



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: Build Small Coalition
Date/time: Monday, September 17, 2018 10 AM - noon
Place: Metro Regional Center, council chambers

Attendees

Megan Gibb (Metro); Ted Reid (Metro); Jill Cropp (Cropp Architecture); Beth Gilden (Institute for Sustainable Solutions); Elizabeth Decker (JET Planning); Kol Peterson (Accessory Dwelling Strategies); David Burdick (Earth Harmony Habitats); Lina Menard (Green Hammer); Joe Wykowski (Community Vision); Yvonne Chung (Community Vision); Madeline Kovacs (Portland for Everyone); Eli Spevak (Orange Splot Development); Frankie Lewington (Metro); Clint Chiavarini (Metro)

Welcome, Introduction and Member Updates

- Ted Reid gave an update on the urban growth boundary expansion proposals. If all proposals are approved, they would add about 9,200 homes to the region's housing supply on about 2,000 acres of urban reserves, which are areas deemed suitable for development in the long term. The Metro Council will make a formal decision later this year.
- Ted also mentioned that Metro's chief operating officer recommended adding all four proposals with conditions of approvals. One of Metro's goals with the expansions is to create a mix of housing. Some of the conditions include removing regulatory barriers to ADUs and not allowing HOA's to limit development of ADUs in new urban reserves.
- Beth Gilden provided an update on the ADU program at ISS' Urban Sustainability Accelerator. The group is bringing in teams from Seattle, Washington D.C. and Charlottesville, VA to learn how to increase development of ADUs in their respective cities. There will be presentations and breakout sessions on several different topics on ADUs. There will be a meeting at Portland City Hall for stakeholders to give updates on what's going on with their respective projects or programs.
- Lina Menard reported that Green Hammer currently does not have any ADU projects, but are looking for more multi-family projects. Lina also mentioned that she will be speaking at ISS's Urban Sustainability Accelerator ADU program this week.
- Elizabeth Decker is working on city housing code updates right now. She mentioned that the City of Oregon City (who she's working with) is headed towards adoption of their equitable housing strategy.
- Kol Peterson is working with ISS on an ADU appraisal event, date to be determined. The outcome of the event is to conduct an analysis on all sales of properties with ADUs and hopefully be able to produce some useful analytics. Kol will also be speaking at the RailVolution Conference in Pittsburgh and will be giving talks on ADUs in New Hampshire next month.
- Kol also mentioned that he is teaching an ADU class on September 29. He noted that he thinks there will be a dramatic decline in the number of permitted ADUs in the City of Portland, due to the SDC waiver that has restrictions on short-term rentals, among other things.
- Joe Wykowski introduced Yvonne Chung, an AmeriCorps volunteer who will be helping Community Vision with their engagement efforts for people with disabilities pursuing

home ownership. Joe mentioned that the Seven Corners Collaborative Building is finally finished, which includes a kitchen, public area and office space accessible for people with disabilities. Currently, there are six nonprofits housed in the building.

- Madeline Kovacs gave an update on the Residential Infill Project (RIP) and Building Better by Design project. She noted that City Council will most likely make its decision on the projects by spring 2019. Portland for Everyone is setting up meetings with City Council and their staff to review the policies of the RIP and is encouraging others to do the same. She also mentioned that she is working with Alan De La Torre and AARP to publish case studies on accessible housing types.
- Portland for Everyone also developed [lawn and window signs](#) that coalition members should check out.
- Eli Spevak reported that the Planning and Sustainability Commission (PSC) took a straw poll and advanced the Residential Infill Project policies at their last meeting. The Commission asked for a rewrite of the proposed draft with an analysis of the policies' impact. The PSC will most likely vote on the updated proposal in November, along with the Building Better by Design project. Eli is also visiting groups in Denver and Chicago to give "pep talks" about updating their city's ADU code.

ADU zoning code audit update

Elizabeth Decker gave a brief summary of the ADU zoning code audit project, including laying out SB 1051 requirements, highlighting the jurisdictional ADU code update workshop at Metro in April 2018 and the technical assistance for jurisdictions made available by Metro.

Elizabeth recapped her monitoring efforts, noting that she focused on jurisdictions that expressed interest in updating their ADU code. She noted that 17 of the 27 metro jurisdictions have taken some steps to update their code, some incorporating the ADU code updates into larger, broader housing policy updates and some just updating their code to come into compliance with SB 1051.

Other trends that Elizabeth mentioned included:

- There were a number of jurisdictions who not only took the ADU code update opportunity to come into compliance with SB 1051, but really took the opportunity to genuinely try to remove barriers to ADU development (taking Metro and DLCD's best practices and guidelines to heart).
- SB 1051 does not have "teeth" like SB 1069 in California, which allows residents to still apply for an ADU permit even if their jurisdictions has not updated their code.
- A pending policy lesson is that it might take more explicit encouragement to help all the region's jurisdictions take a step forward in regards to removing regulatory barriers.
- Unclear about what's happening to jurisdictions who are out of compliance.

Member discussion included:

- Eli Spevak asked if Metro or DLCD have any mechanisms to enforce the ADU requirement in SB 1051. Ted Reid noted that Metro can't enforce state law and in general, Metro's enforcement abilities are pretty limited.

- Kol Peterson noted that he was not surprised that SB 1051 has not had the impact some were expecting. Kol suggested the coalition advocate for state ADU legislation that requires removing development barriers.

Coalition next steps

David Burdick described an idea he had about partnering with a land trust entity (e.g. Proud Ground) to locate 6-8 tiny homes on one lot via the land trust model.

Member discussion included:

- David mentioned he already approached Proud Ground about the idea but the organization would prefer to focus on projects with greater density.
- There is a zoning concern trying to put 6-8 tiny homes on one lot (in the City of Portland, you can only have five unrelated people living on one lot).
- Two barriers to putting tiny homes via a land trust model is:
 - 1) Banks typically don't lend to groups of people (they prefer married couples with good jobs)
 - 2) Infrastructure – existing tiny home communities are set up like detached bedrooms. In order to get the city on board with this type of idea, they would need to be okay with setting up sewer connections.
- Megan Gibb mentioned that Metro gave a 2040 grant to the City of Portland to partner with faith-based organizations on affordable housing (e.g. allowing transitional housing on church parking lots).
- Kol Peterson suggested another strategy to achieve the same goal was looking into co-operatively manufactured housing parks.
- Living Cully is also looking at housing models similar to this idea.

Frankie Lewington handed out Metro's proposal for the coalition's work plan for 2018-19. The proposed work plan included the following items:

- Providing outreach and education to cities who are in a good position to push ADU development forward (surveys and focus groups).
- Developer focus groups.
- Helping to push marketing efforts region-wide for 2019 ADU tour.
- Build Small Live Large 2019 summit – still working through what this looks like. Metro is interested in having a "housing innovation" conference based around smaller format housing.
- Storytelling project around ADUs and smaller format housing.

Member discussion included:

- Huge opportunity outside of Portland to push ADU development with huge lots and huge houses – good area for Metro to focus its efforts. Metro and the coalition should look into hosting a suburban ADU tour.
- Storytelling idea is great, especially to reinforce why small housing matters, why it helps the environment and it's an opportunity to increase housing supply. There are

still people out there who are wanting to be part of our affordable housing solution but don't know what they can do – this project can help tell that story.

- Storytelling project should not just focus on ADUs but other smaller format housing, as well. In general, the coalition should broaden its focus on a few other housing types. The next BSSL summit should not be ADU-centric and should focus on a wide array of smaller format housing.
- What do we know about the jurisdictions that have made progress on ADUs? Focus groups here would be good to know what other types of housing these communities might be interested in exploring.
- It seems like you'll get a lot of bang for your buck here with the developer focus groups. If developers learn more about the benefits of small housing, they might be more inclined to include them (or at least the utility connections) in their developments.
- For suburban cities, it seems like the storytelling piece is really important. We should focus on the multi-generational piece here, too.
- Oregon REACH code was just updated to include tiny homes on wheels. There is a lot of interest around this type of housing so maybe we should focus on it more and include a few examples on the ADU tour next year?
 - Last time there was a call to put tiny homes on wheels on the tour, many people were hesitant because they did not want the exposure. Even with the amnesty that the City of Portland provides, it still doesn't make it legal yet.
- There could be some potential to partner with affordable housing entities and/or faith-based communities on potential overlay zone or pilot projects for tiny homes on wheels.
- The coalition should reach out to Earth Advantage for list of developers who are interested in this work. Maybe we could co-partner with them on the developer focus groups?
- Elizabeth Decker mentioned that at least two cities have groups of developers they convene; she will try and get those lists.
- Beth Gildea welcomed those who are interested in ISS' appraisal project to contact her if they would like to be involved.

Meeting adjourned at noon.