

Meeting: Build Small Coalition  
Date/time: February 4, 2020, 10:00 a.m. – 11:30 a.m.  
Place: Zoom virtual meeting

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### **Attendees**

Evan Manvel, Elizabeth Decker, Kol Peterson, Dan Rutzick, Patty Morgan, Susan Brown, Sean Green, Trisha Patterson, Ethan Stuckmayer, Andrew Morphus, Joe Wykowski, Tim McCormick, Mary Kyle McCurdy, Jill Cropp, Neil Heller, Lisa Vermillion, Tim McCormick, Ezra Hammer.

### **Metro staff**

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

### **I. Introductions and updates**

Rebecca welcomed attendees and thanked those who responded to her email asking for signatures for the house bill. She then asked those present to introduce themselves and provide updates.

### **II. Legislative Update**

Ezra Hammer gave an update on HB 2083 which would allow for subdivision of land to create fee simple townhomes or other detached housing. Compliance with the regulatory framework would be necessary but there would not need to be subsequent review or analysis regarding zoning standards. In surveys across the region, residents indicated they want home ownership and opportunity within their price point. Concerns from cities were narrowly focused and are being addressed. Public hearings have occurred. HB 2083 will go to the Senate late spring 2021. Contact Ezra if you want to give feedback or keep informed.

Comments included:

- Firewalls, units or utilities lying across property lines - review middle housing and land division at the same time

Ezra concluded, saying that initial pushback was similar as in HB2001 where cities did not know quite how they would deal with the changes.

### **III. Monitoring the Implementation Process for HB 2001/3**

Ethan Stuckmayer gave a presentation on the DLCD's plan to monitor the implementation process of HB 2001. He outlined a two-phase program, for near-term (now-June 2022) on local code refinements and adoption, and long-term (post 2022) for post-adoption monitoring.

### **Break**

### **IV. Shelter to Continuum Project Update**

Rebecca invited Phil Nameny, BPS, to give a project update.

Phil said that Al Burns and Eric Engstom were working on this project. Al Burns retired but appeared before the Sustainable Planning Commission to give a presentation on the Shelter to Housing Continuum project on January 26. The team will present to City Council on March 17. There will be a public hearing.

Main changes to the project include:

- Expanding where shelters can go (numbers and zones).
- Changing the term to *Outdoor Shelter*, which can include tents, yurts and cabins; expanding group living as a use and removing the term *household*; family relationships not a determinant.
- Expanded the number of beds above what was proposed.
- Removed the criteria that the shelter component must exist in conjunction with an institution, so will not be necessary to be on school or church property for example.
- No changes to temporary shelters, but there is a provision they can be placed without city council determining an emergency.
- A tiny house on a lot is covered under Title 29, Property Maintenance Planning. This is covered under Title 33. A tiny house on wheels or a camper must meet parking requirements and is not to be used as a short term rental.
- Removed the need for a DMV title.
- They are discussing if there are certain standards required for the vehicle.
- Hookup for sanitary is being discussed with BPS. The proposal is that people have a hookup if there is no kitchen or bathroom. If there is, they would need a campground-type sanitary hookup and plumbing permit.
- Need to add a section on how an occupied RV would be treated. Must sit on paved material, not directly in front of house with a distinction between being occupied or stored.

Phil invited those present to submit testimony to City Council.

Questions and comments were on plumbing, where on the site can they can be located, for example in a driveway, and needed standards for waste disposal (for example, alternative black water collection). Phil concluded, saying that building code compliant cabins or cottage clusters would not be termed an Outdoor Shelter – the latter is intended be transitional.

Rebecca thanked Phil for the update.

## **V. Priorities for 2021**

Rebecca invited discussion on priorities for 2021 and started by summarizing a list. She said she will create a survey from today's discussion points.

- Discussion around HB2083 is exciting. Should it be HB2001 plus detached ADUs/buildings? What do other people think?
- Promoting Green building for small/middle housing, regionally and statewide.
  - Could buildings be granted approval based on small size but not on performance measures?
- What would make building middle housing easier?
- Educating lenders that middle housing is a viable option. Create a regulatory framework that makes it possible. What are the economic barriers? Develop a performance framework.
- How do we ensure that middle housing creates homes that are affordable for people with moderate incomes, first-time homebuyers, etc.? More actual affordable opportunities for small developers and for home ownership.
- BPS is looking at an option to waive design review for projects that are 4 or less units. This was passed as part of the DOZA project in Portland.

- Creating resources – a photo library of middle housing, template for advocacy letters, etc.

**VI. Closing Thoughts and Adjourn**

Rebecca thanked all for participating and invited those interested to continue with an informal discussion if desired.