

## **SUNA Board Meeting Minutes**

Monday, November 18, 2019

7:00-8:40pm

Edison faculty lounge

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**Present:** Nancy Meyer, Tracy Phelan, Marcia Regnier, Bill Aspegren, Kari Parsons, Carolyn Jacobs, Pamela Miller, Grace Swanson

**Guests:** Matt Roberts, JoJo Jensen

**Guest Report:** JoJo Jensen, regarding Short-Term Rental (STR)  
(jojo@jojojensen.com)

- JoJo lives in Laurel Hill Valley, next door to a STR.
- She has met with nearly all council members and the mayor. They all know short-term rentals are impacting neighborhoods, but now just need to enact rules w/o being punitive.
- There is some agreement on registration, where STR owners have to register with the city, for a TBD rate. JoJo recommends \$250 annually with a \$5,000 fine for operating unregistered. This would fund the regulation implementation and enforcement.
- In Portland, the city got AirBnB to require a registration number on the site and AirBnB will take down your listing if you don't have a valid registration number. Eugene may be able to do this, too. Another question is whether VRBO, HomeAway, Craig's List, etc. will do this, too.
- Host Compliance website: a crawler that will go through all the platforms to see if everyone is in compliance. This is being put together at the State level and cities like Eugene can take part in the data available. It is not up and running yet.
- Some are talking about a limit of 75 days per year. JoJo feels they will likely go this way. This means the house has to be your primary residence, but you can rent out rooms or the whole house for up to 75 days per year. Some board members felt this might be too restrictive. This seems to be the sticking point on the details for council members.
- They are talking about other options as well, like caps on renting whole houses or the number of STR allowed.
- Sabbaticals are not considered STR.
- Emily Semple recommends defining what a STR is. JoJo reports State Farm Insurance definition is as follows: if it is a non-owner-occupied house that is rented, it is considered a hotel.
- The hitch is what owner-occupancy means. Does it mean you have to be on the site, or can you leave? Most councilors are supportive of owner-occupancy.
- Carolyn: A city staffer brought four different regs from other cities before the council and all four had an element of owner-occupancy.
- Council understands that parking is an issue with STR.
- Oregon Hotel and Lodging Association is supportive of restrictions.
- There needs to be alignment between the Eugene and Oregon tax code because AirBnB won't pay sufficient taxes if they don't. The city is not getting the TRT (Transient Room Tax) they are entitled to because of all the different platforms that are unregulated in terms of taxation.

- JoJo recommends writing letters to the editor at R-G and Eugene Weekly. Send short emails directly to councilors, not the general council address. Message can be that we aren't for an outright ban, but it is a question of scale. JoJo will send bullet points to us.
- JoJo reports that a city staffer calculated that there are over 824 STR in Eugene on Booking.com, which compiles all listings.
- Alan Zelenka told Carolyn and Bill that an out-of-state corporation bought up 13 properties in the area to turn them into AirBnBs.
- December 11 is the next city council work session on this topic, so no comments are allowed, but people can show up. At future council meetings, JoJo recommends speaking for 3 minutes and sharing your experience.

## **Standing Items & Announcements**

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1. Oct minutes – approved as written.
2. Treasurer's report/City \$
  - \$161.33 in our SUNA bank account.
  - \$1455.45 allocation from the City.
  - Can use this money to rent space at FCC while Edison is under construction. Nancy has met with FCC and they are willing to host us. They charge \$100 for General Meetings, but for our board meetings we can likely meet there without cost.
  - Bill submitted receipts for the ice cream social and will cut a reimbursement check to Kari once the city has reimbursed for the costs.
  - Carolyn noted how at the JWN (Jefferson Westside Neighbors) meeting, they passed a hat for donations.
  - We will talk about this and other questions about paying for meeting space at a future meeting.
  - Nancy will ask Connie if she has time to do a fall banner with some of our allocation.
3. University of Oregon updates from Matt Roberts
  - Matt asked how the conversation is coming along with parking and Jeff Petry regarding the Trials. Response at General Meeting was generally positive. Nancy reports that Jeff was going to come up with a more formal proposal to share with the neighborhood. Matt advocates for a much steeper penalty than \$32.
  - At a future meeting, Matt will bring in a colleague who will be filling in and taking more responsibility for what will be going on here while Matt does more work in Portland.
  - We need to inform the neighborhood about [goodneighbor@uoregon.edu](mailto:goodneighbor@uoregon.edu). If you have a problem, first call the non-emergent City PD line and then report on goodneighbor. Kari will add this to the next eNews.
  - Matt has been driving through the neighborhood after games to check on whether there are rowdy parties.
4. Updates on Edison planning/rebuilding
  - No updates, but Nancy will write Anne Marie about upcoming meetings with the architects, which she mentioned at the last General Meeting.
5. Housing/Land Use Updates

- Carolyn reported on the JWN meeting about HB2001. Carolyn would like Paul Conte, who presented at the JWN meeting, to come to our neighborhood. Paul would like a broader audience. They agreed on December 11 from 7-9 at Tsunami Books. Carolyn wants it to focus on the impacts on our neighborhood and R-1 neighborhoods. Kari will add this to the eNews.
- Bill and Carolyn are working on a bulleted list of recommendations to the city for the implementation of HB2001. A demolition tax is one strategy to reduce the number of older, affordable homes from being razed for an investment property.
- One of the major implications of the law is that a duplex has to be allowed on every lot, which effectively eliminated R-1 in neighborhoods that are not protected by CC&Rs. This is a done deal. We can restrict heights, etc. but not duplexes.
- Carolyn says there is some movement to possibly amend HB2001, but not overturn it.

### **Continuing Business/Reports**

#### 6. Discuss General Meeting

- Everyone thought the last meeting went well.
- We included a request in our last eNews for ideas for future General Meeting topics. Ideas received included:
  - Neighborhood/historic tours
  - Walking the alleys/parking issues
  - City of Eugene Hate/Bias information – Spring topic?

#### 7. How can we better communicate w/neighbors? Newsletter?

- Nancy shared a printout of the Southeast Neighbors eNewsletter as an example.
- Nancy wonders if we can do a once-a-year printed newsletter. Marcia suggested that it include something that is appealing to the student community, perhaps in the fall. Could ask people to sign up for the eNews. We could maybe pay someone to do it. Nancy will talk to Connie and Marsha.
- The board agreed to try out regularly scheduled (monthly) email blasts rather than do the current on-demand mode. Kari will send out in the next eNews a request for anyone who wants to do the eNews and a deadline for when to get her content.

#### 8. Disaster Preparedness Committee Update

- Marcia reports there are 7 groups current meeting in the neighborhood.
- Carolyn goes to NLC preparedness subcommittee meetings. Carolyn and Marcia talked about David Regnier, the chair of the SUN disaster preparedness committee, potentially going to these meetings, too.
- Carolyn reports there is a 4-hour medical training option that may start in January for those who don't have the time to do a full CERT training. Carolyn will send Kari information on this if it is happening.
- EWEB and NW Natural both sent out info on how to prepare.

#### 9. January General Meeting Planning

- Topic: Disaster preparedness speaker and film clip
- Possible dates for general meeting – Wednesdays? Jan 22, 29? Nancy will hone in on a date after learning about speaker availability. Kari will send out a save the date in the December eNews.
- Nancy will contact Bruce from the City, per Matt Robert's recommendation.
- Nancy will contact Ann Craig and Lauren re: a trailer for the documentary, and speakers that might come (perhaps Yumei Wang (DOGAMI), Josh Bruce (UO PPPM), and Doug Toomey (UO DOES))

Plan for meeting:

- Neighborhood announcements (e.g. Edison, etc.)
- Shout outs
- Clip of the documentary
- A panel of speakers
- Update on what is going on in the neighborhood by David Regnier
- Update on what UO is doing by Matt Roberts or a representative
- Q&A

### **New Information**

#### 10. Student Food Pantry – Report from Pamela

- Was run by Doug Hale of the Episcopal Church who gets food from Food for Lane County, using a community volunteer's van; the ASUO interns do the distribution.
- Program is in flux: Doug is being reassigned, so another person will come in, but he feels it should not be the responsibility of the next priest. He wants someone who can supervise getting and stocking the food and he has someone short-term who will help with the stocking part, but not overseeing the whole program. Grace Lutheran on Hilyard will let the Pantry use that space. That transition will happen in a few months. Someone is donating a van to the Pantry.
- What do they need from the neighborhood? Volunteers to do stocking. Pamela has been doing this. Pamela suggests doing a food drive or money drive to contribute to their stock in the spring. When Doug gets cash, he buys things that aren't part of the Food for Lane County distribution. Matt recommends not using the cash donations to buy food; Doug should go to Food for Lane County, where he will get much more for his money.
- How are students eligible? Students have to fill out forms to get the food; whoever thinks they need it gets food. There are more people who are returning to school, have families, and really need the assistance. There are rules on what can be taken.
- UO President has allotted funds to it, donated refrigerators, etc. Matt's office runs the governor's food drive; all the money went to the food pantry to get the refrigeration units and prepare the facility.

### **Good of the Order and Neighborhood updates/announcements**

- Owl sightings: Bill reported on barred owl sightings in the neighborhood. If you see and hear a lot of crows mobbing a certain tree, look for an owl there.

- Bill suggested we be involved in the FCC housing for the homeless grand opening. Nancy will reach out to them.
- **We will be dark in December.**
- **Next meeting is moved to January 13** due to the MLK holiday and the need to plan for the January meeting. Kari will let Rene know of the change.