



# Meeting minutes

Meeting: Build Small Coalition  
Date/time: Monday, Nov. 13, 2017 from 9 to 11 a.m.  
Place: Metro Regional Center – 600 NE Grand Avenue, Portland, OR 97232 – Room 401

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## Attendees

Emily Lieb (Metro); Amaanjit Singh (Metro); Ted Reid (Metro); Megan Gibb (Metro); Dan Rutzick (City of Hillsboro); Kol Peterson (ADU Strategies); Jill Cropp (Studio Cropp Architecture); Madeline Kovacs (Portland for Everyone); Patty Morgan (Pacific Agenda); Joan Grimm (Portland Alternative Dwellings); Lina Menard (Niche Consulting); Alan De La Torre (Portland State University); Eli Spevak (Orange Splot, LLC); Beth Gildea (Institute for Sustainable Solutions, PSU); Todd Borkowitz (City of Portland); Frankie Lewington (Metro)

## Coalition member updates

- Dan Rutzick shared that the City of Hillsboro is working with a consultant on analyzing parking reductions for multi-family housing.
- Frankie Lewington asked the group for feedback on content for the coalition’s letter of support for the Residential Infill Project (RIP). Feedback included:
  - Madeline suggested including a request to conduct further analysis on the Floor Area Ratio (FAR) calculation for duplexes. She noted it was difficult to conclude if the calculation would actually incentivize building duplexes over single-family homes.
  - Kol suggested including a request to have the Residential Infill Project apply to the entire city instead of just certain areas designated by the Housing Opportunity overlay.

## Portland for Everyone update

Madeline Kovacs gave an overview of Portland for Everyone’s (P4E) mission and their current advocacy efforts related to the Residential Infill Project. Madeline walked through their letter of support explaining their positions and how coalition members can get involved in the effort.

Notable highlights of the conversation are below:

- Madeline noted that the Housing Opportunity overlay zone allows the following housing types if one of the units is built with visitability features: duplex, duplex with one detached ADU, a house with two ADUs (one attached and one detached) or a triplex.
- Madeline noted that how currently written, the RIP’s cottage cluster code isn’t reflective of true cottage cluster developments (for example, it only requires half of the homes to be arranged around a central green space or courtyard). P4E’s letter advocates for city staff to look to other examples of successfully implemented cottage cluster codes to emulate. Additionally, P4E suggests including density bonuses for building cottage cluster developments.
- P4E recommends that historically narrow lots be rezoned from R5 to R2.5 in order to allow for property line adjustments that could help preserve existing housing, while adding more affordable, small(er) homes.

- P4E also recommends removing the current 'a' overlay zone to allow for the development of these housing types throughout the entire city. In addition, P4E suggests creating a transit overlay, or 't' overlay, that would eliminate the on-site parking requirement for neighborhoods that were a quarter mile or less from frequent bus service. Additionally, the 't' overlay would apply to neighborhoods a half mile (or less) from high capacity transit.
- Jill asked the group if they knew if city staff reached out to developers for feedback regarding the property line adjustment language for historically narrow lots. She wanted to clarify whether property lines would be subdivided in order to compensate for multiple housing units on a single lot.
- Dan Rutzick thought it would be advantageous for the RIP to be applied throughout the city, especially since ADU development could be used to negate displacement.
- Madeline shared the Portland for Everyone website and directed the coalition to the webpage to provide feedback on the RIP (comments will be accepted until November 30, 2017).
- She also shared resources for reaching out to local publications about the RIP and other general housing issues.
- Madeline noted that the Planning and Sustainability Commission will most likely hold a public hearing on the RIP in February 2018; the Portland City Council anticipates holding a public hearing in summer 2018.

### **Build Small Live Large Summit**

Joan Grimm thanked the coalition members for their efforts in making the summit a success. She let the group know that videos of the keynotes and sessions would be made available in the next few weeks. Joan also shared attendee statistics and survey feedback with the group (figures and feedback below).

#### Attendee statistics:

- There were around 500 participants during the three-day summit
- 55% of the participants were from Oregon; 11 states were represented at the summit
- Most of the attendees were planners/policymakers, architects/designers and developers/contractors

#### Survey feedback:

- Most participants heard about the summit from word of mouth
- Participants cited the Friday discussion topics and guest speakers as the main reason for attending the summit
- 93% of participants were either 'satisfied' or 'very satisfied' with the summit
- 90% of participants were 'likely' or 'very likely' to attend a future Build Small, Live Large summit
- 93% of participants indicated that they were either inspired or learned something new from the summit
- The most popular sessions were:
  - Design Matters – How Small Space Design Leads to Large Outcomes
  - Tiny Homes for the Houseless
  - Innovative Models for Financing and Developing ADUs
  - ADU Challenges through the Portland Lens
- Common feedback for future summits included more sessions around ADU construction and financing, along with more presentations on completed ADU case studies

Other important highlights:

- Emily Lieb noted many of the people she met at the summit had an interest in generating a national conversation about space efficient housing. This should be a topic the coalition discusses down the road.

#### **Age-friendly housing and visitability education efforts**

Alan De La Torre, a research associate at Portland State University, introduced himself to the coalition and gave an overview of his work, which is focused on age-friendly cities and how to create accessible environments and housing options for all Portlanders.

He noted the rapid aging and diversification of the metropolitan population and emphasized that communities must be prepared to meet the needs of older and/or disabled people. He spoke specifically about [Age-Friendly Portland](#), an initiative working to meet the needs and engage the strengths of all citizens toward building a community for all ages. The initiative is led by the City of Portland and Multnomah County.

In discussing the Residential Infill Project, he noted that applying accessibility and visitability policies is critical towards efforts to develop age-friendly housing and achieving the necessary conditions for people to age in place.

Todd Borkowitz, City of Portland planner, spoke to some of the visibility features written into the RIP draft discussion guide. Those features include:

- A low- or no-step entry
- Wider halls and doors
- Living space and bathroom on the ground floor
- Wheelchair accessibility for bathrooms

Furthermore, Todd added that the RIP would include provisions limiting the amount of stairways, and number of steps required to gain entry into a home.

Alan proposed setting up an event for local elected officials and jurisdictional staff to learn more about age-friendly housing and how visitability principles pertain to local municipalities. The group thought that this would be a worthwhile educational opportunity. Alan will connect with Frankie about details and logistics of the event. Alan anticipates the event to take place in February around the time that the Planning and Sustainability Commission will meet to discuss the RIP draft.

**Meeting adjourned at 11:00 AM.**