



# Meeting minutes

Meeting: Build Small Coalition  
Date/time: Thursday, January 24, 2010 10 AM - noon  
Place: Metro Regional Center, room 401

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## Attendees

Megan Gibb (Metro); Ted Reid (Metro); Susan Brown (Umpqua Bank); Beth Gilden (Institute for Sustainable Solutions); Elizabeth Decker (JET Planning); Kol Peterson (Accessory Dwelling Strategies); David Burdick (Earth Harmony Habitats); Eli Spevak (Orange Splot Development); Nate Ember (ink:built design collective); Mike Mitchoff (Portland Houseworks); Valeria Vidal (City of Milwaukie); Dan Rutzick (City of Hillsboro); Sima Anekonda (Metro); Das Chapin (Das Chapin Design); Frankie Lewington (Metro).

## Welcome, Introduction and Member Updates

- Kol Peterson shared that he's working with Earth Advantage to put together an Accessory Building Academy workshop on June 21, 2019 for practitioners trying to break into the ADU market. He's also putting together an ADU tour for June 22, 2019. He explained the workshop was an opportunity for attendees to learn best practices, but not for individuals who were already experts.
- Kol also shared he would be giving a presentation on ADU tax assessment issues, noting there was interest in the valuation aspect of ADUs. A report on the valuation study will be available no later than June 2019.
- Kol shared highlights of a post he wrote regarding data trends for ADUs in Portland. Here is a [link](#) to the story.
- Dan Rutzick shared that a developer is planning to build a dozen small units in South Hillsboro; he said he would reach out and see if they would be willing to present at a future coalition meeting. Dan also shared that Hillsboro approved development reviews for 12 ADUs this past year, noting a higher demand than recent years.
- Dan mentioned that at the 2018 OAPA Legal Issues Workshop, one presentation described the issues tiny home manufacturers were facing, specifically around fire safety and sprinkler systems. He stated that the anecdote highlighted the need for planners to understand fire safety in homes and suggested the coalition have a deeper-diver conversation about the topic.
- David Burdick mentioned he attended a City of Portland meeting about faith communities interested in offering their available land for development of affordable housing. He also talked about the Emerald Village in Eugene, which is a tiny house community serving residents who are severely cost burdened.
- Valeria Vidal reported that the City of Milwaukie is finishing up its Cottage Cluster Feasibility Study (funded by a Metro equitable housing grant), aiming to complete it in June 2019. Milwaukie is working with a consultant to conduct a financial feasibility analysis and preliminary site design work for four sites.
- Valeria also noted that the Milwaukie is working with a consultant to provide an assessment of existing zoning code standards and fees related to ADUs and develop recommendations aimed at enabling the development of more cost-effective ADUs in the city.

- Eli Spevak gave an update on his work with AARP, specifically that he's finishing up a report on ADUs. He will share it with the group when complete.
- Megan Gibb mentioned that Metro is currently hiring two positions to work on the affordable housing bond program and asked the group to share the opportunity with their networks.

### **Lessons from Belgium and the Netherlands**

Kol Peterson recently traveled to Belgium and the Netherlands with a graduate student from the University of Notre Dame to explore human-centered street planning and small, affordable housing.

#### *Member discussion/comments included:*

- One member stated that the presentation showcased the gold standard for small units and walkable spaces but questioned how this type of development pattern could be replicated in the United States. Other members responded and pointed to cultural differences in the United States, noting there's more pushback here on removing parking spaces and larger homes tend to be more desirable.
- Kol made the distinction that most of the homes being shown were *market-rate* affordable housing
- A link to Kol's presentation is available [here](#).

### **Residential Infill Project and missing middle legislation updates**

Eli Spevak gave a high-level update on the Residential Infill Project and [HB 2001](#), legislation introduced by Speaker Kotek that would require cities to allow for missing middle housing types in single-family zones.

#### *Member discussion included:*

- One member questioned if with the allowance of missing middle housing types in single-family zones, ADUs could be built with these other housing types. Currently in the legislation, ADUs are only allowed to be built on land zoned for detached single-family for each single-family dwelling.
- Eli suggested writing a letter of support for HB 2001. Frankie will develop a first draft.
- Members asked about the deadline to comply with this legislation, if passed. Currently, the bill states local jurisdictions must be in compliance by December 31, 2020.
- There was general agreement amongst the group that most, if not all, of the missing middle housing types be required for cities to allow in single-family zones; currently, the bill only requires cities to allow one of the listed missing middle housing types.
- Eli mentioned that the Planning and Sustainability Commission is still developing the latest iteration of the Residential Infill Project proposal and expects to have a new draft available in February 2019.

### **Coalition work plan update**

Frankie Lewington provided an update on the coalition's work plan. He noted that a small group of coalition members have met to begin scoping out the 2019 Build Small Live Large (BSLL) summit. The 2019 summit will showcase how to encourage more inclusive neighborhoods, increase the diversity of smaller-format housing options and how to get them

built in communities. Frankie mentioned it would be a one-day summit but there most likely will be tours and workshops the following day. The planning committee is actively working to get sponsorships and asked the group to share contacts/organizations they know of who might be interested in sponsoring.

Frankie also mentioned that efforts to help jurisdictions promote ADUs in their communities is just beginning and will have more to update the group on at the next meeting in March.

**Meeting adjourned at noon.**

MEETING TOPIC

FROM

DATE