

The Real Estate Market

Being a Realtor, a question I am asked often is “How is the market?” During 2021 that was even more common. Both nationally and locally, the news has been reporting on the low inventory in the housing market. During 2020 and 2021 people spent a lot of time in their homes—likely, more so than ever. Many times, it was decided that it did not meet their needs. If I asked a client 5 years ago if a home office was important, the answer was usually “No.” The shifting workforce during COVID increased the ability for people to work remotely and this has increased buyers’ options of where to live. When you talked to builders throughout 2021, the rising land costs, materials and development cost resulted in having to target higher price points, creating less starter home options for buyers. Interest rates have remained low allowing buyers to pay the higher prices we have seen due to the historical rates. In addition, renters have seen an extremely tight rental market with rising rents. We have experienced in a way a perfect storm to create a strong housing market. All things considered; people anticipate 2021 to remain steady with the 4th quarter likely remaining level. What will happen in 2022? After the last 2 years I have come to grips with accepting my personal crystal ball is broken. I recently listened to a podcast with a Data Analyst and something I found interesting was their insight on the largest group of Millennials which he states are currently 29. These young people are coming up on their 30’s- the typical years people want to purchase their first home and are some of the highest educated and in demand workers in our country. In the end they felt with such a large group of potential buyers entering the market, the demand should remain steady. Our community continues to be a place people want to live, work and play with the goal of owning a nice home.

*Nick Nelson,
Director*

UPCOMING PROGRAMS

Following the October 7 program discussing apprenticeship, on October 21 City Club will present a discussion of the Workforce Economic Outlook.

Our November 4 program will focus on career Technical Education which provides students of all ages with the academic and technical skills, knowledge, and training necessary to succeed in future careers and to become lifelong learners.

That will be followed by the November 18 program which will offer the perspective of local educators on how to meet the needs of the changing world of work.

The series will conclude on December 2 with a program discussing the changing nature of the workforce.

PUBLIC CALENDAR

All items are tentative and subject to change. For current information, click on the agency name which will redirect you to the appropriate web site.

Many boards continue to meet online as the County emerges from the restrictions on activity. Please see the guide on page 3 for information on how to connect.

[City of Springfield Council](#)

225 Fifth Street
Springfield, OR 97477
(541)726-3700

November 1, 2021

Work Session 5:30 p.m.
Street Light Discussion
Regular Session 7:00 p.m.
PH: Brisco annexation

November 8, 2021

Joint Meeting Council and PC 5:30 p.m.

November 15, 2021

Work Session 5:30 p.m.
Regular Session 7:00 p.m.
PH: Election/Administrative Code
Georgia Pacific Natural Area Master Plan
Georgia Pacific Equestrian Pilot IGA

November 22, 2021

Work Session 5:30 p.m.
SEDA 7:00 p.m.
Developer Presentation and Public Comment

November 29, 2021 – No MEETING

Lane County Board of Commissioners

125 Eighth Avenue
Eugene OR 97401
(541)682-4203

November 2, 2021 9:00 a.m.
Legislative Update (1:30 p.m.)

November 9, 2021 9:00 a.m.
Independent Redistricting Committee Recommendations
Affordable Housing Implementation Plan
Emergency Shelter Properties

November 16, 2021 – No MEETING

November 23, 2021 – No MEETING

November 30, 2021 9:00 a.m.
Annual Volunteer Luncheon
Polystyrene Work Session

Lane Transit District

3500 E. 17th Avenue
Eugene, OR 97403
(541)687-5555

November 3, 2021
Board Work Session 5:00 p.m.

November 17, 2021
Regular Board meeting 5:30 p.m.

School District 19 Board of Directors

640 A Street
Springfield, OR 97477
(541) 726-3201

November 15, 2021
Board Business Meeting 7:00 p.m.

Springfield Utility Board

250 A Street
Springfield OR 97477
(541)746-8451

November 10, 2021
Board Meeting 6:00 p.m.

Willamalane Park and Recreation District

320 S. 32nd Street
Springfield, OR 97478
(541)736-4544

November 10, 2021
Board Meeting 6:00 p.m.

Lane Regional Air Protection Authority

1010 Main Street
Springfield, OR 97477
(541)735-1056

November 12, 2021
Board Meeting 12:15 p.m.

RECENT MEETINGS

October 7 – Apprenticeship Programs

The COVID pandemic has created a massive disruption in the labor market. As workers were forced to leave their jobs, if they could not be done remotely, they have had an enforced opportunity to sit back and think about what their options were. Now that conditions are returning to a new normal, the economy sees a situation where there are jobs available but not people qualified to fill them, according to Labor Commissioner Val Hoyle, the Director of the State’s Bureau of Labor and Industries. She led a panel which told a City Club audience on October 7 there are college graduates fighting for \$15 an hour jobs, while there are many openings for jobs paying six figures. One of the solutions for this mismatch between qualifications and job needs is expanded use of apprenticeships, she said.



We need to expand our thinking that apprenticeship programs are just for the building and construction

trades, she said. Half of the job openings in Oregon, she said, are in categories where more training is needed, but do not require a full college education. Behavioral health, medical support, and the cannabis industry are all areas where apprenticeship can be a lead-in to a solid career. Recently, she added, the Legislature approved the use of apprenticeship programs for professional firefighters. Already the Tualatin Valley Fire District and the Eugene/Springfield Fire Department are planning to use apprenticeship programs to alleviate staffing shortages. Mike Caven, the President of Local 851 of the International Association of Firefighters, and a Battalion Chief in the Eugene Springfield Fire Department, added that they have expanded the use of staff trained in basic life support to supplement the firefighters and paramedics whose training is in advanced life support.

Kail Zuschlag, Assistant Business Manager for Local 280 of the International Brotherhood of Electrical Workers, added that apprenticeship opportunities are not a second-rate option for those who are not comfortable in a college environment. In fact, he added, the five-year IBEW apprenticeship program includes full days of classroom instruction in addition to on the job, hands on, training.

The panel agreed that expanded use of apprenticeship programs is also a way to diversify the workforce making it possible to hire more women and people of color to industries that historically have not included them.

This point was emphasized by Battalion Chief Caven and by Lisa Ransom, the Director of the Apprenticeship and Training Division of BOLI. Her focus will be to implement the vision of Commissioner Hoyle to take BOLI beyond its historical role as a regulator and to make it more responsive to the needs of both employees and industry. One critical area Ms. Ransom is focusing on is a veteran’s transition program, which now serves over 700 service members who face the challenge of reintegrating into the civilian workforce after long service in the military. The goal of the program is to reach every Oregon veteran and offer support for their return to civilian work.

One challenge that Commissioner Hoyle described is the “siloiing” of many apprenticeship and pre apprenticeship programs. BOLI, The State Employment Department and the Oregon Workforce Partnership all run apprenticeship programs, but there is little coordination between them. Schools and community colleges run pre-apprenticeship programs, but there is little coordination between these education system based programs and the apprenticeship programs they are designed to support. She Hopes that BOLI will be successful in breaking down those silos to improved

coordination and make all the programs more effective. Lee Kounovsky, who teaches both in the Springfield School District and at LCC agreed. Both organizations run pre-apprenticeship programs that do not effectively connect to follow up apprenticeship programs.

During the question and answer period, Commissioner Hoyle was asked about the reasons that people are reluctant to return to work as the pandemic may be easing. She pointed to several factors, particularly the need to provide for childcare and care for the elderly, as well as underlying conditions that make people reluctant to risk returning to a workplace. She said that there seems to be no real relationship between the extraordinary pandemic unemployment support and reluctance to return to work. In those state where that emergency assistance has ended, there is little difference in how many people return to work compared to states where it continues.

When asked about programs to support the unhoused, Commissioner Hoyle said that apprenticeship programs are a challenge because it is hard for the houseless person. She pointed to the efforts of the Lane County Board of Commissioners to focus on a housing first model for addressing the crisis of homelessness. The solution, she said, is to get people housed so that they can have enough stability to be able to show up to work on time.

OCTOBER 21 – WORKFORCE ECONOMIC OUTLOOK



Two major economic disruptions have hit Oregon in the recent past – The Great Recession of 2008 and the COVID Pandemic of 2020. Not only did those two events affect the economy in very different ways, but the impact on the workforce was radically different, according to Henry Fields, the Department of Labor’s Workforce analyst for Lane, Benton, and Douglas counties. As the pandemic hit and continued, many workers have responded by radically changing their ideas about work. Unlike previous economic disruptions, the response to the pandemic involved a great deal of worker churn –

ATTENDING VIRTUAL MEETINGS

To view Springfield City Council meetings: On the Thursday before the meeting, the Council agenda is posted [here](#). The agenda will contain the information to link to the live stream of the meeting.

To view meetings of the Lane County Board of Commissioners, go to this [link](#) for connection information

To view Lane Transit District Board meetings, go to the [Events Calendar](#) and click on the meeting you want to attend for information on the Zoom link

To view School District 19 Board meetings: on the Thursday or Friday before the meeting go to the [Board Meeting Calendar](#), locate the meeting agenda and you will find the Zoom link to join the meeting.

To listen to Willamalane Board meetings:

On a telephone or cell phone, dial 541-736-4490

When prompted, enter the conference ID: 85238 followed by the # sign

To listen to SUB Board meetings:

Dial in using your phone: Dial 1.978.990.5373

Enter the Access Code: 2355961#

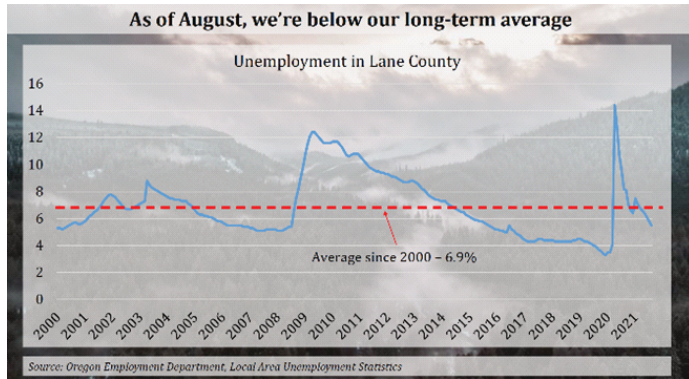
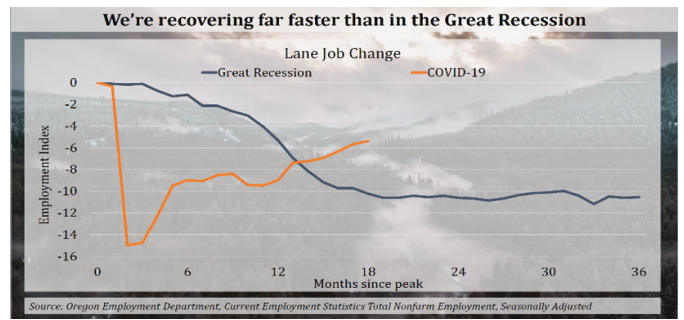
To view LRAPA meetings:

Below are instructions for participation: Click on this link from your desktop: <https://zoom.us/j/2234449160>

PROGRAMS CONTINUED FROM PAGE 3

retirements, workers quitting for a variety of reasons and not returning to the workforce or transitioning to other types of employment, including self-employment.

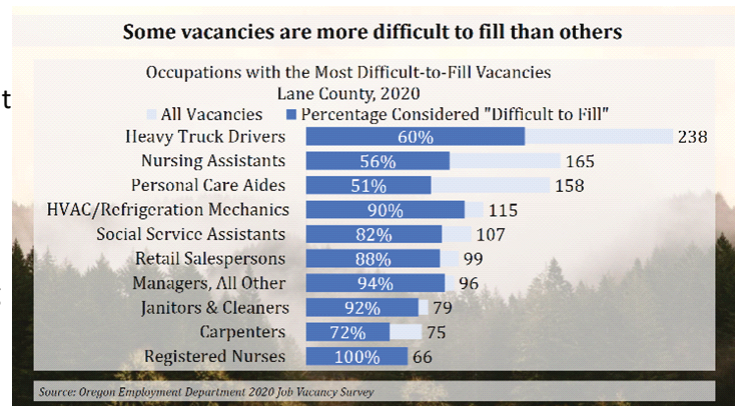
From an economic perspective, the shape of the recovery is also different. At this point in time in the Great Recession, Oregon communities were still losing jobs. In the current disruption, total employment levels, although they fell precipitously in March 2020, have already return to pre-pandemic levels, and the unemployment rate in August was already below the long-term unemployment rate.



In the face of what might seem to be good news about a recovery, employers still are struggling to fill vacancies. The most recent job vacancy survey indicated that there are over 107 thousand vacancies currently in Oregon. Equally concerning is that employers report that 78 percent of those openings are difficult to fill.

According to the survey, there are two categories of jobs difficult to fill. On the one hand there are jobs vacant from lack of qualified applicants. Heavy truck drivers, registered nurses HVAC/Refrigeration mechanics are examples of this category. In many cases, jobs in these categories have been difficult to fill for some time.

The other reason that employers rate jobs as difficult to fill is that there simply not enough applicants. Included in this category are production workers, cashiers, and personal care aides. These types of positions have become much harder to fill during the pandemic. In response to a question, Mr. Fields agreed there might be some relationship to the fact that many of the jobs which lack applicants are ones at the lower ends of the pay scale where personal contact is required. Concern about infection may be a factor in limiting applicants, but he also noted that many workers forced out of the workforce by the pandemic appear to be making choices to seek employment in other areas where there might be less risk and better pay. He said that it appears that the pandemic additional unemployment benefits may play a role they do not seem to be a major factor in reducing the number of people returning to the work force, since other states where the benefits ended earlier did not see a spike in returns to work following the end of those benefits. Lack of adequate childcare could be a major factor he said, particularly in circumstances where schools are closed because of pandemic concerns.



Different jobs face different hiring challenges

Lack of qualified candidates:

- Truck drivers
- Electricians
- Dental hygienists
- Bus and truck mechanics
- Construction and maintenance painters
- Registered nurses
- Nursing assistants
- Carpenters

Lack of applicants:

- Production workers
- Cashiers
- Laborers and material movers
- Personal care aides
- Landscaping and groundskeeping workers

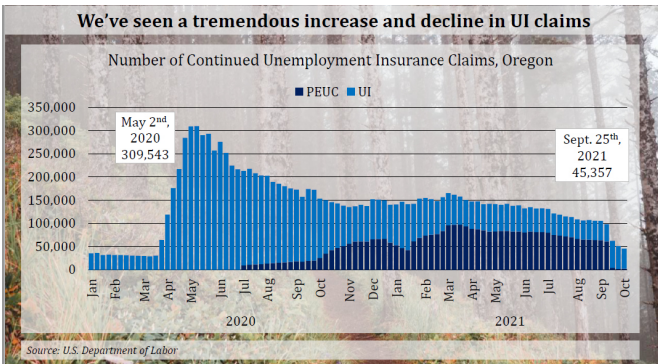
Source: Oregon Employment Department 2020 Job Vacancy Survey

What the data show, he said, is that in 2020 there were substantially more retirements than at any time in the past, that more people are becoming self-employed, and that many fewer work visas were issued. All of these, he said, could contribute to a massive shortage of workers. Another factor he pointed to be the fact that more people were simply quitting their jobs than at any time in the past 20 years. Every industry is being affected by this trend which, he said, could be the result of people changing their view of what they want to do with their life once the pandemic forced them to leave their job. Mr. Fields recommended that anyone wishing to review the full results of the employment survey visit www.qualityinfo.org

He predicted that businesses will need to take more measures to improve flexibility to attract workers. While Oregon has had more workers working remotely than in the rest of the nation, that trend is likely to grow significantly. Job sharing is likely to

increase as a way to induce workers who are unveiling to work a 40-hour week to return to the workforce if they can share a job with someone else. Wages are also likely to rise, although he acknowledged that wages might be becoming a smaller factor in the employment decision than in the past. He suggested expansion of apprenticeship to bring new workers into the workforce would be a benefit.

These changes could have a significant effect on how cities function in the future. He observed that in the Great Recession urban areas recovered more quickly than did rural areas, while in the present recovery the situation is reversed. Rural areas are recovering while cities, particularly larger ones, continue to struggle. He anticipated that might be a major dislocation in the commercial real estate market as companies rethink their need for large office spaces. The spin off of having fewer workers concentrated in urban cores could also have a major effect on other business activity in the core, particularly retail and food and hospitality.

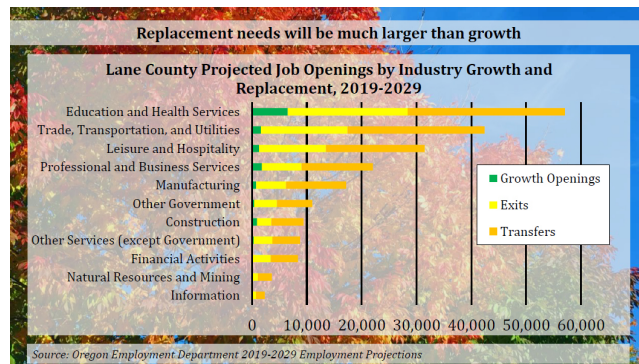


Many factors are pulling people out of the labor force

Main reason for not working, people 18+ Oregon, Sept. 15-27

Reason	Count	Percentage
Total, not including retired	777,152	-
Caring for children or elderly	118,974	15%
Caring for someone, experiencing, or concerned about spreading COVID	107,856	14%
Sick (not COVID) or disabled	104,123	13%
Economic impact of COVID (example: employer closed due to pandemic)	104,063	13%
Did not report	70,486	9%
All other reasons	271,649	35%

Source: U.S. Census Bureau Household Pulse Survey, Week 38 (Sept. 15-27)



Minutes
Board of Directors
Springfield City Club
September 29, 2021 – Zoom

Present:

Paige Sharpe	Callie Elliot	Kristin Denmark	Bob Fondren	
Len Goodwin	Tom Boyatt	Tiffany Edwards	Pat Riggs Henson	Nick Nelson

Absent: Terry Beyer, Merlyn Hough

The meeting was called to order at 11:40 a.m.

On a motion by Pat, seconded by Callie, the minutes of the September 1 meeting were unanimously approved as presented.

Bob presented the financial report. We have cash on hand of about \$2,000, which should be enough to carry us through the year, at least until dues for next year start coming in. Tiffany asked if we had ever had a formal broad based membership drive and suggested that we might form a subcommittee to look for ways to attract new members. Pat and Nick offered to join her in that effort.

We discussed the difficulties we seemed to have last year getting invoices into the hands of members. The consensus was that we should try to mail out invoices by US mail in addition to email to improve the chances they would be received and responded to. It was suggested that Bean Counter might charge an additional fee for those services, and it was agreed that members of the Board would send out the duplicate US mail invoices, clearly stamped to indicate they were dues invoices to reduce the chance they would be discarded.

After discussion, on motion by Pat, seconded by Tom, the financial report was approved unanimously.

The Board reviewed the new meeting format used at the last meeting. It was generally agreed that the format was an improvement, although it was noted that it would be desirable if more attendees did not block their video. Len suggested that when using the new format, it would be desirable if presenters sent him copies of any slide presentation so he could use the graphics in reports on the meeting, since grabbing images of graphics from the Zoom feed produces images that are not of good quality.

The Board agreed to continue using the new format and decided that using breakout rooms would be done only on a case-by-case basis. The Board directed Len to cancel the Zoom webinar subscription for now, recognizing that we can restart it at any time if that is desired.

The Board reviewed the conversations we were having with a member of the City Club of Eugene about a joint program on Glenwood. The Board agreed that a presentation focused solely on Glenwood was not timely at this moment because the City of Springfield is involved in a formal procurement process and important players would not be able to participate. The Board directed Len to suggest to CCE that we consider designing a three-part forum for after the first of the year that would include one program on Glenwood, one on the Eugene Riverfront development and one on the grant application by Eugene and Springfield for funding to work on the transportation link between the two projects.

The Board reviewed the upcoming workforce series to be held in October and November. The October 7 program is set. Tiffany has confirmed that Henry Fields is available for the October 21st program on the Workforce Economic Outlook. She will do Q&A.

The November 4 program will focus on Career Technical Education. We will have Russ Benton from the Sheetmetal Workers, Shareen Vogel from Lane ESD, and Grant Matthews director of CTE and LCC as presenters.

The November 18 program will include Todd Hamilton for District 19, Margaret Hamilton outgoing president of LCC and Joseph Womack, President of Bushnell University. Paige will do the welcome and Len will facilitate Q&A.

We are still lining up speakers for the December 2 program on the changing nature of the workforce and work.

There was no update from the statewide consortium

Tiffany has provided an article for the October newsletter and Nick will provide one for November.

Len asked each Board member to review the list of members and addresses he sent out so we can get it corrected as quickly as possible and provide it to Denise Molder.

There being no further business, the meeting was adjourned at 12:32 p.m.

Respectfully submitted,

Len Goodwin,
Secretary

City Club Board of Directors

President	Paige Sharpe	paige@springfield-chamber.org	(541)746-1651	06/30/2022
President-Elect	Callie Barry Elliott	ceiliott@columbiabank.com	(541)984-2270	06/30/2022
Past President				06/30/2022
Treasurer	Bob Fondren	Fondren3608@msn.com		06/30/2023
Secretary	Len Goodwin	localcitizenor@gmail.com	(541)915-8956	06/30/2022
Director	Terry Beyer	terrybeyer@comcast.net	(541)746-5889	06/30/2022
Director	Tom Boyatt	tboyatt@springfield-or.gov	(541)744-3373	06/30/2022
Director	Merlyn Hough	merlyn.hough@gmail.com	(541)285-3063	06/30/2022
Director	Nick Nelson	nick@nicknelsonrealestate.com	(541)852-9394	06/20/2023
Director	Kristin Denmark	kdenmark@thorp-purdy.com	(541)747-3354	06/20/2023
Director	Tiffany Edwards	Tiffany.Edwards@ltd.org		06/30/2023
Director	Pat Riggs-Henson	henson2831@comcast.net		06/30/2022
Director				06/20/2023