

Meeting: Build Small Coalition
Date/time: May 28, 2020, 10:00 a.m.-12:00 p.m.
Place: Zoom virtual meeting

Attendees

Al Burns, David Burdick, Jill Cropp, Paul Runge, Evan Manvel, Elizabeth Decker, Kol Peterson, Michael Andersen, Ezra Hammer, Lina Menard, Becky Brun, Morgan Tracy, Michael Andersen, Sean Green, Eli Spevak, Eric Engstrom

Metro staff

Rebecca Small, Ash Elverfeld, Ted Reid, Clint Chiavarini

I. Welcome

Rebecca Small introduced welcomed the group and provided an overview of the Zoom meeting space.

II. Introductions and updates

Each member that was present introduced themselves and shared brief updates.

Jill Cropp shared that there may be some areas in Portland that had design overlays but no longer do. She recommended that if you have a design review you may want to check-in before applying.

Michael Andersen shared a link:

<https://portlandneighborswelcome.org/relegalizefourplexes> The page offers up an opportunity to engage with the residential infill project's amendments and provide testimony at City Hall.

Ezra Hammer shared that in April and May there was a 50% decrease in permit applications for residential development region-wide. That number included multi-family development taking a hit, and single family and duplexes are at a 60% decrease.

Kol Petersen and Ted Reid updated the group on HB 2001 rulemaking. Build Small Coalition members and others submitted a letter requesting allowance for detached dwellings to be allowed in the large and middle city model code. That letter went over really well and the suggestion now appears in current code drafts. Build Small Coalition members also submitted a recommendation to not require off street parking in the middle city code. HB 2001 is now getting into much more technical issues of the metro cities model code.

Sean Green left the following message in the chat:

Hi everyone. I'm on a break from another zoom call, but I wanted to say hello and catch a little bit of the meeting, I'm going to have to leave at 11am. One piece of information that I wanted to share is that the Interfaith Alliance on Poverty is hoping to

hold a summit in which one of the focuses is likely going to be how more sanctioned/supported villages might be part of a medium-term solution to providing a safe and decent place to sleep for everyone in Portland. If you would like to learn more, please feel free to send me an email at green@aforma.co Thanks!

III. Modern Middle Housing Virtual Tour and Webinar

Rebecca provided an update on the middle housing tour. The decision was made to turn it into a virtual tour. The benefit is that we will reach a wider audience through a webinar and the ability to share a recording.

Ezra shared that the first idea prior to the pandemic was to have developers take us on virtual tours with diverse architects and builders. Ezra said that because middle housing is smaller it often times features really interesting green building or energy efficient features. The new plan is for a Metro councilor to act as a guide through these housing types. The second prong will be to have a PowerPoint deck housed at Metro that all coalition members can use when talking with jurisdictions about their implementation of HB 2001. The tentative date for the event is July 16, 2020 during the afternoon.

Rebecca asked the group to connect us to folks in the financial industry because we want small developers and homeowners to access the kind of capital to build middle housing. In a lot of situations there aren't loan packages for them.

Becky Brun provided a high level overview of a Green Hammer project built off NE Tillamook Street, named Tillamook Row. This is one of the projects that will be featured in the middle housing tour. The site has a density of 21 units per acre, and there's less than one parking spot per unit. It's located in a very walkable neighborhood and along a major bike corridor. Energy efficient design results in energy bills that are pretty close to zero dollars.

Jill Cropp presented Montavilla Court, located at SE Alder Street and SE 77th. They're similar in scale to new single-family homes being put up right now. The layout of the project is four buildings with three units each. All units are two-bedrooms and vary between 1.5 and 2.5 baths. The size of the units range from roughly 850 sq. ft. to around 1,100 sq. ft. There's no parking. The homes sold for \$330,000-350,000. The project went through the Home Ownership Limited Tax Exemption (HOLTE) program which provides property tax waivers for at least 10 years. The units went on the market in November and sold in two to three weeks.

V. Housing Policy Tracker

Rebecca noted that OHCS and DLCD must issue the Oregon Housing Affordability and Rent Burden Survey annually per HB 4006 (2018), which tracks cities' adoption of policies that can make housing more affordable. There are a subset of questions in this survey that are directly applicable to middle housing development. The BSC could use

this survey to track several key policies over time and advocate for their region-wide adoption.

VI. City of Portland RIP Update, Shelter to Housing Continuum project

Eric Engstrom provided an update on the Shelter to Housing Continuum project. They're trying to adjust regulations for construction and housing, allowing for the creation of "shelter" and not necessarily housing. For the shelters, the changes will expand on where they're allowed to be without conditional use, increase the number of shelter beds in CM2 and CI2 zones, allow temporary shelters, clarify what day facilities are, and provide a legal path for alternate shelters. For housing, they're looking at providing more flexibility for household living arrangements. As well as possible changes to "dwelling unit" and "household." They discussed it but are not taking on shelters in RVs or tiny houses on wheels. This year they are moving into the public involvement process.

Kol asked why RVs and tiny houses are not being included. Eric said that the current policy is that the code doesn't allow you to live in a trailer, tiny house on wheels, or RV in your driveway. At the same time, the city isn't actively enforcing that. He continued to say that the distinction between RVs and tiny house on wheels is technical. The focus has been on shelters and housing, not so much on tiny houses. Al chimed in to distinguish the difference between tiny houses on wheels and RVs.

Eli asked about the maintenance code and wondered if there's a plan to revise that. Eric said that they're amending a variety of city packages.

Lina mentioned that people really want to follow the rules and understand their options for parking their tiny homes.

Morgan Tracy shared an update on the RIP program. The council hearing on the code amendments had occurred and council had a number of different ideas for amendments. They received close to 200 pieces of written testimony and 50 people were signed up to testify at the hearing on the June 3rd. Some of the proposed amendments are technical, involve incorporating HB 2001/2003 requirements, incorporating rules from SB 534, in addition to other items.

VII. Wrap up and adjourn

Rebecca Small closed the meeting at 12:04 p.m.