



# Meeting minutes

Meeting: Build Small Coalition  
Date/time: Thursday, July 26, 2018, 10:00 a.m. - noon  
Place: Metro, room 401

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## **Attendees**

Dan Rutzick (City of Hillsboro); Madeline Kovacs (1000 Friends of Oregon); Kol Peterson (Accessory Dwelling Strategies); Patty Morgan (Pacific Agenda); Andrew Morphis (Homebuilders Association); Beth Gilden (PSU Institute for Sustainable Solutions); Jill Cropp (Studio Cropp Architecture); Caitlin Burke (JOHS - City of Portland); Tim Miller (Enhabit); Elizabeth Decker (JET Planning); Eli Spevak (Orange Splot); Frankie Lewington (Metro); Emily Lieb (Metro); Ted Reid (Metro); Megan Gibb (Metro); André Lightsey-Walker (Metro); Laura Dawson Bodner (Metro)

## **Welcome, Introduction and Member Updates**

Mr. Lewington welcomed members and introduced the agenda. He said the Coalition's work plan has been nearly accomplished and asked that members help brainstorm potential ideas or projects for the upcoming year. He invited members to introduce themselves and provide updates.

- Mr. Tim Miller of Enhabit said his organization is working with Multnomah County to build ADUs for houseless people. His organization is seeking a new executive director with experience in housing, identifying funding streams and building partnerships.
- Ms. Cait Burke of the Joint Office of Homeless Services at the City of Portland attended the meeting to observe.
- Ms. Jill Cropp of Studio Cropp Architecture said she is working with clients who are interested in building ADUs; she noted that many are looking forward to the updated residential infill project code.
- Ms. Beth Gilden of PSU reported that PSU ISS had released the report on the ADU survey and there will be a webinar on Tuesday, July 31<sup>st</sup> to discuss the results at a high level.
- Mr. Andrew Morphis, a general contractor specializing in ADUs and high performance homes, was in attendance representing the Home Performance Council of the Homebuilders Association.
- Ms. Patty Morgan of Pacific Agenda worked on the logistics for the Build Small Live Large Conferences, 2016 and 2017.
- Mr. Kol Peterson of Accessory Dwelling Strategies is considering organizing an ADU tour for June 2019. In fall 2018, Kol will be giving a presentation on best practices of appraising ADUs. He noted that there is no information currently on the value an ADU might add to an existing home compared to an ADU included in new construction.
- Ms. Emily Lieb noted that the Metro Council referred a housing measure for the ballot this November.
- Ms. Madeline Kovacs of Portland for Everyone reported that the Mayor of Portland said the Residential Infill Project schedule will be delayed and the council will not vote on the project until March 2019. Portland for Everyone is currently deciding how to respond to this timeline shift.

- Mr. Eli Spevak of Orange Splot Development said he is working in two communities on attached homes, which are 50% smaller than average homes. He also mentioned there will be a conference similar to Build Small Live Large in Vancouver, BC on November 17, 2018.
- Mr. Dan Rutzick of the City of Hillsboro said the city has applied to DLCD for a technical assistance grant focusing on housing supply and affordability, housing needs and code updates.
- Ms. Elizabeth Decker said she is working with Oregon City on cottage housing and townhouse options on smaller lots. She let the group know that there are state grants available to assist with planning for housing; DLCD has \$1.7 million for the grant cycle.
- Ms. Megan Gibb shared details on the upcoming RailVolution conference that will take place in Pittsburgh from October 21 – 24, 2018.

### **ADU code audit report update and next steps**

Elizabeth Decker gave a presentation on the ADU report findings. She looked at ADU regulations in all 27 regional jurisdictions to get a better understanding of the existing scope of ADU regulations, their relationship to production and feasibility, and possible innovative policies. SB 1051, which came online July 1, 2018, reinforces existing Metro Code. Ms. Decker said the jurisdictional audit workshop in April 2018 was well attended and feedback was encouraging; three or four cities contacted her regarding a review of their codes after the workshop. She will distribute the final report to this group and city planners across the region when complete. At the OAPA conference in October, Elizabeth, Laura Buhl, Kol Peterson and Frankie Lewington will be presenting in a session focused on state and regional requirements and local factors that shape ADU regulations.

### **Member discussion included:**

- DLCD is currently conducting an ADU code review for cities in compliance with SB 1051.
- Participation in an adoptive process gives standing to appeal. Typical homeowners would not know this law exists. Reach out to builders to let them know laws should have reasonable standards.
- Is there language on having an ADU tied to the size of a home, so that bigger homes may build an ADU, while small houses cannot? Approximately 50% have language as a percentage of the home size.
- Tracking permits is difficult. Metro could ask how many permits are issued annually to force jurisdictions to improve codes. It would be helpful to track adoption and how ADUs change over the next 10 years.
- There are case studies of Portland ADUs and it would be helpful to have examples from other parts of the region.
- When new neighborhoods are being built, see if developers would build ADUs in order to test that market.
- Within the HBA, smaller builders are showing some interest. It would be helpful if larger builders/developers could share what they've done with their peers.
- In Portland it would be possible to do a lot more if it didn't take a year to get a subdivision or a plat. Developers building condominiums are able to get around the subdivision rule.

Ms. Decker added that the final ADU audit gives full recommendations and includes a checklist tool that is intended for jurisdictions but that could also be used to examine code.

**Coalition next steps**

Mr. Lewington asked members to email suggestions for ideas or projects that the Build Small Coalition might take on for the upcoming year.

Ms. Kovacs suggested telling stories, for example of how people are using ADUs to meet goals of affordability, accessibility to make stories more human-needs based.

Mr. Lewington thanked members for their participation. The next Build Small Coalition meeting will take place Monday, September 17, 10:00 a.m. – noon.