

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Build Small Coalition
Date/time: January 23, 2020
Place: Metro, room 401

Attendees

Eli Spevak, Sean Green, Kol Peterson, Susan Brown, Dan Rutzick, Elizabeth Decker, Jill Cropp, Christina Fadenrecht, Andrew Morphis, Joe Wykowski, John Miller, Sasha Pollack, Evan Manvel, Jordan Palmeri, Ezra Hammer, Patty Morgan

Metro staff

Rebecca Small, Ash Elverfeld, Megan Gibb, Ted Reid

I. Welcome and introductions

Rebecca Small introduced herself and welcomed the new and familiar faces to the coalition. She then invited people to come to this meeting every other month to stay informed on other areas of small building that they may not be familiar with, network with people in different sectors of small building, and work collectively on efforts that advance the common goal.

II. Updates

- Rebecca Small – YIMBYtown is approaching, held April 2 to April 4, 2020.
- Jill Crop – The official definition of congregate housing was released from the City of Portland Bureau of Development Services. It creates a distinction between a dwelling unit and a sleeping unit.
- Kol Peterson – BDS came up with a policy to clarify the second sink covenant. ADU Academy will be on April 24th at Revolution Hall. They're focusing on national outreach to share Portland's progress on implementation of ADUs. Find more info at accessorydwellings.org.
- Evan Manvel – Shared the guidebook, Housing Choices. Contact him if you'd like additional guidebooks.
- Susan Brown – Went to a housing summit meeting in Salem where there was lots of discussion about why there aren't more small dwellings being built. Lots of attention was paid to SDCs and asking whether that's the best way to provide funding. Ended with a group of legislators, including Tina Kotek, talking about support for HB 2001 and also 2003.
- Christina Fadenrecht – Shared a bit about the City of Milwaukie's housing affordability work, their housing excise tax, and that missing middle housing is one of the preferred choices for funding.
- Dan Rutzick – Participated in the point in time count in Hillsboro yesterday. Noticed that people are just looking for a warm place to stay. In Washington County there are only one or two shelters.
- Ezra Hammer – Conversations are happening with the Home Builders Association and a number of healthcare providers who are interested in bringing housing pods to

hospitals. They believe this will provide a stronger connection for folks frequently accessing services who are also experiencing homelessness.

- Joe Wykowski – Money from Fairville Institution – 250k-300k funding once or twice a year. Focused on accessibility. Simple application with OCF.

III. Briefing on Metro resiliency efforts

Sasha Pollack, Metro program manager, introduces the climate resiliency program to the group. The work will be integrated into the 2040 Vision refresh and long range planning. The program focuses on creating resiliency in the region for climate change and disaster management. In this context, the pillars of resiliency are: mitigation, preparedness, response and recovery. Mitigation and recovery are the pillars that Metro will focus on.

Tying into the Build Small Coalition interests, one point that the group could affect is to create more housing for our region, housing that is also disaster resilient. She's also working on a climate mitigation program that may come up in the next council budget to support our regional partners in this work.

IV. State of the BSC

Rebecca talked about the energy of BSC this last year being focused on the Build Small Live Large conference where there were 320 attendees, including people from across the country! Now is the time to set a few more goals to work on as a collective group. She shared other achievements made over the year from around the region.

The group shared additional achievements from the year:

- The City of Hillsboro had a missing middle, cottage cluster count this year. We have a residential infill group that we're engaging heavily with this year.
- Eli mentioned the single family zoning change.
- Ted Reid briefed us on HB 2001 and 2003. 2001 is known as the middle housing bill, and is focused on creating a greater variety of housing in neighborhoods. The state has begun a rulemaking process and a lot of it has to do with creating definitions. The statute is different between medium cities and large cities.

Megan talked about the budget for BSC and that there's some money from Metro's Equitable Housing budget. In order to use this funding on BSC projects in 2020, projects would have to be identified and under contract well before June.

V. Brainstorm session

Rebecca asks everyone to split into groups and brainstorm the challenges of the upcoming year and how we can address them. The group was also challenged to find opportunities for the year.

Group one:

- Advocacy for four-plexes everywhere

- Two detached ADUs
- Parking requirements and mandates in HB 2001
- SDC reform
- Small partition efficiencies
- More multi-dwelling housing
- Street of dreams of middle housing
- Design competition and award program
- Need to change the term middle housing, call it traditional housing.
- Shelter and group living issues
- Remove single dwelling definition
- Coordination with HB 2001 and 2003
- Podcast on SROs
- Image library and stories
- Tiny houses on wheels
- Keeping track of HNAs

Group two:

- Evaluating policies based on economic reality
- Advocacy around SDC timing, moving it to later in the process
- Financing and the current programs there, focus on education opportunities. Fanny Mae and Freddie Mac may be interested.
- Share best practices on expedited permitting
- Update on ADU audit, consider doing that every two years
- Will ADUs disappear with incoming four-plexes
- Building code issues amongst three and four-plexes
- Having tours of the new middle housing, which may need to be geared toward elected officials

VI. Prioritization and goal setting

- Sean Green wants to focus on financing education through educating the underwriters, bringing Fannie Mae and Freddie Mack in and having those people see the buildings in person. Prove to them that there's a market. Multiple folks chimed in to support Sean's recommendation.
- Elizabeth Decker thought that perhaps a tour of ADUs with elected officials could also happen with those underwriters at the same time.
- Decker encouraged us to continue staying engaged with the code changes.
- Rebecca mentions that we can send out advocacy letters, have members testify, and work on issues as they come up.
- Hammer said that he and Kol engage with Washington County and if folks would like to testify and advocate alongside them- that would be great.

VII. Check-in on meeting format

Consider offering call-in options. Add meeting dates for the rest of the year. Community Vision offered to host the group in their space.

VIII. Wrap up and adjourn

Rebecca Small closed the meeting on time.