

**Southwest Hills Neighborhood Association (SHiNA) General Meeting**  
**TOPIC – Spring Issues and Candidates**

**MEETING MINUTES**

Tuesday, April 16, 2024, 6:30-8:30PM @ Wayne Morse Family Farm

Attendees: 26

**SHiNA Board Members:**

Chris Jockcheck, Chair

Clay Neal, Secretary

John Rogers, Treasurer

Ralph McDonald

Deb Rogers

Carolyn Hintz (attended general meeting, absent from board meeting)

Rita Fiedler (attended general meeting, absent from board meeting)

**Guests:**

Matt Keating, City Council Ward 2 candidate

Lisa Warnes, City Council Ward 2 candidate

Doyle Canning, State Representative District 8 Candidate

Sara Wolk, Star Voting representative

Yesfor4JSchools representatives

**ONGOING BUSINESS**

**1. Call meeting to order**

**2. Public Comments**

- a. Doyle Canning, Candidate for State House District 8
  - i. Lives in southeast Eugene
  - ii. Works as legislative Director for representative from Portland (Khanh Pham)
    1. Lobbied for \$5M in investments in affordable housing in East Portland to convert a Wal Mart and parking lot to an affordable housing community. But, Wal Mart ended up not wanting to sell for this price.
    2. Wants to bring the same activism in the role of a representative for District 8
    3. Mostly has worked as a community organizer in the environmental movement.

4. Wants to be a champion in elected office for environmental priorities in our district. States that we need a leader on climate representing our district.
- iii. Issues that she has heard are important:
  1. Lack of emergency room associated with hospital in Eugene after the closure of Sacred Heart emergency
  2. Loss of primary care because of takeover of Oregon Medical Group by a private equity firm (and non competes disallowing practitioners to practice in Lane County)
  3. Supports single-payer health care as a part of her vision toward Medicare for All
  4. Inclusive, livable neighborhoods so that people can stay in Eugene in an affordable way.
    - a. A community that has young people leaving in the face of affordability is not a community that will be an attractive place in the future.
- iv. Q: How do you think about proposing affordable housing – and how do you parse it with ideas of density?
  1. A: The most effective way to provide affordable housing is to preserve existing affordable housing and find opportunities (like a Wal Mart and parking lot) to turn it into a community hub with affordable housing.
- v. Q: What do we do to get more medical practitioners into practice in our community? Is there a way to encourage more graduates of medical programs?
  1. A: Our health care system does not value (economically) primary care and Doyle will never take money from the market side of the health care system. Not sure how to change acceptance rates for OHSU or other medical schools to increase graduate numbers from these programs except to incentivize the profession.

### **3. Election Topics**

#### **a. Yes for 4J Schools**

- i. Two volunteers on the Committee presented the facts of the levy –
  1. Bonds are meant for capital improvements and levies are meant for more operational aspects.
  2. Operational levy (local option) has existed for 24 years. The last one passed with 72 percent of the vote. It's up again this year.
  3. Levy supports 205 teachers, 32 school days. Raises 10.5% of the 4J budget. (see [website](#) for more specifics)
  4. Current tax rate is \$1.50/thousand and will remain the same with the new levy. You take the assessed value and the market value and you're able to tax the difference between the two.

5. Encouraging neighbors to vote yes. See this website for endorsements or lawn signs: <https://www.yesfor4jschools.com/>
6. House Party for Yes for 4J on Sunday, April 21 announced
- ii. Q: How does local levy funding relate to state funds in the [Student Success Act](#) from 2020? Since that is more recent than the previous levy vote, don't we have more funding now that could replace the levy funding? Are there associated positive impacts from the increased funding?
  1. A: They are separate pots of money and there would still be significant cuts to educational operation in 4J if the levy is not passed even though there are some additional funds coming from the new state support. The essence is that there is not a problem of overfunding our schools these days although the State is chipping in more since the Student Success Act.
- iii. Q: Does the levy pay for teachers?
  1. Yes – the money is for faculty and staff or other instructional items like supplies.

**b. Star Voting – [www.starvoting.org](http://www.starvoting.org)**

- i. Sara Wolk – ED of the [Equal Vote Coalition](#)
  1. Has been working on this for 10 years
  2. Change and voting reform is nothing new to Oregon
    - a. Oregon invented the primary. Oregon is one of few states that implemented Vote by Mail
  3. Problem: the current system is challenged by multiple candidates with the impact of vote splitting/spoiler effect/the Nader effect. This does not favor one party or another (what happened with Ralph Nader happened in reverse with Ross Perot).
  4. STAR (Score Then Automatic Runoff) voting:
    - a. You allocate stars 0-5 to candidates based on your preference order. You can vote for different candidates with the same number of stars if you support them at the same level.
    - b. Stars are added up and the two candidates with the most votes are automatically in a run off.
    - c. The run off is settled by the existing votes – each ballot has ranked the two candidates in the run off and whoever was ranked higher on a ballot gets the final vote.
      - i. If you ranked the final candidates with the same number of stars, then your vote is essentially neutral for the final count.
  5. Sara's favorite evaluation factor – voting is honest. This allows voters to vote their conscience.
  6. Star voting saves money in a variety of ways:

- a. You do not need to hold two elections for candidates (automatic run off occurs automatically).
  - b. Could save the candidate money – especially if candidates would normally go to a run off in their campaign.
  - c. Candidates do not have to file as far in advance as they do now. Allows for working class candidates to have a shorter campaign and provides a more accessible campaign.
- 7. Q: Can a 2<sup>nd</sup> or 3<sup>rd</sup> place person end up winning STAR voting?
  - a. A: STAR voting is actually more accurate in representing the election of the most popular choice among the voter population.
- 8. Q: The measure that's on the ballot – which election would it effect (local, state, federal)? Where has this been used already?
  - a. STAR voting for Eugene would just be voting for Eugene City Council, Mayor, and EWEB positions.
  - b. STAR voting has been piloted by political parties (state wide primary of the independent party of Oregon in 2020). Democratic State Party for their Delegate Elections. The coalition feels like both of these elections
  - c. STAR voting was invented in Oregon 10 years ago. It's been tested by science, academia, and political party elections. The next step is to implement it in a jurisdiction.
- 9. Q: Only voting once – but the process is two stages. Can you clarify?
  - a. A: You vote on your ballot once and votes are counted as a measure of broad support first to identify the top two candidates across the community (Scoring). Then, the same votes are used to identify which of those two candidates are preferred by voters (Automatic Runoff - like a typical vote – one ballot one vote). The two-stage process is completed by elections officials while voters only vote once.

**c. 2<sup>nd</sup> District City Council**

**i. Lisa Warnes - <https://www.warnesforcouncil.org/>**

- 1. Supports STAR voting – seems like a strong move to solve some of our problems in the voting world
- 2. In this ward for 44 years.
- 3. Owns and operates residential remodel company
- 4. Organized a coalition to stop development on 40 acres of SE Eugene natural area and then was on the SE Neighborhood Board and then Eugene Planning Commission.
- 5. Reasons to run:

- a. So many issues that she feels needs someone committed to the citizens of the Ward
  - b. Wants to bring citizen involvement back to the City of Eugene
  - c. Wants to bring more power back to City Hall. On planning commission, Lisa felt like her questions about planning issues were sidelined by developers and outside financial interests. Suggests that Planning Commission should have less power and City Council should have more power.
  - d. Wants to remove tax incentives for developers
  - e. Figure out how to grow smartly and not pushing out people who have been living here for many years.
  - f. Infill development has a huge impact – reports that developers are offering cash incentives to Eugene households with development potential and building large and dense new residential developments.
    - i. This development doesn't protect parking off street, views, or access to sunlight.
    - ii. The way it's being done is gentrification at its worst – primary reason she is running for council.
  - g. Wants to keep Eugene green and keep us on track for being a climate neutral community by 2050
  - h. Endorsed by former City Councilor Betty Taylor, George Brown, and others.
  - i. Wants to delineate between "Affordable Housing" vs. "Middle Housing" and we need much more affordable housing to address homelessness in addition to our growing community. Supports using grants, subsidies, incentives, etc. that supports truly affordable housing.
  - j. We need to get together as a community to work hard to address homelessness.
    - i. Need to better track and monitor our homelessness population.
6. Q: Wants support for neighborhood associations, listens to the community, and communicates back when they are emailed.
- a. A: Agrees – values email responses and tries to respond immediately.
  - b. She's focused on the fact that Eugene is at a crossroads. She feels like a City Councilor needs to be working at a local level to understand the local impacts of policy making. She remembers strong neighborhood associations and strong relationships with City Council.
7. Q: We are losing existing affordable housing (not subsidized housing) – trying to define it is difficult. Low cost, sometimes

marginal housing that is affordable to people. Are there strategies to protect it?

- a. A: There needs to be low-income housing first and then Affordable (subsidized) Housing second. But you don't want to necessarily tear down buildings to invite new development.
- b. City Planners don't necessarily think about the heart and the soul of Eugene and how to preserve it. That is something that she wants to focus on.

ii. **Matt Keating** - <https://mattkeating.org/>

- 1. South Eugene City Councilor – City Council president. Was voted in on January 6, 2021. Prior to that served on LCC Board. Very involved with local theater and other communities.
- 2. Focus issues:
  - a. Eugene needs to be an awesome community to live, work, play, and stay. And because of that – supports all Housing Options especially on transit corridors.
  - b. Moving strongly toward focusing on improvements to Highway 99 to change the way that people arrive in Eugene from the airport, which we are investing heavily in over the next few years.
  - c. Example of a project that he supports and is a model: [1059 Willamette](#), which is a partnership between affordable and market rate housing. This should be a replicated project along transit corridors so that people can scale down, have an affordable entrance into the housing market, and support
- 3. Legislative history:
  - a. In 2020, led the effort to save Greenhill Humane Society – in a partnership with City staff, Law Enforcement, and Greenhill. Possibly the proudest moment.
  - b. Led the effort to ban fireworks on the heels of the Holiday Farm fire in coalition with law enforcement, fire response. First it was a geographic ban on use, then on sale of fireworks in that area, then banned it city wide.
  - c. Also worked diligently to save Firehouse #8.
- 4. Supporters/endorsements
  - a. Supports Kaarin Knudsen for Mayor, 4J school levy
  - b. Endorsed by former Mayor Kitty Piercy, Mayor Lucy Vinis, Kaarin Knudson, Rep Paul Holvey, Barbara Roberts, and more (see [website](#))
- 5. Q: What's your focus for the next 4 years
  - a. A:

- i. Wants to see a third urban renewal district out 6<sup>th</sup> and 7<sup>th</sup> to support additional development along those corridors (particularly housing)
  - ii. Focusing on vital housing support services to address homelessness. Wants to change the definition of “emergency shelter” to allow funding to go to transitional housing.
  - iii. Mental Health crises – we need a Behavioral Health Stabilization center, not using Jail or Hospital as the final solution for people with behavioral health issues. This is a partnership between many partners. It would be County run and supported by City, State, County resources.
- 6. Q: How do you feel about ADU’s (accessory dwelling units)?
  - a. A: Supportive in a vote early in his Council action for flexibility in ADU development for a variety of purposes. Continues to support ADU’s to serve housing needs in our community.
- 7. Q: Homeless individual lives with severe mental disability on the street outside of offices. There isn’t a stable place for him to go, especially for those who are not cognitively functioning.
  - a. A: Mental health disinvestments have led to this outcome. Talks about the need for Behavioral Health Stabilization Center in Eugene with long term funding is precisely meant to start addressing these questions. Also empower CAHOOTS – they only have a 20% retention rate and need more support.
- 8. But what happens after?
  - a. What is the long term solution? There are examples like [Project Turn Key](#) – renovates hotels and motels into longer term housing. One thing is getting people housed and another is helping them stay housed. A whole suite of housing options are important and the services that help people stay in housing.
- 9. Q: Several years ago, there was an election proposal for an independent auditor. There seems to be a lot of money going to the City that doesn’t come back to the community for housing issues.
  - a. A: Locally –a better way to direct more money toward housing is a Vacancy Tax. That is something that could bring additional funding to affordable housing in his opinion.

## **BOARD MEETING**

### **4. Approve Minutes, March Meeting (postponed)**

### **5. Approve Agenda – approved unanimously**

- a. Can the board support an endorsement of STAR voting?
  - i. Board will ask City about our role in endorsements and, if possible, vote by email.
- b. Does the board support other items for the ballot?
  - i. At this point, the question was deferred until we have an answer about what the board can and cannot vote to endorse.

### **6. Update on May 15<sup>th</sup> meeting**

- a. Chris is working on speakers with a community partner. Includes:
  - i. Althea Sullivan – Eugene Springfield Fire
  - ii. Kate John
  - iii. Emily Steele – parks and open space restoration ecologist
  - iv. Sierra Andersen – emergency management for City of Eugene
  - v. Josie Donahai –
  - vi. And others
- b. People from different agencies are discussing what they are doing from those agency perspectives for fire prevention in our community.
- c. They will include handouts for people to take resources away
- d. Board members will be there early for sign in tables and sign in sheet and to place tables. Arrive at 6.
- e. Need to get it videotaped (Chris is working with John Q)
- f. Publicity –
  - i. Eugene Weekly ad (**Ralph**)
    - 1. First paid for by the City, then use the SHiNA bank account as second option if needed for flexibility
    - 2. Motion: SHiNA will pay for an ad with Eugene weekly for our May 15<sup>th</sup> Fire Safety event.
      - a. Motion passed unanimously.
  - ii. KLCC – public service announcement (**Bev will ask KLCC**)
  - iii. Newsletter or Post Card (**Bev and board members**)
    - 1. Bev needs final copy by Sunday, April 21<sup>st</sup>. Gets the newsletter into mailboxes on May 6<sup>th</sup>/7<sup>th</sup>
    - 2. Second option would be post card (1 week in advance)
  - iv. Video from October event can be made available on the SHiNA website as a way for people to prepare for May. (**Clay and Chris**)

### **7. Involvement in Eugene Neighborhood Preparedness Network**

- a. Organized through Randy Prince – they'd like a representative from SHiNA.



- b. This is an option for SHiNA members to participate and Chris is involved.

**8. Discussion on invite to Wayne Morse Farm Open House, May 5<sup>th</sup>**

- a. SHiNA was invited to table. There will be music and tours. Rita offered to staff it.
- b. Table could include:
  - i. SHiNA sign up list
  - ii. Recent newsletter or post card
  - iii. Map of SHiNA (or the neighborhoods)

**9. Continue discussion on Work Plan, future meetings.**

- a. Reports on topics raised in March meeting.
  - i. Open House with the Farm
  - ii. Parks Department – Friends of the Park organizing?
    - 1. Only parks that needs assistance is the park at Wayne Morse Family Farm
    - 2. We would advertise and get a group together and they would help us with materials and equipment
  - iii. Smoke Inundation – how to prevent or deal or what the plans are to address?
    - 1. Perhaps Tim Engels (fire ecology) to come talk about it.
- b. Clay will work on a draft of the workplan to send via email to the board for comment and edits. Need to vote on a draft on May 15<sup>th</sup>.

**10. June, July meetings – not discussed**

**11. Adjourn**

**NEXT MEETING PLANNING**

**Next General Meetings – May 15<sup>th</sup> at Hilyard Community Center**

**Next meeting dates**

- 1. Proposed meetings:
  - 1. May 15<sup>th</sup> – General Meeting @ Hilyard Community Center
    - 1. Emergency Response
  - 2. October 15th Community Forum - Disaster Aftermath
  - 3. November “Annual Meeting”

ADJOURN - 9:00PM

**Ongoing Newsletter Topics:**

- 1. Outcomes from the Food Drive
- 2. Elections
  - a. City Council

- b. STAR Voting
  - c. 4J Levy
  - d. State Representative race
- 3. May General Meeting
  - a. Emergency Preparedness/Wildfire Prep for Wednesday, May 15th at Hilyard Community Center at 6:30 PM
- 4. New recyclables