

Meeting minutes



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Build Small Coalition
Date/time: March 26, 2020, 10:00-11:15 a.m.
Place: Zoom virtual meeting

Attendees

Eli Spevak, Sean Green, Kol Peterson, Dan Rutzick, Elizabeth Decker, Joe Wykowski, Evan Manvel, Ezra Hammer, Patty Morgan, Neil Heller, Michael Anderson, Laura Klement, Jake Antles, Rhey Haggerty, Lina Mennard

Metro staff

Rebecca Small, Ash Elverfeld, Megan Gibb, Ted Reid, Clint Chiavarini

I. Welcome

Rebecca Hamilton introduced herself, 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.

III. Housing in the time of COVID-19

Rebecca asked the group to consider the last recession and how it impacted building in the region. She mentioned that we stopped building while people continued to move to the region. We lost our construction workforce because there wasn't work and then when it was time to build again there weren't as many skilled workers. That led to costs going up and longer construction timelines. We should be thinking now about what we can do to prevent the current housing crisis from intensifying if COVID-19 results in similar conditions to the 2008 Recession.

Ezra Hammer, Vice President of Policy and Government Affairs at the Home Builders Association (HBA) provided an update on how the current crisis is affecting the building industry. The HBA is in collaboration with inspectors, organized labor, and the construction industry who all want reform. They hope to allow work to continue but minimize person to person contact, examples look like accepting digital building plans, and using new technology to conduct inspections that would require less time on site. They're advocating for best practices at worksites including providing proper sanitation, cleaning surfaces frequently, and applying the practices implemented out here into the workplace. As for renter application processes, they're transferring over to digital meetings.

V. HB 2001/2003 Rulemaking committee updates

Ted Reid briefed the group on the rulemaking committee that he's on for Oregon House Bill 2001 and 2003. Kol Peterson built upon Ted's introduction of the bills and offered perspective on where the coalition may be able to lend our voice. Two main areas of focus

were parking and the ability to build detached plexes (in addition to attached plexes, which are already allowed).

Rebecca and Kol proposed to draft a letter to the rule making committee. Michael Andersen, Elizabeth Decker, Eli Spivak and others offered to review and edit. The letter will be signed on to by organizations who choose to opt in and not come from the coalition as a whole. Dan Rutzick offered to be a city liaison. Evan Manvel offered to be a liaison for the group to the DLCD.

Goal: draft out around April 1st.

VI. Work plan development

a. Middle housing tour

A draft tour of middle housing was scheduled to happen at YIMBYtown 2020 which has now been cancelled. This led to a discussion on building upon Eli Spivak's tour of older homes by listing new examples of middle housing. Ezra Hammer volunteered to get in touch with members of the HBA to get a list of sites.

Dan Rutzick suggested a virtual tour, an elevated middle housing presentation to show contemporary examples of this style of architecture. This could be used for lenders and elected officials. A suggestion was to reach out to Susan Brown at Umpqua Bank to get her perspective on what lenders want to see in order to feel confident about lending to middle housing projects.

b. Housing policy tracker

Metro is working on a housing policy tracker and it will soon be shared with the group for feedback. The question to consider will be, "does this convey all of the information that cities should have?"

c. Right-size parking requirements

d. Traveling road show, for example, MPAC

Highlight barriers to middle housing, parking requirements, and the economic development potential.

VII. Wrap up and adjourn

Rebecca Small closed the meeting on time.

VIII. Optional continued conversation about HB 2001/2003