

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Build Small Coalition
Date/time: September 26, 2019
Place: Metro, room 401

Attendees

Elizabeth Decker, Lina Menard, Susan Brown, Patty Morgan, Dan Rutzick, John Miller, Kol Peterson
Metro staff

Rebecca Small, Laura Dawson Bodner, Megan Gibb

Welcome and introductions

Rebecca welcomed the group, saying the meeting would focus on the Build Small Live Large workshops and how to get the word out about the conference.

Briefing on Build Small Live Large Summit sessions, speakers and workshops

Rebecca reviewed conference sessions, detailed in the attached At A Glance document.

Discussion included:

- There is an app available in Seattle that was developed by Up for Growth. Planners can plug in information on proposed changes and see what the impacts could be. Megan will forward information on this to Elizabeth and Patty.
- Does ADA code click in at 4 units?
- Could the keynote session be made available to PSU students for that session? It would be a great opportunity to get students in the door.

Rebecca said she would reach out to graduate students.

Registrations to date and promotion

Patty noted that there are 100 registrants including those with complementary passes. There is capacity for 600. She noted that students may volunteer in exchange for a waived registration.

Discussion about opportunities for students included:

- Promote to incoming students.
- There could be an opportunity for architecture students who want to display their designs if they agree to organize this event. They would receive a complimentary registration. Approach architecture programs at OSU and PSU. Pass along contacts in architecture programs to Patty.
- No free anything. It will not be valued and people who sign up may not show up.
- City of Hillsboro partners with the school district. Maybe the youth advisory could sponsor a few students.
- Banks could also sponsor some students.
- If there is space, allow people to attend the morning and the noon keynote sessions (Rothstein).
- Contact Planning Directors and but also personal contacts at jurisdictions.
- Will there be special outreach to ADU academy?

Ways for BSC members to help spread the word

Patty requested assistance in getting the word out for this fourth BSLC conference. She asked about mailing lists and said she would provide promotional resources including the flyer, a PDF of the schedule, a formatted marketing email and brackets for social media. She asked for additional ideas and requested that BSC members please register for the conference. An APA credit is offered for most sessions.

Ideas offered included:

- Committee members send information to their contacts.
- Facebook like/share/tag.
- Send a press release to the DJC and other outlets.
- Send to city planning commissioners.

Patty shared a breakdown of attendees of the 2017 conference. This year, she said she is reaching out to AIA, BCorp group, past attendees (1800) and Kol's list (1,800). Metro staff will send out to their interested parties lists. Patty said she would draft a press release and would send to Metro Communications staff for review.

Comments and discussion included:

- With HB 2001, it may be useful to spread word to the development community.
- Kol will reach out to HBA.
- Has there been outreach to real estate and financing folks?
- Susan said she is part of a professional women's group and will share information with them and others.
- Lina shared that Sustainable Building Week is October 14-18 and requested a ¼ size handout to share at the event.
- Ask Bandana to share through AARP.
- With recent California legislation, there may be people there who would attend.
- Distribute to the local HUD list.

Rebecca said she would send promotional resources provided by Patty to the BSC contact list. She then noted that the meeting end time arrived and invited all who were available to stay for a brief discussion on the future of the Build Small Coalition.

Build Small Coalition

Rebecca introduced the discussion, saying the team would like to re-engage the larger coalition given the challenge of using the new legislation to get homes built. In the region and state, this group has the best expertise and connections to make this happen. In addition, there is a bigger goal - to think about the direction of the Coalition going forward.

Discussion included:

- It would be helpful to mine what this group has done in the past.
- The original mission was to increase the supply and demand of space efficient housing.
- In the past we developed some work plans. What have we accomplished? What is relevant now and what needs to be added?
- Hillsboro has townhouses and 4 plexes but they are not space efficient. With the residential infill project, it would be helpful to talk about the benefits of energy efficiency and provide templates of newer, well designed, space efficient, not too expensive designs.
- What is space efficient housing beyond ADUs?

- Metro compiles information. Make it available to jurisdictions. For example, have 4-5 examples of how to make zoning amendments. Provide templates of what is working in other jurisdictions.
- DLCD is creating a model code for middle housing; their deadline is Dec 2020. Development in rulemaking is involved to check on barriers. Provide feedback.

Rebecca mentioned one last issue on the BSSL conference. The planning group wants a closing event focused upon the difference that having access to small housing makes in people's lives. They are hoping for a panel of 5 people, 5 minutes each, and one-two slides each. This would be followed by a social event. Rebecca requested a volunteer to help out with the 5 stories. Lina offered to help.

Suggestions included:

- Include the equity implications of ADUs.
- There were 4 units produced by the Idea Lab of Multnomah County. Talk to the family who built the ADU in their yard and family who lives in the ADU.
- Look at examples of SRO's and the Kenton pods.

Group announcements and conclusion

The meeting adjourned at 11:15 a.m. after much energized discussion.

7:30 am	Thursday, November 7 at Portland State University Smith Center: Registration and Exhibit Hall Opens		
8:00 - 9:00 am	<p align="center">Changing the Rules for Residential Neighborhoods: More Choices, Smaller Homes, Moderator: Eli Spevak, Orange Splot</p> <p align="center">Ann Fryman, Legislative Aide for CA Sen. Scott Wiener Margaret Morales, Sightline Institute Lynn Peterson, Metro Council President Taylor Smiley Wolfe, Former Policy Director for OR House Speaker Tina Kotek</p>		
9:15 - 10:30am	Concurrent Sessions		
	<p>Radical Regulations: Innovative Housing Legislation on the West Coast</p> <ul style="list-style-type: none"> Ann Fryman, Legislative Aide for Sen. Wiener Margaret Morales, Sightline Institute Taylor Smiley Wolfe, Former Policy Director for OR House Speaker Tina Kotek <i>Moderator:</i> Jeff Mapes, Oregon Public Broadcasting 	<p>Creative Approaches for Temporary Housing Solutions</p> <ul style="list-style-type: none"> Dan Bryant, Square One Villages Alan Evans, Helping Hands Regan Watjus, City of Eugene <i>Moderator:</i> Mercedes Elizalde, Central City Concern 	<p>What's New with ADUs? Legislation, Development Costs and Valuation</p> <ul style="list-style-type: none"> Abdur Abdul-Malik, A Quality Appraisal Inc. Kol Peterson, Accessory Dwelling Strategies LLC Eli Spevak, Orange Splot
	<p align="center">11 am - 12 noon Keynote: Richard Rothstein, Distinguished Fellow of the Economic Policy Institute 12 noon - 1:30 pm Box Lunch and Book Club with Richard Rothstein</p>		
1:30 - 3:00 pm	Concurrent Sessions		
	<p>Meeting in the Middle: Effective Zoning Strategies for Missing Middle Housing</p> <ul style="list-style-type: none"> Leonard Bauer, City of Olympia Planning and Development Eunice Kim, City of Salem Community Development Zac Moody, City of Talent, OR Pete Walter, City of Oregon City Community Development <i>Moderator:</i> Elizabeth Decker, JET Planning 	<p>SRO revival – A Reemergence of Co-living</p> <ul style="list-style-type: none"> Owen Gabbert, Owen Gabbert LLC Sean Hubert, Central City Concern Molly Rogers, Portland Housing Bureau <i>Moderator:</i> Jes Larson, Metro 	<p>2019: The Year of Progress in ADU Finance</p> <ul style="list-style-type: none"> Steve Dietz, United Dwelling Larry Ellifritz, Consolidated Community Credit Union Callie Lawson, Craft3 Rose Ojeda, Hacienda Community Development Corporation Jack Woodruff, Unison <i>Moderator:</i> Robert Liberty, PSU ISS
3:30 - 5:00 pm	Concurrent Sessions		
	<p>Making the Case for More Neighbors: Strategies for passing missing middle housing legislation</p> <ul style="list-style-type: none"> Leonard Bauer, City of Olympia Community Planning and Development Jo Ann Hardesty, City of Portland Commissioner Madeline Kovacs, Sightline Institute Dani Madrone, Olympians for People-Oriented Place <i>Moderator:</i> Amelia Templeton, OPB 	<p>Is this thing working? Measuring the effect of your housing tools and incentives</p> <ul style="list-style-type: none"> Xander Blair, Civic Software Foundation Elizabeth Decker, JET Planning Al Mowbray, Metro <i>Moderator:</i> Michael Andersen, Sightline Institute 	<p>Universal Design: Introducing Accessible Homes in Residential Zones</p> <ul style="list-style-type: none"> Michelle Glass, Rogue Action Center Dan Hill, Arbor South Eli Spevak, Orange Splot Morgan Tracy, City of Portland Bureau of Planning and Sustainability <i>Moderator:</i> Carmel Snyder, AARP Oregon
5:15 – 5:45 pm	Closing Plenary: Housing Stories and Innovations		
November 8 Add-ons	<p>8 am - 2pm Friday Bus Tour: Fasten Your Seat Belts – It's Been a Bumpy Ride... A Tour of Portland's Hidden Discriminatory Housing History</p> <p>8:30 AM - 6:00 PM ADU Academy by Kol Peterson at Revolution Hall</p>		