

The summer months here locally in Eugene and Springfield resulted in another busy season for home sales. Our area has suffered from a shortage in housing over the last few years like much of America. Throughout the spring and summer months many sellers benefited from a lack of inventory which resulted in many multiple offer scenarios. Through May, June and July the inventory remained below 2 months worth of homes available. To quantify this, a healthy market which is equally good for buyers and sellers has 5 to 6 months worth of inventory. As we enter August we're seeing listings sit longer on the market and we are starting to see price reductions in homes above the \$300k price point. We continue to see the sub 300k home market competitive as that is our largest pool of buyers in our area.

Local property management firms have noted that they see a slow down in rent increases, albeit, the average 3 bedroom home rents above \$1400/month. Our neighbors to the north in Portland are experiencing a similar trend with homes selling quickly, but not at the frantic pace as seen in the last few years. The steadying of the market could be the result of home values exceeding the ability of an average wage earner in our community's income coupled with the slight up tick in mortgage rates, ultimately reducing affordability. Locally our housing market has been seeing home prices appreciate for almost 9 years and we have exceeded the past high-water mark in values of 2006. What will the 2019 housing market bring for Eugene and Springfield? Unfortunately, I do not have a crystal ball, but I do know that housing markets are cyclical and at some point there will be a correction. There are two important things to keep in mind with the cyclical nature of the housing market; 1) Historically, home values have appreciated over the long run 2) Gains and losses are only realized at the time you sell your home. You need somewhere comfortable to live so as long as the payment is comfortable with your income, real estate is typically a good investment. For me I will continue to watch inventory, rates and the news in hopes to better understand the potential future for our market.

Nick Nelson
Director

UPCOMING MEETING CALENDAR

The November 2018 election promises a host of ballot initiatives for voters. During September and October City Club will host a number of programs to inform voters about some of these issues. The following are the scheduled meetings.

SEPTEMBER 6, 2018 – STAR: A NEW WAY OF VOTING

Mark Frohnmayer will discuss to Score Then Automatic Recount initiative which will change the way county voters select non-partisan candidates.

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PUBLIC CALENDAR

All items are tentative and subject to change

SPRINGFIELD CITY COUNCIL

September 4, 2018

Work Session 6:00 p.m.

Overnight Parking Update

Billboard Discussion

Regular Session 7:00 p.m.

PH - Annexations

September 10, 2018

Work Session 5:30 p.m.

Library update

September 17, 2018

Work Session 6:00 p.m.

Solid Waste Code Changes

Regular Session 7:00 p.m.

PH: Extended Enterprise Zone

September 24, 2018

Work Session 5:30 p.m.

Water Quality Facilities in ?Subdivisions

Sign Code

Parking Program Input

LANE COUNTY COMMISSIONERS

September 4, 2018 – No Meeting

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MEETINGS

AUGUST 6 – LANE COMMUNITY COLLEGE PRESIDENT MARGARET HAMILTON

We move people from poverty.
We create the middle class.
Those statements set out the purposes of community colleges, according to Dr. Margaret Hamilton, the President of Lane Community College. Dr. Hamilton, who recently completed her first year as President, reflected on her experiences and laid out her goals for the future at the August 4 Springfield City Club program. “We need to know where we are going,” she said, adding that LCC needs to become an economic driver for the community. Overall, she said, their goals must be completion, transfer and personal enhancement. Students need to be able to complete a program, whether it leads to a certificate, a degree or some personal goal. They need to know that the knowledge they gain and the course they complete can transfer to other institutions, if they continue education beyond LCC. Dr. Hamilton laid out six specific targets for her presidency:

- Increase presence in Springfield
- Increase access for Hispanics
- Create centers for excellence in Business, IT, and Entrepreneurship
- Outreach to small business development and contracted training
- Expand night, weekend, and online course for non-traditional learners
- Create support for a bond issue to address safety, security, infrastructure, and a dental clinic

She observed that LCC had expanded rapidly as the economy boomed early in the century but had lost students as the recession took hold. “We are now in a scarcity mindset,” she said, because of sharp enrollment declines. “We need to change to a growth mindset and change our paradigm.” The college, she said, had centralized, and now has large unused capacity. It must now refocus on what students need, not the interests of the faculty, and create a total climate of equity and inclusion, by offering programs when and where students can access them. She pointed out that LCC should be focusing on students who probably have jobs already and can’t afford to study in a traditional setting. They need remote locations, online

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September 11, 2018 9:00 a.m.
September 18 – NO MEETING
September 25, 9:00 a.m.

LANE TRANSIT DISTRICT

September 19, 2018 – Board meeting 5:30 p.m.

SPRINGFIELD SCHOOL BOARD

The agenda for scheduled board meetings can be found at www.springfield.k12.or.us/boardmeetings the Thursday before the meeting at 12:00 p.m.

September 10: 2018 – Board Meeting 7:00 p.m.

WILLAMALANE PARK AND RECREATION DISTRICT

September 12, 2018– Board meeting 6:30 p.m.
1. Previous FY 4th Quarterly Financial Report
2. System Development Charges Project List Review
3. Discuss Scholarship Policy Revisions

SPRINGFIELD UTILITY BOARD

September 12, 2018 – Board meeting 6:00 p.m.

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SEPTEMBER 20, 2018 – MEASURE 102

Grants local

governments authority to sell municipal bonds to support affordable housing.

OCTOBER 11 – TAX INITIATIVES 103 AND 104

Initiative 103 would require a two-thirds vote of the legislature to increase any fee or tax or reduce any exemption, deduction or otherwise act to increase revenue. Measure 104 would prohibit taxation of any raw or processed food or beverage. Both are constructional amendments

OCTOBER 18 – SPRINGFIELD STREET BOND

The City of Springfield proposes to sell municipal bonds to fund preservation and maintenance of a selected list of streets and roads.

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courses, non-traditional hours. This may mean “radical” ideas, like making textbooks available in the “cloud,” to help reduce costs to students.

Partnerships with four-year institutions are critical, she said. For students continuing on beyond LCC, it is vital that they are assured that their credits are transferable and that their studies further their ultimate goal. The college’s offerings should focus on the needs of the local economy, offering students training for high wage jobs needed locally, not spending large amounts of money to train students for minimum wage jobs.

AUGUST 16, – THE FUTURE OF CTE

When directly asked if the adoption of Measure 98, which mandates funding for career and technical education, had adversely affected the level of education services available across the state, Labor Commissioner elect Val Hoyle, came close to agreeing, acknowledging that it has been necessary to make difficult choices in education, because there simply is not enough funding to provide all the services needed. She emphasized that it is essential to look at education holistically and that both programs supporting CTE, and programs supporting the balance of educational offerings, were underfunded, and were both essential to a successful education program.

At the August 16 Springfield City Club program, Ms. Hoyle, David Collins, Deputy Superintendent of District 19, and Dr. Chad Towe, principal of Thurston High School described how Measure 98 had been implemented in the District. They pointed out that the High School Success Fund, created by Measure 98, had three focal points: 1) dropout prevention; 2) preparation for college; and 3) career technical education. While the focus of the program was on efforts directed at CTE, they pointed to work with family physicians in the community to identify and address the causes of absenteeism, which is a major factor in students dropping out. They also noted that the district worked diligently with colleges in the area to assure students had the ability to secure college credit while in high school. They pointed out that Lane community College alone had over 100 classes where students could get dual credit (for both high school graduation and college requirements).

They added that many of these classes could also lead to professional certifications for those who chose not to go on for a formal college degree. This is a critical component in a CTE program, because it provides proof that students are qualified and work ready for local employers. They said that the Springfield district was further along in implementing successful CTE programs, because the community has long valued this level of education.

Ms. Hoyle was clear that Measure 98 had helped reverse the past trend where schools, facing declining budgets, tended to eliminate programs like shop, in favor of college preparation. Now, she said districts are not just bringing such programs back but working with local industries to find out what jobs they have and what skills they need to fill those jobs. This focus on working within the local economy makes current CTE programs more efficient and successful. She said that while the Bureau of Labor and Industries, which she will head beginning in January, does not have direct jurisdiction over CTE implementation, it can play an important role in facilitating cooperation between industry and education. One way, she said, was by fostering a broader approach to apprenticeship programs, which historically have been limited to trades, to include high tech industries.

AUGUST 30 — REPRESENTATIVE PETER DEFazio

Peter DeFazio provided an update on the current Congress at the Springfield City Club August 30 program. He characterized the current Congress as one of the most contentious in his long history of service in the House of Representatives and said he could point to very few accomplishments. He described numerous areas of the tax legislation ultimately approved which he felt did not serve the interests of the nation as a whole.

He noted that the House had achieved some success, like passing a revision of the Water Resources Development Act but observed that the bill had still not passed the Senate. He also pointed to a change in the way forest firefighting efforts were funded, saying that beginning in federal fiscal year 2019, the Federal emergency management agency would fund efforts once forest funds were exhausted, a marked change from the current situation where the Forest

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Minutes
Board of Directors
Springfield City Club
August 7, 2018 – LRAPA offices

Present:

Merlyn Hough	Joe Leahy	Bob Fondren	Len Goodwin
Kristin Denmark	Terry Beyer	Callie Barry Elliott	Therese Lang
Carolyn Miller	Nick Nelson		

Absent: Mackenzie Karp

Guests:

The meeting was called to order at 11:35 a.m.

On a motion by Joe Leahy, seconded by Bob Fondren, the minutes were unanimously approved as presented.

Bob Fondren presented the financial report. Current assets are \$4,900, more than one year's full fixed expenses, which are \$3900, with five months left in the year. On a motion by Len Goodwin, seconded by Joe Leahy, the financial report was unanimously accepted.

The August 30 program was discussed. Joe indicated that the League of Women Voters could not co-sponsor because Mr. De Fazio is seeking reelection and sponsorship might breach their requirement of non-partisanship. It was agreed that future programs could be co-sponsored with the League when the programs were clearly neutral.

A request has been received to co-sponsor programs with the American Association of Retired Persons (American Association of Retired Persons.) After discussion, it was agreed that we would decline the offer because of the perception that AARP was sometimes partisan. We agreed that at times outside the election cycle we might join with them on programs of common interest. Len raised the question of whether he should have collected the non-member program fee from League of Women Voters members for the July 19 program. About 20 of the 23 individuals who paid the \$5 fee were believed to be League members. After discussion, it was agreed that we should not, in the future charge members of a co-sponsoring organization when the Club did not have to pay a room charge. We agreed that it would probably be more complicated to try to return the money collected.

On a motion by Len, seconded by Carolyn, the Board adopted a policy that members of co-sponsoring organizations who attend programs will not be subject to the program fee, if the meeting is held where there is no room charge to City Club.

Merlyn extend thanks on behalf of the Board to Joe for his service as President and his work in developing programs.

Merlyn welcomed back Kristin Denmark after the birth of her child.

The August 16 program was discussed. Val Hoyle, David Collins and Chad Tower have confirmed. The program will be at Hamlin Middle School, in the main room near the entrance. Terry is working with Mike Bigley to provide box lunches at a cost not to exceed \$13. On a motion by Bob, seconded by Joe, Terry was authorized to commit to spend not more than \$13 per lunch for the program.

Len announced he will be unable to attend the full meeting but will attend to collect fees. After discussion, it was agreed to provide Terry and Callie the application to collect card payments. Callie will check with Banner Bank to see what other actions need to be taken to allow them to accept card payments.

Merlyn will confirm with Jenna Montes that we will not be using the Hilton Garden Inn for the 16th but will use all three rooms for the presentation on the 30th.

Future programs:

Much of September and October will be devoted to programs related to the upcoming election. Joe will try to reach Mark Frohnmayer for a presentation on the STAR initiative on the Count ballot. Carolyn, Len, Terry and Merlyn will set up a meeting with the League to coordinate so that programs do not overlap too much.

WE agreed to a request from the Hilton Garden to move the October 4 meeting to October 11 to accommodate a large conference they are hosting.

Bob Fondren has confirmed Bob Welch for November 8 to discuss his new book "The Wonder of Foz."

Therese Lange will lead coordination of a program on November 29 on communications during a natural disaster

Meeting Notes

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Service and Bureau of Land Management need to strip funds from other programs once their firefighting funds are exhausted.

When asked about current trade negotiations he said that from what he had seen, which he pointed out was very limited, since the administration had chosen not to share its efforts with the Congress, some of the proposed changes might be positive, particularly in the area of how disputes were resolved.

He also said that the federal government should be given the power to negotiate prices on both drugs and appliances, like hearing aids, as a way of bringing costs to citizens down.

Mr. DeFazio declined to speculate on the outcome of the midterm elections, beyond noting the campaigns will be very expensive and that the influence of a lot of “dark money” – campaign funding where the source of the money cannot be identified, will mean campaigns are even more contentious.

Board Minutes

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We will cancel the December 20 date and not hold a program that day.

Len was authorized to tell the state consortium of city clubs we are interest in participating in the program on taxation during the December/January time frame.

Nick Nelson will write an article for the September newsletter.

Carolyn suggested that we arrange with Eugene city Club to announce jointly each other’s upcoming programs. She and Len agreed to work on that.

The date of our next Board meeting will be moved from September 4 to September 11.

There being no further business, the meeting was adjourned at 12:40 p.m.

Respectfully submitted,

Len Goodwin,
Secretary

City Club Board of Directors

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