

2nd Draft MINUTES

JWN Executive Board Meeting – January 27th, 2022

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

Absences: None Guests: None

1. Meeting called to order

Chair called meeting at 6:35 to order. Agenda adjustments: None.

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

Chair (Ted) – *Homelessness* I met with Rich Locke (Eugene Business Alliance) to discuss strategy for West Eugene Group and to set new meeting (Ward 8 Councilor Groves, Ward 7 Councilor Syrett, our own Ward 1 Councilor Semple, the JWN, and Whitaker Community Council Chair Ian Winbrock). Eugene Chamber of Commerce Business Leaders Task Force (BLTF) of Homelessness Meeting: This task force has approximately 160 members, has met three times, and is in the process of forming working committees. Goal is to mobilize Eugene's businesses to develop solutions to homelessness and related crime, both via private sector efforts and pressuring the city for policy changes and action. Last meeting had Eugene Police Chief Skinner, Lane County Sheriff Cliff Harold, and Lane County District Attorney Patty Perlow give an overview of the state of Lane County's justice system. Consensus is that our criminal justice system is broken. Perlow stated that “No one is getting justice in our community,” for three reasons:

- High case loads - 23 prosecutors had 5313 cases last year and over 700 already set for prosecution for 2022
- Over-burdened courts - Eugene Circuit Court tried 5000 cases in 2021, the most in the state.
- Lack of jail space - Eugene does not have its own jail and rents 15 beds of 411 beds in County jail. Therefore, many awaiting trial are released due to lack of bed space and that state can't accept many of those deemed unfit for trial by court due to mental health issues.
- There has been large increase in violent crime, with record high prosecution of 350 violent felonies in Lane County (mostly from Eugene). Unsanctioned homeless camps produce high level of violent crime; only meaningful way to address that is get people into structured and stable sanctioned camps and then greatly reduce or eliminate unsanctioned camping.
- Lane County and Eugene have yet to deal with loss of timber revenue to pay for adequate public safety. Chief Skinner said first year of the new [Community Safety Payroll Tax](#) was used to pay off loan from the general fund to EPD to increase services (such as Street Crimes Unit). With loan paid off, EPD now can start improving service - providing they can find new officers. All speakers were in agreement that [Measure 110](#), which decriminalized hard drug possession (max fine \$100), has been massive failure, as there is no way to compel people to get into treatment and not enough capacity to treat people. It is also attracting hard drug users from out-of-state.

Work of Eugene Business Alliance on Homelessness is moving ahead well.

Duncan to Ted: I heard you at City Club. That was very good. /

Naval Reserve Site Housing We had very productive meeting, thanks again to Lisa Nice at the Faith Center for hosting. Faith Center, UU Church, Cesar Chavez Elementary, JWN, and proximate neighbors attended, we had about 16 people. Commissioner Treiger was also able to attend. Jacob Fox and Craig Weicker have a helpful overview of the complexities of building affordable housing and answered questions. Everyone was excited about creating hub of activity in this part of JWN, also benefiting Far West (across Chambers).

Site needs to be used for affordable housing, defined in SB 8 as:

“affordable housing” means residential property: (a) In which: (A) Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or (B) The average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; and (b) Whose affordability is enforceable, including as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.

That said, it is possible other terms and conditions could be set on occupants depending on the nature of funding sources and applicable housing law. Affordable housing could also be "supportive" housing (like the Keystone at 13th and Tyler) but keep in mind that people who have experienced trauma pose a special challenge and those challenges can spill out into the surrounding area.

Neighborhood has had multiple discussions on future of that site with focus on multigenerational family friendly housing. Craig Weicker is going to connect us to some folks who operate multi-generational family friendly housing in Portland and we hope to bring them in for an overview. Another option was to look to provide space for people leaving foster care system, who often wind up homeless. Jacob Fox discussed possible option of dedicating portion of site to affordable housing for purchase and group was interested in ability to help people build generational wealth not to mention benefits of owner-occupied units in neighborhood. There was support for Community Recreation Center and Education/Early Learning Hub as well as onsite Family Resources.

Due to the large set-backs, it is possible to build as high as five stories, with heights stepping down at the edges. Everyone wanted trees/green space and a community garden/fruit tree elements perhaps in conjunction with OSU Extension Services. Thinking of zone around site holistically as far as parking and open space – if we can leverage facilities in conjunction with site itself, we may be able to put in more housing. Let's think about some intentional development for whole area. Project is also an element in larger plan to bring in economic development and investment to westside.

Time frame: As of now, city would issue call for proposals in fall 2022. Councilor Semple is looking at facilitating land transfer from city to county (Homes for Good) to expedite process. JWN has a good working relationship with HFG.

Issues: Parking is already an issue with kids sports on fields and other activities, perhaps converting unused open space abutting Cesar Chavez on Chambers to more parking. Street safety is concern with kids getting across 14th Ave with events and school pick-up/Drop-off.

Moving Forward

- Should we include EC Cares, Looking Glass, and Chambers Kindercare into discussion?
- Booking multigenerational family friendly housing operator in Portland for Zoom meeting.
- Treiger is reaching out to Congressman DeFazio to see what status of DoD/Army facility to west. Perhaps that land can be included.

- Fox is looking at possibility of bringing in architect to do some preliminary sketches.
- Possible public forum at March JWN General meeting.

It was a fantastic meeting! And there is already follow-up of it. Dave Hurst is going to organize a traffic count. It was little hard to get school engaged but they are in now. /

LEC Master Plan Public meeting was attended by about 35 people. Poorly run and organized, consultants really botched it. As bad as a Eugene Public Planning meeting. Here is review I sent Buller: I was disappointed in process and outcome. In addition to my own observations, other participants have mentioned to me session did not go well. I also have received complaints about Zoom portion. Most obvious issue was lack of signage and not having pedestrian access open at the Monroe entrance - not very welcoming. People walk here.

AV (**AV STANDS FOR?**) issues were illustrative of reason for investment, but there were lot of other options to make that happen (again, was gear tested?). People said they needed mic to hear and then facilitator simply stopped using it. If you are really interested in useful public feedback you need informed people and you cannot rely on them doing their homework ahead of time. Brief introduction and then, when people made comments that were based on misunderstanding what was involved or assumptions, consultants should have taken opportunity to educate folks. This means a lot of what was said was not relevant or useful. Simply "listening" in this context is performative, not productive.

Consultants had handout with series of prompts and only used one. They started out asking specifically about building we were in, and then simply abandoned that thread. Notes that were taken did not, quite often, reflect what people said/meant. It was like consultants were winging it. Finally, green/red dots. This type of useless exercise is go-to method when you are looking to generate bunch of incoherent data that can then be cherry picked to validate your own pre-existing position. That is why Eugene city planners love it. Problems with the dots include: (1) Even when you take time to explain process in detail (which consultants did not) participants still do not understand what they are "voting for" especially when (2) topics/items/issues posted do not lend themselves good/bad and what a red or green dot would "mean." (3) It is also subject to gaming system if you choose to spend your dots strategically, which leads to (4) resulting dot distribution is meaningless garbage. For example, a participant put a red dot next to "park/trails" (what should have been written was "more park like" which is what I said) because she thought it meant replacing LEC with a park. By "counting" dots you are trying to quantify data that are not consistent enough to be quantified. To quantify people's opinions they all have to have similar understanding of what question is, what it means, and what red or green dot means, and you have none of it from meeting last night. So PLEASE do not trust or use any of those unreliable and essentially useless data.

Future sessions of this quality are waste of time. We do lot of public process in JWN and sessions like this do not pass muster with neighbors. If you would like to partner with us for some real sessions that can generate useful rich data, let us know. We will, of course, be running our own sessions as well. Sorry to harsh your mellow, but this sort of thing can really undercut credibility and sense that people's voices actually matter.

Sue: I agree with you. I couldn't hear it. Ted: It was a travesty. I told them you can't do this again! Consultants didn't do their job. Stephanie: I could hardly hear what people were saying, and it was so poorly run. /

Elections – who is in or out? Ted: I know Eric and Vanessa are out, and that Sue, Stephanie and Duncan are in. Joyce Graves, one of our neighbors, showed interest to join board. Susan, what are your thoughts? Are you going to run again? Susan: Yes!

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.
Ted: We were all in favor for continuing our Eugene Neighbors, Inc membership

Secretary (Eric) – Board approved Minutes of December 14th, 2021, board meeting.

NLC (Vanessa) – Ted: November NLC (not attended). January: I set up NLC with Chamber's Britany Quick-Warner and Sylvia K. Barry. They came in talked about Eugene Chamber of Commerce Business Leaders Task Force (BLTF) of Homelessness. Unfortunately, meeting was not well run, and they had little time. They invited more NHA leaders to participate. HRNI is looking to "clarify" some of rules on NHA's – major red flag. I pushed back and said anything needed to include and be cleared by all NHAs. March: I suggested that March meeting focus on affordable housing and Jackson agreed – I set him up with Jacob Fox and Craig Weicker.

3. Brief committee reports

Neighborhood Matching Grant – Ted: No news concerning initiative for new mural.

Outreach – Sue: I send report concerning our city funds. Ted: Ones winter newsletter is out and cleared than we can decide what to do with money we have left; for instance, spend it on doorhangers for renters.

Events – Sue: We as JWN are going to participate in another Food Drive this year. Food Drive will be held Sunday, February 13th, from 10:30AM - 2:00PM. We still need a few volunteers to help accept donations at the drop off site. Susan: I am willing to help again! Ted to Sue: Send out a request for help on volunteer list serve. Sue: I send information to all churches for their newsletters. Ted & Stephanie: Thank you very much Sue for organizing this again!
Ted: I think we need to start thinking about our annual picnic. I propose we choose Monroe Park as site for picnic: it has advantage of availability of bathroom. Next year we could choose as sit for renovated Lincoln School Park.

Advisory boards – Ted: Rene Kane has volunteer to activate JWN Business Advisory Board. She has met with Rich Locke of Eugene Business Alliance.

Friends of parks affiliates – Ted: Concerning Monroe Park following. Lighting in process, bathrooms not yet started, work party dates set. Need to set a meeting for neighbors on needs and desires for the park. Susan, any news yet concerning Charnel Mulligan Park clean-up? Susan: It is on my to-do-list. Ted: Try to get it to Danielle Klinkebiel next couple of weeks. Ted: In general, we organize Monroe Park clean- up on last Sunday of month. Susan: Good to know then I will choose another Sunday for Charnel Mulligan Park clean-up.

Committees – Ted: LEC Development Team is organizing. Co-Leads: David Campbell and Jessica Graham. Members: Lisa Bray, Penelope Melquist, Dan Soeby, Tom Happy. / Concerning Keystone following. Neighbor complaints about some Keystone tenants and guest behaviors. Apparently settling in folks can be bumpy. In dialog via Good Neighbor Agreement (GNA), but may have to request security after-hours. First GNA meeting February 17.

4. Prior General Meeting review

Susan: It was wonderful. Everyone did great job. Register Guard is going to post my contribution. All our information is already in next door! It is very impressive. Ted: Until recently people didn't really understand it. But now we have a shot! Unfortunately, even Mission supports staff proposal. You don't need as a city a crappy piece of legislation like HB2001 and then even go much further than that. If we could convince them to include some language like State of California did.

5. HB 2001 letter to Council; HB 2001 advocacy to council

Ted: I send around version 5 of draft HB 2001 letter to Council. With help of Susan, I toned down some of language, and I added solutions based on suggestions by Eric. I strongly suggest looking at list of Councilors. If you have any relation or know someone who has please reach out to them and give them information. Stephanie: My question is how concerned they will be if it is not about their neighborhood. Ted: Don't worry you only need to know what is in our letter to Council. If possible, try to have in-person meeting. Duncan: I will cover people in Whiteaker. Susan: I can get hold on Kitty Piercy as I do know her. Ted: That would be great because she is so good with Lucy Vinis. With that article in Register Guard those two councilors opened the door. It asked for powerful response. There will be lot of pushbacks. A lot of people read Register Guard. Stephanie: I will reach out to Jennifer Yeh. What is our deadline for doing this? Ted: They are going to make their decision in May. But as Susan already noticed resistance is building up very fast. **NAME** (TED WHAT IS HIS NAME?) is going to do outreach to Spanish community. Rich Locke of Eugene Business Alliance at first didn't worry about HB 2001 and staff proposal, but as soon as I explained it he said 'Holy crap' when he understood what it is about. Duncan: I can try to reach out to Matt Keating. Vanessa: I don't have any contacts. I don't know anybody in other wards. Ted: Better making contact than that there is no contact. I will post list of councilors to board list then people can join in. Susan: Do you know what position of Friendly neighborhood is? Ted: They are broadly in favor for HB 2001, but they are against staff's plan for 40 feet high buildings. Susan: Did I understand well that it was James Manning who made HB 2001 pass? Ted: Yes HB 2001 passed by one vote and that was his. They got him kind of leadership position as a reward. It was politics!

Duncan: We need to do sidewalk survey again next year but then based on ADA compliance.

Ted: ADA maybe good angle. I still have some hope on pushing some walking corridors.

6. Chair adjourned the meeting at 7:46 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)