

Meeting: Build Small Coalition
Date/time: May 27, 2021, 10:00 a.m. – 11:30 a.m.
Place: Zoom virtual meeting

Attendees

Susan Brown, Garyn Woodsong, Ryan Makinster, Kay Elmore, Roseann Johnson, Lisa Vermillion, Tim McCormick, Kol Peterson, Elizabeth Decker, Sean green, Joe Wykowski, Eli Spevak, Joe Purkey, Dan Rutzick, Phil Nameny, Heather Flint Chatto

Metro staff

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

I. Introductions and updates

Rebecca welcomed those present and invited them to introduce themselves and share brief updates.

II. Updates on projects, programs & legislation

City of Portland Design Overlay Zone Amendment (DOZA) project

Rebecca introduced Phil Nameny of the City of Portland who gave an update on the Design Overlay Zone Amendment (DOZA) project.

<https://www.portland.gov/bps/doza>

Phil's comments included:

- The amendment applies where city areas have design overlay zones. They are rewriting tools and processes as it has not been updated in at least 20 years. DOZA doesn't apply to large areas, but to areas where growth is anticipated in the next 20 years.
- Design guidelines include standards and thresholds of what will trigger design review.
- A draft came out late 2020 and the first public hearing occurred on May 12.
- The project takes a menu approach and uses a point-based system using standards in the place of design review. The threshold was raised to 75 feet. A smaller lot would need to accumulate more points if building higher.
- There was a lot of public testimony. Comments included about concern about regulatory barriers to affordable housing and not having access to discussions on changes in neighborhoods.
- The City is looking at more refined allowance for affordable housing projects, such as a subsidy project or another measure of affordability or something to designate a difference between type 2 and type 3.
- Standards are style neutral. Quality materials and built to last are criteria. It is about site design and livability and less about traditional architecture.
- Some planning commission members were interested in supporting the traditional form. Staff were asked to develop another standard for traditional styles. One additional standard with options that would apply to closer in areas is being discussed.

- The standards will look at treatment of bridges over a certain span and review will be required.
- A package of amendments will be released next Thursday and there will be a hearing on June 10.
- There is a full chapter on parking. There was an exemption that applied to smaller lots.
- State law requires that density not be reduced as part of their approval or that a reduction in height not affect density. DOZA goes a little further.
- The biggest change with DOZA is creating a more flexible yet clear and objective path with a menu approach based on site size. Comparing a 5,000 sq. ft. property for an apartment project to a bigger project on 20,000 sq. ft. lot, the latter would require more points.
- Council is a little concerned about areas like Sandy. The PDC is looking at a maximum height of 75 feet for inclusionary housing.
- Construction costs have gone up and larger residential projects have dropped, although numbers of smaller renovations have not declined.
- City council is looking at tightening up for qualified affordable housing projects.

SB 458 (fee-simple land division bill – passed!)

Rebecca noted the passage of SB 458, saying that the HBA was instrumental in this success. The BSC wrote a letter early in the legislative process supporting the bill with many signatories from the group. She asked Roseann Johnson to share an update.

Roseanne said the bill is on Governor’s desk. It will apply to projects on or after July 1, 2022. It utilizes the established expedited land use process.

- It allows jurisdictions 21 days to deem applications complete
- It allows 63 days for jurisdictions to make a decision (versus 120 days)
- Limited appeals are allowed
- Any hearings office decision cannot reduce the density of a middle housing expedited land division.

Roseann showed a slide of the review criteria. She took questions over the break.

Break

III. Priority projects/speakers for this year

After the break, Rebecca invited those present to move into breakout rooms to discuss priority projects/speakers for this year.

Room 1: SB 458

Room 2: Tiny home policy, advocacy opportunities, and promotion.

Room 3: Shelter to Housing Continuum promotion/discussion

Room 4: Future educational forum

IV. Discussion/Closing thoughts

Comments after breakout room discussions included:

- For jurisdictions to implement changes resulting from HB2001, they will need to update codes. Metro, DLCD and JET will host a workshop in mid-June for interested cities seeking more support in implementation.
- There are no pathways to have multiple tiny homes on one property. There is a need to go above and beyond HB 2001. It should also consider attached, or multiple tiny homes on wheels.
- Resources are needed if there is to be a successful campaign for permanent villages.
- How can slum landlord situations be prevented? Is there a way to monitor?
- Off-grid solutions were proposed such as composting toilets and bar sinks going to storm water planters. What are the options? If it is a structure it has to be hard plumbed but there is an exception process.
- There is a requirement that outdoor shelters be 25 feet from property line.

Rebecca thanked attendees and adjourned the meeting at 11:30 a.m., saying the Zoom room would remain open for those interested in further conversation.