

WHITEAKER COMMUNITY COUNCIL

A CITY OF EUGENE NEIGHBORHOOD ASSOCIATION

PO Box 11692, EUGENE OR 97440

WCC Meeting 4/28/21

In attendance:

Board: Ian Winbrock-Chair, Dilenia Cardona-Treasurer, Angie Byers-Secretary, Andrew Martin, Dan Schmidt, Theresa Burchell, Jen Hoover, Johnny Skirving, Claire Roth, Anand Holtham-Keathley

10/15 members

Zondie Zinke, Emma Jones, Stephan F-R, Holly Hine, Susan Detroy

Introductions and Updates:

Received an additional \$25,000 from OHA to increase vaccine confidence and health equity.

Public Comments:

Zondie Zinke: I would like you to sign on to a letter to the Eugene City Council regarding a pending proposal by which the LCC building would be turned into affordable housing that does not seem affordable for Eugene. The units are primarily around 400sq ft, and the caveat for affordable housing is an income of 39,200/year. 32% of Eugene households live under household incomes of \$25,000. Unless the city has anti-racists policies and is proactively supporting project models by those typically excluded from decision-making, we are further entrenching ourselves in racism. *Ms. Zinke read the letter from the link posted below, as well as the list of endorsers. *Dilenia Cardona*: Are there other proposals on the table to support a more equitable building? *Zondie*: There are not currently. *Stephen F-R to Everyone (in chat)* NEDCO/DevNW originated as a WCC project. They are set up for this kind of project *Claire Roth to Everyone (in chat)*: Better Housing Together might be good to loop in on this. *Andrew Martin*: Was this the only RFP that they received? *Zondie*: Yes. *Andrew Martin*: When are they planning on discussing this again. Will it be burdensome to wait for a letter to be signed? *Zondie*: Nothing will happen before next Monday. *Andrew Martin*: Because there was only one response to the RFP, I would need more information about the costs of the building. It is standard to get 6% as a development. The lack of RFP suggests to me that the city needs to put up more money, and I'm surprised that our local non-profits concerned with affordable housing did not submit an RFP. Is it better to leave that building empty, or to get some units available? *Zondie*: The developer is looking for a rate of return of 12%. Essential infrastructure cannot be dependent on the trickle down model. This letter is an appeal to take back public resources. *Claire Roth*: Has "Better Housing Together" weighed in on this? *Zondie*: The

director's husband works for the development team, so they have recused themselves from this discussion. *Ian Winbrock*: *Provided the Downtown Neighbors Association contact information. I'll encourage the board to discuss this further, and could provide your contact information. It might be a good idea to have representatives from this list show up at the council meetings to show the breadth of support. I'm hearing that members of this council are interested in alternatives. *Andrew Martin to Everyone (in chat)*: I will say that I'm pretty hesitant about saying no. This doesn't feel like a great deal for the city, but perhaps better than no deal. Cornerstone Community Housing is a partner and I think about them positively. It would be great if a 100% non-profit model was employed, but this development might be too big for someone of that nature to do alone. Really conflicted. *Zondie*: *Provided email and phone number: zondiefree@gmail.com; 650 743 8588 signal or text a heads up if calling is great. Thank you all! *Andrew Martin to Everyone (in chat)*: Given the support the letter already has, I think I would support us signing on if that's the group's consensus. I think some really great groups have supported this so maybe there is more than I'm seeing right now. *Dilenia*: I feel that we should not yet make a motion, as we do not yet have a solution. *Andrew*: I support it because I support the organizations that signed on, but there are red flags such as getting 1 RFP. If the city doesn't take that, what other options do we have? *Anand*: I'm not sure we have a lot of time with this particular project other than having an idea of how to treat it in the future. We need thousands of low-income housing units. This doesn't address that, but it does set a precedent of developers. I put this up for a vote tonight to endorse Zondie's letter. I think we should put our foot down here. *Andrew*: I think we should come up with what we do want, versus just rejecting the offer straight out. We could more precisely articulate what we do want. *Angie*: Seconded. *Dilenia*: I'm supporting what Andrew said. *Angie*: I believe we should sign on to the letter, and then use our voice at the table to bring ideas. Then we use our voice and experience to make suggestions. *Claire*: Is there a timeline? *Andrew*: It could be as soon as Monday. *Jen*: It stands out to me that there is no competition, which I find unsettling. *Ian*: I do know that when a number of voices from underrepresented communities express this need, we should listen. *Andrew Martin to Everyone (in chat)*: My concern is that we got one RFP because the city isn't willing to put enough money in. It seems like a ton, but \$10 million for 66 units is \$151k per unit - not very much for Eugene. Granted, the company will also make money each month, so those units are worth quite a bit more, but it's still not a huge subsidy per unit. *Johnny Skirving*: There are a lot of back door politics and a lot of money involved. We have a big battle ahead of us. I see this as a continuation of the status quo, and we are going to need all of the organizations combined or it will get out of control. *Jen*: We are not quite invited to the table, but it is a way in. It's a way for us to give input instead of it just happening. *Dan Schmid to Everyone (chat)*: As one of the few neighborhoods that shoulders the brunt of the houseless numbers, we could give specific information regarding the effect of diminished income and opportunity (on our neighborhood) to the developers and the city, in essence asking them for agreeing to hit certain numbers. It should be city-wide that our low-median income residents should be able to find housing without the credit hassles and financial insecurity. **Clair Roth will serve as the point person for communication exchange with Zondie.**

Link to the letter:

<https://newswire.kepw.org/2021/04/27/coalition-demands-community-owned-housing-replace-10>

-million-corporate-welfare-plan/?fbclid=IwAR2yoQ_jaldp5DiJkevF2q6y63JH7ny0djcU23YvnZuPrsU19XQr_hspnjc

In favor: 10/10 members. Motion passes to sign on to the letter regarding 1059 Willamette Street.

Neighborhood Applications Meeting:

Metro Plan will present on 5/19/21. This is another opportunity to voice what we espouse as what's important to a community that is 80% renters.

Brent and Jo Studios: Website re-design project for the WCC.

The next steps include an outline of everything that needs to be included on the site. We will share that to Ian. *Dilenia*: What is the project plan? *Jo*: I will share an empty version w/out the graphics and photos with all of the functional features, then build in the imagery. There are 2 rounds of revisions with an opportunity for questions and changes. We also make videos and will do a walk-through training. There are also maintenance hours on the books for transitions. *Stephen F-R*: Cost and where does the money come from? *Ian*: \$8000, and from the OHA Grant. The website will heavily feature Covid information, which is why the money will come from the OHA Grant. *Dilenia*: It would be nice to have 3 different Whiteaker Walk Tours: bar, family, dispensary. *Jo*: We could have a self-guided tour feature, as well as a calendar feature. *Angie*: Could it have a board member portal with access to files, attendance, calendar inputs, etc...? *Jo*: We can have a password protected link or area for board members.

Vaccine Confidence Campaign: Present by Emma Jones and Holly Hine

Care Packs: We are not allowed to give out vitamins or pain medication, suggestions for ice packs and gift cards. *Dan Schmidt*: People tend to argue about death rates, rate of infection, and efficacy of the vaccine. It might be helpful to present the information from the CDC in a way that is not demeaning, or that doesn't argue with religious or political beliefs. *Holly Hine*: We could present it as "what are we interested in learning", so I can clear the air with the campaign. *Andrew Martin*: I like the idea of gift cards to the market. Maybe we could give someone something entertaining, like a gift card for movie rental to "Broadway Metro", popcorn, or support local businesses in a way. *Dilenia*: What about a campaign for those of us that have gone to the Lane Event Center, can we leave the number on our car to encourage conversation? *Anand*: The people that are the most hesitant, will require someone close to them such as their own doctor or religious leaders. Could we connect with these individuals? *Claire Roth to Everyone (chat)*. Normalizes it. We should do bring-a-buddy vaccine day. *Ian*: Ensuring that our next phase is in Spanish, and that we can use individuals that we previously missed for representation such as the alter-abled. I would like to see more images around personalizing the experience of getting the vaccine.

Button Pushers and Sinks:

Holly Hine: I am still working on completing them, but plan to be completed soon. The sinks are in progress. I will bring deliverables for the next meeting.

Vaccine Clinic:

Misty Frost was hired to help us put on vaccine clinics. We will be providing advice to the state for us to advise them on capacity. For the first vaccine clinic we would schedule people. As the summer progresses, we will then offer walk-ins. We need to propose the mix of scheduled/walk-in. Misty is ready to support with translators, those to mix and give doses, and the Moderna is the best fit at this time. I can imagine hiring someone part-time for promotions, scheduling, etc...The county would like us to marry these clinics with in place events such as the Art Walk, and sign-up sheets offered at the Whiteaker Community Market. *Claire Roth to Everyone (in chat)*: LILA (Lane Independence Living Alliance) would be good to loop into ADA considerations for the next vax clinic(s). *Dan*: I think we should run these when there are gatherings of people, and we should have open-air vaccine chairs with options for privacy. We should have people see others take care of ours. *Theresa*: I think it's important to respect individuals' privacy, and not everyone will be open to sharing this moment. I want to connect these vaccines with our unhoused community members. *Dilena*: I like the idea of walk-in, as it is hard to schedule it. If they are with someone that is already in the mix, then they might be more willing. *Anand Holtham-Keathley to Everyone (chat)*: HIPAA, procedures are required to be private. People have the right to privacy, and, any procedure in public, might be outside of HIPAA expectations. The actual injection will most likely have to be in private. The 15 minute observation period may not fall under HIPAA guidelines. *Johnny*: We could make it really nice by serving tea, juice, but make it an enjoyable 15 minute wait. *Claire Roth to Everyone (chat)*: It would be good to do both scenarios— one coupled with a public event (the market, art walk, etc.), and then perhaps a more private, standalone event. *Emma Jones to Everyone (chat)*: Early evening clinics could be massively beneficial also. *Ian*: Eli Veredas at Alluvium has volunteered his place and his time as the attending doctor. *Dan Schmidt*: It could be something that people can come to count on regularly since we started our clinics there. *Ian*: We could make it very convenient for people to get the vaccine, and, possibly, work with Burrito Brigade to co-assist with food and the vaccine. How does the group feel about hiring someone to run? *Andrew Martin*: I would feel better about it if I understood the funding source and the boundaries. *Ian*: The grant agreement may go through July 31st, and is around \$25,000. *Ian Winbrock - he/him to Everyone (chat)*: <https://trustbasedphilanthropy.org/principles-1>. *Dilena to Everyone (chat)*: Can we hire Eli? *Stephen F-R to Everyone (in chat)*: Regular and frequent and predictable clinics: same time; same place; once a week. *Angie*: We should hire someone in a volunteer coordinator role to organize our volunteers. *Andrew Martin*: We need to be able to give the second vaccine 2-3 weeks later. We need to focus on how we can meet the most people. Could we ramp up as we go? Any ideas on the consistency of the numbers we could get? *Ian*: OHA suggested that we start very small, and supply is not yet where it needs to be. We're not yet sure which doses we are getting, and how many doses we will get. *Anand*: With Moderna, there's a 4 week break between doses. *Angie*: I think we should focus on the information we know, which is that we are getting Moderna. We should pay someone that can pivot if we got a different vaccine, or other things changed. I would not want to make a motion until I could figure out a fair wage. Team: Mostly agreed to 2 clinics a month. The Friday Art Walk and the Whiteaker Market. *Andrew*: Would the dates on the Art Walks work out? *Anand*: Yes, as long as it's at least 28 days apart. *Dilena*: Could we talk to OHA about a volunteer coordinator? *Jen (in chat)*: I like using Moderna

bc J&J has poor PR relationships going on. *Dan Schmid* to Everyone (in chat) Can we bribe people? Can merchants offer tokens for return trip vaccinations? *Theresa Burchell (She/Her/They)* to Everyone (in chat): Dan, this could be a question for the market manager, Claire Schectman

Minutes Approval:

Andrew moves to approve minutes from 4/14/21 and 4/21/21.
8/10 vote to approve. 1/10 abstention.

Board Orientation:

Ian will share the board orientation with the group.

Future Topics/Presenters:

Traffic Suppression