

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Build Small Coalition
Date/time: July 25, 2019
Place: Metro, room 401

Attendees

Robert Liberty, Joe Wykowski, Susan Brown, Kol Pederson, Elizabeth Decker, Jill Cropp, Eli Spevak, Nate Ember

Metro staff

Rebecca Small, Frankie Lewington, Ted Reid, Laura Dawson Bodner

Introductions and Updates

Frankie welcomed the group and shared that he is moving to Illinois so this would be his last meeting. The Build Small Live Large conference will take place November 7. He invited those present to introduce themselves and give updates.

Jill Cropp, Studio Cropp Architecture, said she worked for the last 1.5 years on new small builds and rehabs.

Robert Liberty, director of the Institute for Sustainable Solutions, PSU, suggested there be a finance panel at the Build Small Live Large Conference and is consulting with a Portland community credit union. There is a company in Los Angeles, United Dwelling, which replaces two car garages with 800-1000 square foot ADUs. They assist with financing and property management and train people with prior convictions.

Elizabeth Decker, Jet Planning, said she wrapped up seven planning grants around the state aimed at updating their code. She will work with additional cities.

Kol Peterson, Accessory Dwellings.org, said he is organizing the next accessory dwelling academy, renamed the ADU Academy, taking place November 8. The first ADU Academy occurred on June 21 and attracted approximately 80 people. The ADU tour attracted 800 people who visited 17 homes across Portland. The next ADU tour will take place in two years. He shared that Ezra Hammer has been advocating for ADUs and best practices with jurisdictions. The infill housing group is an event put on for builders by HBA.

Susan Brown works in the construction and renovation program at Umpqua Bank. There is a small window for home renovation loans that could be a resource for people at 80% AMI and below. She is looking for a way to make this work.

Eli Spevak, Orange Splot and Accessory Dwellings.org, said that the Homebuilder's Association helped to get SDCs waived. A letter will come from the Portland Planning Commission that will call attention ADUs again. There is a code update coming on SROs and other low income types of housing. He shared a short update on the RIP.

Joe Wykowski, Community Vision Inc., said his organization works to provide independent, community-connected support for people with disabilities. Their building, located at SE 28th and Division, has space to host non-profits, including a large room for 25-30, a deck, an accessible kitchen and other spaces. There is room for up to 50-60 depending on which spaces are used. His organization works on housing; there are 4000 people in the Metro area with developmental disabilities living with family who could be living more independently. His organization has an accessible project that will go before the planning commission soon.

Rebecca Small, Metro, said she will be leading the Build Small Coalition and wants to find out how best to support the work. She wants to find out how to ensure the Coalition can share the best available data on housing supply.

Nate Ember works with Ink:Built Design.

Ted Reid works with Metro and said he will share a brief update on HB 2001.

House Bill 2001 Discussion

As Metro attorney Roger Alfred could not attend, Ted gave a synopsis of HB 2001.

HB 2001 passed the house and senate with bipartisan support. The bill aims to allow more missing middle housing in the state. It defines missing middle housing; it includes cottage clusters, duplexes, triplexes, quad-plexes and town houses. It further defines cottage clusters as no fewer than four detached housing units per acre of less than 900 square feet each and including a common courtyard. It will require Metro-region cities and counties within the UGB where the population is 1,000 people or greater to update zoning codes. If zoning allows for single family dwellings, then the jurisdiction must allow all missing middle housing types in all areas zoned for residential use. Duplexes must be allowed on every lot.

Reasonable siting and design standards will be allowed as long as they do not discourage the development of any missing middle housing types through unreasonable cost or delay. Jurisdictions have until June 30, 2021 to update codes. The Oregon Department of Land Conservation and Development will develop a model code that cities can use. If they miss the deadline, they will have to use the model code. The state just released a draft policy agenda and it includes working on model code. Convey interest in the process to Jennifer Donnelly.

Ted reiterated that the bill defines cottage clusters as having a density of a minimum of 4 units per acre and noted that this low-density housing type will be challenging to reconcile with the other, denser, middle housing types in zoning codes. Large maximum lot sizes sized to accommodate cottage clusters could result in low density building.

Discussion included:

- Metro has land use authority - the urban growth management functional plan plus a charter prohibition that prohibits Metro from requiring increased density in single family neighborhoods.

- It could be challenging for the state to develop a model code that would work for all.
- Would they amend the state code? It is very complex.
- Some cities are moving to mixed use zones so how would this impact?

Metro will participate at the local level by helping cities and counties adopt codes that use best practices.

- There are other codes that make cottage clusters hard to develop: fire, transportation and right of ways are examples.
- Cities that have cottage cluster codes have not seen them get built. Even 10 units may not pencil out.

Ted continued, saying there is a process for cities and counties to get an extension to update their code. Encourage ways to include affordable housing, including property tax exemption. It also waives transportation level of service requirements.

- Possible effects of this bill, a transportation bill and funding requirements.
- Regarding a question about the prevailing party and legal fees, Ted said he would ask Metro's land use attorney Roger Alfred.
- It is not possible to have a recorded instrument on a property that prohibits middle income housing or ADUs.
- The added provision of regional goal setting and design standards does not include owner occupancy requirements of the primary or secondary structure or to build off street parking.
- There is some ambiguity in the bill but this is needed to allow flexibility so that it will work around the state.
- Realtors association lobbied for some additions intended to force Metro to expand the urban growth boundary, by seeking to limit Metro's ability to count on additional growth capacity within the UGB.

Sightline just launched a site with historic and new examples of housing. New examples would be helpful to add to the database.

2018 Oregon Housing and Affordability and Rent Burden Survey

Rebecca shared an update on the Oregon Housing Affordability and Rent Burden Survey. This survey is a result of HB 4006. Jurisdictions with a housing burden of 25% or more are required to fill out the survey annually. The state's goal is to direct technical assistance, financial support and grants to help cities identify opportunities to develop policies to decrease rent burden and increase the types of housing that could be developed. If cities have not made policy changes it could affect their eligibility for grants. There are many questions on, for example, regulated affordable housing policies, income spread, zoning, mix of housing as well as specific policy questions.

Rebecca shared a poster and a spreadsheet with the questions. She said that as part of the affordable housing bond work, Metro is using the survey results to track cities' housing policies to ensure they have policies that support affordable housing. She noted that this policy tracker could be helpful to advocates for small housing by identifying which cities are making it easier to build these housing types and which could improve. She said the data could be used to advocate for

specific policies that a city could implement. The questions were a joint effort between DLCD and OSU. Individual city responses and compiled results have not been posted online.

The group discussed the survey, the questions and possible ways cities could respond, accessibility and overlay of race and culture. Rebecca asked for suggestions on the best way to package the data and disseminate it. Currently, there is no place to look up a specific jurisdiction. She said in order to get technical assistance and housing assistance grants, jurisdictions must complete the survey.

Wrap up and Adjourn

Frankie Lewington thanked those present for their participation and wished them well. The group thanked Frankie for his work. Rebecca will take on Coalition coordination starting in August. The meeting was adjourned at noon.