? Ted: Maybe graph concerning development of vaccination and infection rates, etc.? Stephanie: We got month till deadline of Winter Newsletter. Eric: Maybe something about Goodbye event concerning removing Pappas "Walking Man" sculpture, if there are good pictures of that event? Understood from Sue that it was a touching event. Vanessa: We already published that in e-newsletter. Ted: If anyone had something to add reach out. Sue: What about updates on gas station / 7-Eleven supermarket development?

Events – No upcoming events.

Advisory boards – Ted: Rene Kane has volunteered to update JWN Business Directory. I am trying to get her to organize Business Advisory Board.

Friends of parks affiliates – Ted: We need to schedule early 2022 meeting on future of Monroe Park to talk about modifying layout to reduce impacts on neighbors. All Park groups should schedule work parties with Parks in January to get best shots. I contacted Tamara about worksheets for Dog Park work parties. Stephanie: Sue, I saw there was someone camped in front of Charnel Mulligan Park mural. Sue: Have impression that people there just let it happen. Stephanie: What we found out in Monroe Park is that we had one person camping and then soon second one, third one. Ted: We are talking for a while about camping in parking strip. I ask board members to either endeavor themselves or inform others what to do. There is definitive some traction on homelessness. People are at their end. City Council want to pass ordinance that car camping issue follows them, and not just starts over as soon as they move their camper to another spot.

Committees – Ted: No news.

4. January GM on HB 2001

Ted: If the Board agrees, I will invite Planning Commissioner Dan Isaacson; Kaarin Knudson

from Better Housing Together; Paul Conte, and Pam Woodell (Friendly Area Neighbors Chair). We need volunteers to:

- Monitor speaking/answer time for guests and neighbors
- Monitor/manage chat
- Process observer to keep people from getting out of line.

Neighbor Submitted Questions. A call for questions will be sent via January eNews. Submitted questions will be aggregated. Guests get aggregated questions ahead of time and may submit written answers (200 words max, links okay) to be posted via special eNews.

7:00-7:40: Section #1

Context

HB 2001 is state law and will be implemented as written regardless of anything city of Eugene does or if it does nothing at all. Issue is whether Eugene, as Planning staff have proposed, should exceed law's requirements and/or add in additional protections to blunt potential negative impacts to housing affordability, availability, or environment. JWN is 75% renters and store of lower cost single family, middle housing, multifamily rentals, Therefore, potential for redevelopment gentrification created via financial incentives to demolish existing lower cost rentals and replace them with higher cost rentals is neighborhood concern. Currently, staff has offered no explicit protections against displacement or cannibalization of existing lower cost rentals particularly in centrally located high amenity neighborhoods like JWN.

Question for our Guests

What can/should any proposed code, or any concurrent ordinances, do to protect existing lower cost rentals?"

7:00-7:05: Knudson

7:05-7:10: Conte

7:10-7:15: Isaacson

7:15-7:20: Woodell

7:20-7:25: Knudson rebuttal

7:25-7:30: Conte rebuttal

7:30-7:35: Isaacson rebuttal

7:35-7:40: Woodell rebuttal

7:40-8:25 Section #2: Discussion

Neighbor questions:

- Must be a JWN member.
- One question per member until everyone has had a chance to ask a question.
- Questions must be questions, not statements.
- Questions must be topical, not personal.
- Questions may be directed at one guest or all guests. If directed at one guest, other guests may briefly chime in
- Answers are limited to 2 minutes.

8:25-8:30 Wrap-up

Eric: I am bite worried about not that realistic shot time slots for different participants.

Stephanie: We gave program lot of thought. We need to have as much discussion as possible that is why we have them set up as pretty short. They will be asked to prepare short statements. Ted: Want to focus on protecting affordable housing. We need list of volunteers that help manage meeting. In case people go into too much detail we will ask them to keep it short. Big danger is that people tell their whole story before even asking their question. Or in case people will start to bash like Isaacson we need to interfere. I want to collect questions in advance. Vanessa: I think way to go is along lines of formal public comment meeting. As we make that clear in advance. I was looking at draft of Paul's document. It is even for us as relative insiders hard to digest without any framework. I doubt if we must send it out like this. Ted: It is draft. Eric: I recognize what Vanessa stated. I think we need to accompany it by short clarifying text. Maybe Stephanie would be willing to make that. Ted: One of problem when this is going forward is use of Measure 65. If you want to change back any of these adaptations in zoning requirements people will use measure 65 to claim that they are financially harmed by a change in perspective, etc. I will set up page on our website. I agree with both of you that we need to add clarifying text to Paul's overview. I wanted to check in with you as board members before sending e-mails to Isaacson and Knudson. I expect them not to come. Sue: Do you have an alternative in case they don't want to come? Ted: If they say no, I will ask them for suggestions / for an alternative.

5. 2022 General Meetings

Ted: I propose that we don't have regular GM in February but in-person meeting about Naval Reserve Site. I wait till my meeting with Jacob Fox. There is potential to move forward quickly. Guy of affordable housing on corner of West 11th and Lincoln (Craig Weicker) is very interested and appears to be eager to develop on site like Naval Reserve Site. Stephanie: We could have Naval Reserve Site meeting on February 15 and board meeting on zoom later that month. But given new Covid-19 variant I am concerned if people are willing to come to in-person meeting. Ted: Advantage is that topic is so site specific. Sue: I am curious if they are interested in multigenerational housing. Ted: Jacob Fox and developer said they are very interested in that.

Ted: Maybe side note, but I went to MAT clinic and they gave us a tour. I was really impressed. They were very happy with process. It was good meeting. They haven't had any problem. Stephanie: Maybe we should write about it for Winter Newsletter or invite them to write something about it. Sue: Is land use issue that Paul Conte found out still going on? Ted: I don't know. There has been no pep from neighbors, no issues. This is solid win!

Ted: I will ask Homes for Good what they would envisioning on Naval Reserve Site. Their Keystone facility looks very nice. Vanessa: Maybe we should do more hybrid thing to be respectful to stakeholders that are already involved; like primary discussion that first happens within key group. Eric: Yes, when you proposed in-person meeting about NRS I thought it would be for parties that already showed interest to be involved instead of meeting for all interested JWN neighbors. Ted: Yes, let us dedicate February meeting to key group of stakeholders, and maybe bring it back to discuss in March General Meeting. Good input, this is much better plan.

Ted: Eugene Library is interested in coming in for General Meeting. Sue: Is it makers group again? Ted: Their general group. Sue: Last time people were enthusiastic about their service offering. All agree that it would be a good idea to ask the library to join us for one or our meetings.

6. February 13th Food Drive

Ted: Sue, are you willing to do Food Drive again? Sue: I am very much willing to help with Food Drive again and I presume same is case for Susan.

Ted: As reminder as soon as people know if they want to run for board membership again or not let me know. I know Eric is going, Duncan is staying, and Stephanie is hoping to be replaced.

Vanessa: I had to give this lot of thought. You know I very much wanted to contribute to our community but recently I had bit of wake-up call. I am realizing that I have too much on my plate that running again would be good for me. I am happy that my work is going so well but ... I really want to serve but I don't want to disappoint you all because I can't be there in way that is necessary. Ted, Eric and others: It is very sad, but we really understand and respect your choice. You will be missed!

7. Chair adjourned the meeting at 7:37 pm

ACTIONS

- Organize event with people Westmoreland Park rest-stop (action Ted)
- Organize conversation with Friends of Monroe Park neighbors concerning incremental upgrades Monroe Park (action Ted)
- Inform Ted about your intention for next period of board (action all)
- Send existing Transportation Plan to Ted (action Duncan)
- Ask neighbor, faculty at UO for advice on someone experienced with GIS system (action Ted)
- Ask architect neighbor if he has any ideas concerning mapping of Sidewalk data (action Susan)
- Write formal request for traffic study for transformation of West 11th and West 13th to two-way streets (action Vanessa)