

Meeting: Build Small Coalition
Date/time: July 22, 2021, 10:00 a.m. – 11:00 a.m.
Place: Zoom virtual meeting

Attendees

Susan Brown, Garlynn Woodsong, Ryan Makinster, Roseann Johnson, Tim McCormick, Kol Peterson, Elizabeth Decker, Eli Spevak, Dan Rutzick, John Miller, Eric Ridenour, Paxton Roxwell, Trisha Peterson

Metro staff

Rebecca Small, Ted Reid, Clint Chiavarini, Laura Dawson-Bodner

I. Introductions

Rebecca welcomed those present and invited them to share brief updates. They included:

- An option for financing cottage clusters has been located; more details to follow.
- In urban growth expansion areas in South Hillsboro, developers are building multi-generational suites attached to the main home. These separate living spaces could be rented out and may not have a separate entrance.

Rebecca thanked RIP advocates.

II. Upcoming BSC Items

Rebecca shared:

- Planners in Minneapolis have a pilot project to look at changing zoning for middle housing. The city is making property available to developers if they will develop middle housing with some percentage of affordable at 50% AMI or less. There can be up to 20 middle housing units. Rebecca will ask them to present at a future meeting.
- The City of L.A. doesn't allow middle housing development but held a middle housing development design competition, promoted by the mayor's office. Rebecca will talk to a L.A. contact for details on how to structure and promote a design competition.

Rebecca asked those present to forward additional ideas for future speakers.

The group discussed water metering requirements for new developments.

- The PDX water bureau has newly allowed for "header service". Essentially the program allows for multiple individual meters, up to six, to feed off of one larger meter (1.5" or 2") for the price of that larger meter, resulting in meaningful savings for middle housing developments with multiple units on a single lot. (E.g. six meters will cost \$14k today, vs \$45k before this provision was passed). However, the code does not allow for a "header service" scenario across multiple fee simple lots as allowed by SB458, likely because the code was developed before the bill passed. It might be worth trying to advocate for a change in this instance.
- From a financing perspective, easement language may be needed.
- Are there examples from other jurisdictions outside Portland, such as Hillsboro?
- Cottage clusters and other middle housing configurations could be an opportunity to demonstrate use of off-grid water/sewer/solar which is cheaper, more flexible and more

resilient in the case of a disaster? However, most cities have requirements for homes to connect to city utilities, particularly sewer (as private septic systems inject wastewater into the ground and impact groundwater quality).

III. Lightning Talks

Rebecca invited presenters to share information on two topics. The third topic, *Right-sizing Infrastructure for Middle Housing*, will be discussed at a future meeting.

Let's Build It: Incentives for Middle Housing webinar

Roseann Johnson and Ryan Makinster of HBA proposed a webinar in partnership with Umpqua Bank and DLCD focused on getting middle housing built. The event would be 1.5 hours and have four subject areas:

- SB 458 and cottage housing
- City or jurisdictional incentives including water, parks and transportation
- Financial products for middle housing
- Condo mapping options including specific legal processes and ramifications.

The date would be Wednesday, September 29, 10 – 11:30 a.m. with additional discussion time. A flier for the event will be distributed to the BSC email list.

Cooperatives for Housing and Economic Development

Garlynn Woodsong shared a presentation on cooperative housing. He explained that the cooperative model could be impactful in this era of increasing inequality, decreasing home ownership, high construction costs and stagnant wages.

He shared information about housing cooperatives in Germany that are organized as non-profit corporations owned and controlled by their member residents. Each shareholder occupies one legal unit. Some cooperatives include non-residential space to provide space for economic opportunities for their members. There are two models: non-ownership and ownership (equity or limited equity). Financing is provided via outside loans, a loan issued by the coop or by a monthly rental fee. These multifamily developments set aside reserves for future maintenance of the structure. As well, each coop member is responsible for some tasks which brings down costs and increases affordability. In the United States, this movement started in 1918 in New York City where 75% of homes are cooperatively owned. Fannie May has information on cooperative housing on its website.

Rebecca said she would send out the slide deck after the meeting.

IV. SB 458 Guidance

This item was tabled until the optional discussion time after the meeting.

IV. Adjourn

Rebecca adjourned the meeting at 11:00 a.m., inviting those who were interested in informal discussion to stay after the break.