

Meeting: Build Small Coalition
Date/time: July 23, 2020, 10:00 a.m.-12:00 p.m.
Place: Zoom virtual meeting

Attendees

Jill Cropp, Evan Manvel, Elizabeth Decker, Kol Peterson, Michael Andersen, Ezra Hammer, Lina Menard, Michael Andersen, Sean Green, Dan Rutzick, John Miller, Joe Wykowski, Brad Malsin, Andrew Morphis, Michael Anderson, Eric Ridenour, Babe O'Sullivan, Kate Holmquist

Metro staff

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

Logistics check-in

Rebecca Small welcomed attendees and started with a check-in. She asked those in attendance their preference on how meeting notes and other documents are shared. As there were no strong opinions, she said she would continue to post to the Build Small Coalition page on Metro's site.

Introductions and updates

Ted Reid, Metro, said he would share later in the meeting.

Dan Rutzick, City of Hillsboro, said he appreciated the webinar last week. Hillsboro's mayor and some councilors attended.

John Miller, HOST Development, said he is involved in developing attractive financing for ADU developments. He is working with those who earn less than 80% AMI and is currently doing a 20 ADU pilot project.

Clint Chiavarini, Metro, said he works in the Data Resource Center doing GIS and other work. He has an ADU and a duplex.

Joe Wykowski, Director of Community Vision, works with people with disabilities. His organization completed a 12 page toolkit on universal design that he will share with the group. They are doing outreach to connect people with disabilities to rentals in the metro area.

Ezra Hammer, Homebuilders Association of Greater Portland, noted it was good to see a large turnout at the webinar last week.

Brad Malsin, Beam Development, said he was past president of the Central Eastside Industrial Council and has been trying to create affordable workspace/office/industrial blends for over twenty years. He has developed affordable housing in Montavilla, a community health center/shelter project and supportive housing and is looking at what change will occur as COVID moves from an acute to a chronic phase.

Andrew Morphis, Roost Homes, noted the successful tour. He has an ADU and remodel project going and notes that ADU interest is booming. He has been able to continue working with COVID safety protocol in place.

Michael Anderson, Sightline Institute – wants to talk about HB 2001 and the push on parking.

Eric Ridenour – said he is an architect focusing on middle housing.

Megan Gibb, Metro, Land Use and Urban Development Manager, focuses on the TOD, 2040 grants and housing bond programs. She thanked the coalition for the webinar.

Babe O'Sullivan ODOT, works in the DEQ materials management section. Amanda Ingmire, a new employee, may be developing a built environment strategy focusing on housing and the reduction of impacts of building materials. Amanda and Babe will speak to the Oregon Global Warming

Commission next week and will include the topic of small housing in their presentation. DEQ will continue to bring the small housing option forward.

Jill Cropp, Studio Crop Architecture, is working on infill housing and creative versions of cottage clusters

Elizabeth Decker, Jet Planning, has been doing zoning code work to implement the concepts. Code projects are getting underway across the state. HB 2001 middle housing deadline is June 2022 for Metro cities.

Sean Green, Aforma, works on commercial tenant improvements and small projects and is active on the NE Coalition of Neighborhoods and with the Bureau of Development Services. He advocates for alternative shelters and villages, looking at different models for people who are not receiving any resources.

Kol Peterson, AccessoryDwellings.org, is doing a survey of inhabited mobile dwellings in Cully. He mapped 65 inhabited mobile dwellings, more than the number of ADUs. There are 35 RVs and 29 inhabited house on wheels. This survey is to inform the sheltered housing containment project. He distinguished between parked RV and inhabited using by observing “trappings of occupancy” - visual cues such as sewer connections, drawn blinds, electrical connection, etc.

Lina Menard, Niche Consulting, joined the call.

Recap of Modern Middle Housing Virtual Tour

Rebecca said the tour was an idea that this group came up with and was originally conceived as a physical tour. The Homebuilders Association of Greater Portland and Metro were sponsors.

Rebecca showed slides of the developments featured in the webinar. The speakers/partners were:

- Mike Mitchoff, Portland Houseworks: Tabor 77
- Douglas MacLeod, Blue Sky Properties: NW Montavilla Court Condominium
- Erica Dunn, Green Hammer: Tillamook Row
- Eli Green, SQ FT Studios: Standalone backyard ADU
- Andrew Morphis, Roost Homes: 17th Ave ADU
- Tony Marnella, Marnella Homes: The Greenwich multi-plex unit

Rebecca asked for ideas of how to carry this forward. Comments included:

- There is work to do to get folks comfortable and familiar with the structures, their convenience and their livability. Strategically target good design in a future educational program.
- Ezra said there are half a dozen elected leaders who want the information to use as a resource with their councils. 280-290 attended, including 20 elected officials. Forest Grove and King City are among the jurisdictions enthusiastic about middle housing.
- Kol said there is more interest in middle housing occurring nationally. The BSC is well positioned for future events and for national outreach.
<https://accessorydwellings.org/2020/07/17/rate-of-inhabited-mobile-dwellings-on-residential-properties-in-one-portland-neighborhood/>
- Evan reminded the group of the visual guide to quads, triplexes, cottage clusters, and more.
https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf
- Dan said the HB 2001 focus could highlight new duplexes, triplexes and quad plexes to help officials focus on different ideas. This is not the same as a small 9 unit apartment.
- Jill said to also focus information towards developers as most are afraid to use this model. The condo is the only ownership model.
- Ezra agreed, saying HB2001 opens an opportunity for townhomes and for home ownership.
- Megan said changing the HOA law created the perfect time to remove that barrier.

- Ezra said they tried to move this forward two years ago. There is desire and willingness to run a bill as long as there is a compromise.

Rebecca thanked everyone for their participation and for getting the word out. She will provide a link to the webinar.

Two people joined the meeting.

Kate Holmquist, WorkSTADT Urban Planning + Development, is experienced in working in affordable housing in the northwest and is interested in non-subsidized affordable housing feasibility and the connection to policy and regulation.

Evan Manvel, DLCD, said 10% of staff are being cut due to budget.

Break

HB 2001 Model Code update

Ted Reid gave a brief overview of the rulemaking process. HB 2001 will allow more variety of middle housing in single family residential neighborhoods. HB 2003 led to some cities around the state to adopt a housing strategy. As a result of HB 2001, medium sized cities have until end of June 2021 to update their code. The upcoming Commission meeting will consider adoption of compliance standards that will be more straightforward, for example, allowing duplexes on every lot.

Rulemaking advisory committees are looking at larger cities and have until June 2022. Larger cities law is fuzzy, using the term “in areas” instead of “on every lot.” There is discussion on the definition of “in areas” to determine the legislative intent and to allow middle housing to the greatest extent possible. The Commission will meet in November.

Discussion and comments included:

- Kol said that the letter the BSC helped to write regarding large cities was retroactively applied to medium cities. As for parking, smaller lots have a different parking standard than larger lots. One parking spot per unit would kill middle housing.
- Elizabeth said that plexes work well in model code. Cottage clusters are the most difficult part of model code. A big decision is whether cottage housing should be defined as individual units on one parcel or an individual lot for each cottage. Smaller lots with fee simple would be easier. Good cluster housing allows attached or detached housing.
- Ted added that there are two categories: goal protected areas (protecting environmental assets), and infrastructure; the later cannot be changed.
- Kol noted that according to EcoNorthwest, a lot of this housing will not be built anywhere under the current pricing of land. In certain areas, four plexes could pencil. Bottom line is that even with the best code, it will not take off.
- Megan said to not forget opportunities to convert single family homes into 2, 3, or 4 units. Adaptive reuse could move forward.
- Elizabeth said this group has been successful in advocating for detached structures or adding on existing lots.
- Ted said DLCD has been receptive to constructive suggestions; they got a letter from Eli and another Commissioner and see this input as coming from experts in the field.
- Elizabeth said Milwaukie did not adopt the model code but are doing a much bigger middle housing code adoption in the near future.

Rebecca asked if there were specific asks from the group. None were suggested.

Nate Ember joined the call. He is working on a housing affordability, Habitat for Humanity and ADU development.

Group discussion – conversion of CEID office space - postponed

Development Best Practices

Rebecca noted that Development Best Practices was in the Work Plan as a high priority. She asked if those present wanted to move forward with this project.

- Megan suggested that instead of spending time developing a handbook, prepare a letter to jurisdictions - *Here's 10 things you can do*. Metro is looking at waiving CET charges on missing middle in order to incentivize development. This could be used as an example to local partners.
- Ezra noted that there are at least 3 Metro Councilors who are interested in having Metro lead a demonstrated commitment to missing middle as well as using a best practice tool.
- Elizabeth said she recalled that the intent was more about permitting and inspections. There is so much change that has occurred as a result of COVID. There has been more rapid progress than we would have thought, for example, to electronic permitting.
- Kol shared the middle housing production strategy brainstorming document that was compiled in the HB 2001 rulemaking committee.
https://docs.google.com/document/d/1wg091os-MPyOML3TYtKu01895xsi47ZMVOhp_18Am8E/edit
- Ezra suggested a toolkit in conjunction with the HB requirements.
- Elizabeth stressed relationship and coalition building, as adoption must occur by 2022.
- Jill said Portland is not ready technologically but when they are, they will make a big impact. The document could include things for jurisdictions to keep in mind to help development.
- Dan suggested a series of interviews with people who are living in middle housing, How has this helped them, what has this option meant for them? Could be very effective in helping make the case that this housing is wanted and needed, shows the demand.
- Nate noted a barrier – there is resistance in Milwaukie to adopt new code because people are not ready for change to occur in their neighborhoods.
- Andrew talked about carbon impact and embodied energy in smaller developments. Carbon markets are coming online in the foreseeable future. Housing strategies can benefit carbon reduction strategies.
- Jill said there are programs to allow/reduce the cost of buying units. Outreach is needed.

Closing thoughts/ideas for next meeting

Rebecca said she would send an email with links. She mentioned following up on Dan's idea, and exploring top 10 ideas to make missing middle implantation a success. She recalled that DEQ formed this group to investigate climate friendly benefits of this type of housing - focusing on the benefits of carbon conservation in addition to affordability.

Evan shared a link on his organization's work on alternative shelters & villages.

<https://groups.io/g/pdxshelterforum>

He is working on a guide for cities with populations under 50,000 to manage residential on-street parking. He is looking for examples of small cities that are doing well.

Rebecca thanked everyone for their contributions and adjourned the meeting.