

Meeting: Build Small Coalition
Date/time: November 18, 2021, 10:00 a.m. – 11:30 a.m.

Attendees

Stephanie Luciano, Tim McCormick, Kay Elmore, David Burdock, Susan Brown, Jill Cropp, Kol Peterson, Garlin Woodsong, Samuel de Perio Garcia, Patty Morgan, Doug McCloud, Evan Manvel, Madeline Kovacs, Elizabeth Decker, Ryan McKinster, Andrew Morphus, Eli Spevak, Jeanine Gates, Lorna Lions, Laura Klement

Metro staff

Andrea Pastor, Valeria McWilliams, Ted Reid, Clint Chiaverini, Laura Dawson Bodner

I. Introductions

Andrea welcomed all to the meeting and invited introductions and brief updates. These included:

- Fanny Mae made a slight adjustment to consideration of income for ADUs related to income from boarders. For a boarder with demonstrated documentation, income can be up to 30% of qualifying income for existing ADUs only.
- On November 30 at the City of Portland there will be a briefing on RIP II. On December 14, public testimony will be taken on RIP II and SB 458.
- A statewide association for housing cooperatives is being formed.
- An in-person ADU tour might be planned for June and could include cottage clusters.
- DLCD offers grants for jurisdictions to assist them in responding to HB 2001 and HB 2003.

II. Quick Poll

Andrea and Valeria asked those present to participate in a Zoom poll to see who is in the room.

Attendees were encouraged to choose all that apply. Categories included:

- Real estate development
- Real estate finance
- Public or private sector planning
- Homeowner interested in adding ADU/tiny-house
- Current or aspirational small home resident
- Architecture/design
- Advocate for Middle-Housing/Density

III. Vision and Goals for 2022

Andrea introduced the topic, stating that the Build Small Coalition was initially hosted by ODOT. When Metro took on the convening role, work on land use and advocacy issues around small housing became the focus.

Those present agreed to a check in on vision and goals. Andrea shared the description on Metro's website of the Build Small Coalition, asking if the description is accurate or changes are needed:
Smaller housing options advance equity, livability and environmental goals. The Build Small Coalition supports research, policy innovation, education/outreach and new partnerships to promote creation of and access to smaller housing – including accessory dwelling units, cottage clusters, and other options – in greater Portland and across Oregon.

Comments included:

- Add a specific reference to missing middle to broaden the listing of properties.
- Look at what isn't here – supplement with the why. Why do we want the creation of smaller housing?
- The mission statement captures what we do well.
- Be explicit about our values and the needs to which we are responding.
- Smaller housing for what? Suggest aspiration goals/values, for example housing affordability, diversity, adaptability, sustainability, equity.
- There is the late stage capitalism crisis, and I second the climate connection.
- More connections with people and groups doing middle housing work around the state.
- Do we agree that engaging jurisdictions is a priority?
- Agree on the climate topic and looking at less resource intensive development models.

Andrea noted that Metro is pursuing climate and racial equity. Many in the room echoed climate concerns. Andrea asked Laura K. to send ideas for speakers from eastern Oregon. If people want to invite other regions to the table, please send ideas to Andrea/Valeria.

The discussion continued.

- International experiences and examples are good to look at and are not captured currently.
- Add something related to resources, not just economic development and dollars. Recognize every type of resource that goes in – climate, racial and demographic equity - so that all regions thrive and build the tax base. The resources support our values.
- Smaller could also be mixed use developments that help facilitate climate and equity goals.
- The City of Milwaukie has a program that waives SDCs for ADU/cottage cluster development.
- Bring new guest speakers - developers who have completed cluster cottages in Oregon.
- Private developers are building small, but need to assist private to do what it isn't doing – building small in neighborhoods.
- Lloyd center and what to do with it? Include affordable housing in the Lloyd center redevelopment.
- From a regulatory perspective, the approaches are really different for middle housing and other types in residential areas compared to apartments and multifamily.
- Advocacy around raising the height in residential areas – don't have code mechanisms available.
- Very different tools are needed to address middle housing. Not to say the group couldn't expand to this area, but would be a large and deliberate shift.
- The Coalition has done a lot on regulation and there is more to do for tiny homes on wheels and cottage clusters of tiny homes. Focus on financing.
- Implementation is the key. What to develop, who develops and who gets to benefit from small development. Anti-gentrification.
- There is no financing for a normal person right now. How to go about making cottage clusters? The NAPA Sonoma ADU site is fantastic.
- Encourage eco/green development that includes supporting tree canopy.

IV. Small Group Activity and Report Back

Andrea and Valeria facilitated two small groups in discussions on values and opportunities. Here are images of the Jamboards that include responses from both groups.



When all returned to the large group, there was discussion about a public comment opportunity on SB 458 and whether/how to comment (individually or as a group).

Quick poll

Andrea asked those present to participate in a poll asking about interests in future presentation topics. The three most popular choices were:

- Continued HB 2001 implementation and monitoring 11/16 votes
- Programs and incentives to spur middle housing development 11/16 votes
- Promoting affordable home ownership: examples from other cities 9/16 votes

V. Next steps and adjourn

Andrea invited all to stay for a half hour of optional continued conversation. She adjourned the meeting at 11:30 a.m.