



Meeting minutes

Meeting: **Metro Technical Advisory Committee (MTAC) meeting**

Date/time: Wednesday, January 15, 2020 | 10 a.m. to 12 p.m.

Place: Metro Regional Center, Council chamber

Members Attending

Tom Kloster, Chair
Jae Douglas
Katherine Kelly
Laura Weigel
Raymond Eck
Denny Egner
Erika Palmer
Jeff Owen
Jennifer Donnelly
Anne Debbaut
Chris Deffebach
Mary K. McCurdy
Ramsey Weit
Tom Armstrong
Marlee Schuld
Steve Koper
Mike O'Brien
Erik Olson
Laura Terway
Erika Palmer
Theresa Cherniak
Jeannine Rustad
Dr. Gerald Mildner

Affiliate

Metro
Multnomah Co. Health Dept., Environmental Health
City of Gresham
City of Hillsboro
Washington County Citizen
City of Milwaukie
City of Sherwood
TriMet
Department of Land Conservation & Development
Department of Land Conservation & Development
Washington County
1000 Friends of Oregon
Housing Affordability Organization Representative
City of Portland
City of Troutdale
City of Tualatin
Environmental Science Associates
City of Lake Oswego
City of Oregon City
Washington County, Other Cities
Washington County
Tualatin Hills Parks & Recreation District
Portland State University

Guests Attending

Rob Zoeller
Ethan Stuckmayer
Charles Ormsby
Dan Pauly
Miranda Babeschell
Karen Buehrig
Seth Brumley
Mike Weston
Keenan Ogdon-Bakalian
Alma Flores

Affiliate

City of Beaverton
Department of Land Conservation & Development
Birdshill CPO
City of Wilsonville
City of Wilsonville
Clackamas County
Oregon Department of Transportation
King City
Jordan Ramis, PC
Reach Community Development

Metro Staff Attending

Ted Reid, Principal Regional Planner
Megan Gibb, Manager II, Planning & Dev.

Chris Johnson, Manager II, Research Center
Tim O'Brien, Principal Regional Planner

1. Call to Order and Introductions

Chairman Tom Kloster called the meeting to order at 10 a.m. Introductions were made.

2. Committee and Public Communications on Agenda Items

- Jeannine Rustad announced that Tualatin Hills Parks & Recreation is accepting applications for an Urban Planner, which is posted online and open for three weeks.
- Charles Ormsby commented on the transit challenges for those with wheelchairs and disabilities in the region. Several specific sites in the region were noted for time delays and accessibility not available for wheelchair ridership in public transit. It was encouraged to check the data and get real-time information on this issue.
- Tim O'Brien announced the kick-off of the 2040 Planning & Development Grants 2020 cycle soon. Information on this will be posted on the website. Categories for grant applications would include concept planning, urban areas and equitable development, with a new category this year for community engagement. On Feb. 3 an optional information meeting at Metro is planned. The final deadline to apply is April 2. Part of the review this year is the interviews with the screening committee which takes place April 27. The Council is expected to award the grants on July 30.

The equitable development grants will require a community partner as part of the application. Asked for a definition on this, Mr. O'Brien reported this was a community based organization, or could be a local liaison in small communities. It was noted that community engagement grants were broad in nature and had a 2040 plans focus.

- Katherine Kelly asked for corrections to the Dec. 18, 2019 workshop minutes. On pages 3 and 4 where Springwater Corridor is named, this should be changed to read Springwater Planning Area. Chairman Kloster noted that a regular agenda item listing for future MTAC meetings will include a review of past minutes to collect any corrections or additions.

3. Missing Middle Housing/House Bill 2001 Implementation (Ethan Stuckmayer, Oregon Department of Land Conservation & Development)

Ethan Stuckmayer presented information on elements and implications from Oregon's housing initiatives; House Bill 2001 that requires updates of local rules that have limited housing choices, House Bill 2003 that address housing needs and production, and noted the rulemaking website where this information can be found. Middle housing described in HB 2001 includes duplex standard, triplex, fourplex, townhomes and cottage clusters. HB 2003 addressing housing needs and increased unit production with analysis updates on a regular basis and production strategy in 11 regions of the state. The Rulemaking and Technical Advisory Committees to the DLCD was reviewed. Following meetings this year, it was expected the rules, model codes and strategies would be adopted by Dec. 31, 2020.

Requirements for medium-sized cities are all Oregon cities outside the Portland Metro boundary with a population between 10,000 and 25,000. The requirement is for duplexes to be allowed on each lot or parcel zoned for residential use that allows for the development of detached single family dwellings. Requirements for large cities with a population of more than 25,000, unincorporated areas within the

Portland Metro boundary that are served by sufficient urban services, and all cities with the Portland Metro boundary with a population of more than 1,000. The requirement is for duplexes as listed for medium-sized cities, and triplexes, quadplexes, cottage clusters, and townhouses in areas zones for residential use that allow for the development of detached single family dwellings. The middle housing bill enables both medium and large cities to regulate siting and design of middle housing types. Two versions of the model code will be required, one for medium cities and one for the large cities. The codes will be written such that local governments can apply them directly.

Comments from the committee:

- Marlee Schuld asked how soon from the time the model codes are issued before implementation is required. Mr. Stuckmayer noted the goal to have the model codes published by the end of September 2020. Medium cities will require implementation by June 30, 2021 while Large cities have to the end of 2020.
- Denny Egner asked if consultants were hired to work on the model code drafts, which was confirmed by Mr. Stuckmayer as partly from Angelo Planning and Sera Architects as part of this rule making effort. Noting the large number on the committees it was agreed that designing this system with so many different sizes of cities is a big undertaking. Asked if sidewalks was included in the model codes, it was noted this is more a transportation infrastructure plan rather than housing.
- Laura Terway asked if these rules came with guidance for development. Mr. Stuckmayer noted there would be a desire for the model codes to show guidance in designs that would be applied to the rules of the House Bills for implementation.
- Tom Armstrong asked if there was a limit of time in the legislative ruling for this. Mr. Stuckmayer noted this was listed as a reasonable amount of time with internal engineering planning work possible time extensions. The infrastructure based time extension requests allow additional time for implement in areas with infrastructure limitations. Medium cities extension requests are due by Sept. 30, 2020, and large cities and all of Metro area is June 30, 2021.

Mr. Stuckmayer noted other HB 2001 provisions:

- 3% limit on density increase assumptions related to UGB expansions
- Owner-occupancy and on-site parking requirements not allowed for ADUs
- Housing production survey to include ADUs and middle housing
- DCBS to develop single family conversion standards
- Prohibits new CC and R's that prohibit middle housing types or ADUs

Technical assistance funds of \$4.5 million to support local government implementation is planned for HB 2001 (\$3.5 million) for middle housing codes and infrastructure-based time extension request, with HB 2003 allocating \$1million to develop housing production strategies, housing needs analyses and implement other elements of the bill.

It was noted that the rulemaking website did not list member affiliate information. Mr. Stuckmayer noted this would be updated soon with both the rule making committee and technical advisory committee members listed to show where their input in the process comes from.

Forums are scheduled across the state, including in the Portland Metro area; Jan. 29 in Hillsboro and Jan. 30 at Clackamas Community College. A speaker's bureau is available for outreach to local governments and other interested parties. Dates and events were shared noting committee meetings.

House Bill 2003 was briefly reviewed. A pilot program on Regional Housing Needs Analysis is to be completed by Sept. 1, 2020. Two reports from the analysis due by March 1, 2021 is the summary of results, and evaluation of regional analysis as a tool. HB 2003 requires all cities larger than 10,000 to regularly update their housing needs analyses, and LCDC is required to establish or delegate the update schedule by Dec. 31, 2019.

Housing production strategies in HB 2003 must include a list of specific actions, including the adoption of measures and policies that the city shall undertake to promote development within the city to address a housing need identified. Other provisions in the bill authorizes the use of publicly-owned land for affordable housing development, subject to certain stipulations, and clarifies provisions from 2017 Senate Bill regarding building height, density limitations, and affordable housing on church properties.

4. Beaverton's Housing Options Project (Anna Slatinsky and Rob Zoeller, City of Beaverton)

Anna Slatinsky and Rob Zoeller presented information on Beaverton's Project Housing Options (HOP). The project was launched in 2018 with a purpose to consider where and how additional housing types could be allowed in the city's residential neighborhoods. The project schedule was reviewed that is now in the timeline of studying neighborhood patterns, developing alternatives and conducting economic analysis.

A graphic showing comparison between the HOP and HB 2001 was presented. Neighborhood patterns were studied from community character using GIS analysis and site visits. The results showed three construction periods over the time span with unique design and development patterns. Results from 1965-1984 showed:

- Types. Middle housing built steadily until 1979:
 - 1965-1974. Most existing duplexes in the city were built in this period
 - 1978. City updates development code
 - 1980 onward. Detached single-family becomes prevailing pattern

Street patterns were noted with curvilinear grids and cul-de-sacs among the designs. Middle housing from 1920 to the present are a mix of duplexes, triplexes, quadplexes and townhouses in all neighborhoods.

Roughly 30 neighborhood engagement meetings were held for input. Common themes among all groups showed:

- Multigenerational living options
- Homes for older adults
- Homeownership opportunities
- Design compatibility with the neighborhood

Differences among groups:

- Multicultural groups wanted more options near schools, parks and houses of worship

- Open houses and neighborhood association meetings wanted more options near transit, markets and shopping

The next steps with the project will be developing alternatives that continue work with neighborhood pattern studies and modeling. Economic analysis will be studied to evaluate capacity and affordability issues. Interviews are planned with developers and lending institutions. And more multicultural community engagement meetings to create housing leadership cohorts.

Comments from the committee:

- Denny Egner asked if research through the multi-cultural groups provided input that might affect your design standards. There was discussion on street standards with preferences on inward/outward designs. Costs of construction, trade-offs with designs and other factors will add to relevant discussion as more is planned.
- Jae Douglas asked how co-housing or multi-housing options might fit into some of the design standards, especially with senior housing options. It was noted that they sometimes fit existing standard codes, or sometimes not. Seniors tend to care more about the neighborhood as fit rather than specific housing types.

5. Portland's Residential Infill Project (Tom Armstrong, City of Portland)

Tom Armstrong presented information on the City of Portland's Residential Infill Project that addresses housing options and scale, and building designs. The proposals would add more housing options to meet people's changing needs. The proposal would allow more housing units to be built in residential neighborhoods, but only if they follow new limits on the size of new buildings.

When addressing Portland's housing crisis, it became clear that zoning codes were only one small part of factors needing study. Residential infill was last updated five years ago. Since then smaller building options appear to be part of the solution. The Residential Infill Project includes detached single-family homes, duplex, triplex and fourplex designs. Project outcomes showed:

- Increases access to more types of housing in all Portland neighborhoods
- Allows more units at lower prices on each lot
- Applies new limits on building scale and height
- Reduces displacement overall

Maps that showed the cost of home sales from 2000 to 2017 pointed to the issue of housing affordability becoming out of reach. Zoning limits housing choice and supply, with currently 43% of land in Portland used for single-dwelling purpose.

Recommendations from the project are to allow more housing types including duplexes on corner lots, and triplexes and fourplexes in some places. Three units in one box may trigger building/safety code concerns which are being studied. Where additional housing types would be allowed was shown on a map, with sections yet to be further studied for future zoning. There will be one more revision to the plan with infrastructure studies where street improvements are required.

Recommendations are also made to reduce the scale of development through use of floor-to-area ratio (FAR), vary by number of units, and bonus FAR for affordability or preserving house. This applies to both remodel or conversion, and new construction. Senate Bill 535 allows housing rezoning on narrow lots that are historically platted, currently 1,400.

The project looked at annual incomes of residents in the area and housing costs which pointed to the challenge of ability to pay rent or own homes. Examples of lower priced houses with three potential futures were shown. For the same moderate priced space, units added could lower costs, but if kept to single-dwelling space the cost would not make them affordable. Part of the concern with rising costs is having higher paying jobs in the region that some residents can afford to pay, while others cannot.

Discussion was held on the displacement risk and households vulnerable to displacement. Factors where displacement is vulnerable are with renters, low income, people of color and population without higher education. The evaluation of displacement risk asked:

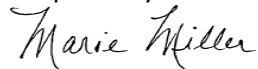
- Which properties are likely to redevelop under new zoning and where
- Who is affected by redevelopment of these sites? In general and in specific locations?
- Is this impact greater or less than current zoning?

In summary: More housing types + smaller size, scaled by number of units + allowed everywhere = More units, smaller units, less expensive units, and less displacement overall.

6. Adjourn

There being no further business, meeting was adjourned by Chair Kloster at noon.

Respectfully submitted,



Marie Miller, MTAC Recorder

Attachments to the Public Record, MTAC meeting, January 15, 2020

Item	DOCUMENT TYPE	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1	Agenda	01/15/2020	01/15/2020 MTAC Meeting Agenda	011520M-01
2	MTAC Work Program	01/03/2020	MTAC Work Program, as of 01/03/2020	011520M-02
3	MTAC/TPAC Workshop Work Program	12/19/2019	MTAC/TPAC workshop Work Program, as of 12/19/2019	011520M-03
4	Minutes	12/18/2019	Meeting minutes from December 18, 2019 MTAC and TPAC workshop meeting	011520M-04
5	Handout	November 2019	Cities and Counties Affected by HB 2001	011520M-05
6	Handout	N/A	House Bill 2001: More Housing Choices for Oregonians	011520M-06
7	Handout	11/6/2019	Key elements of House Bill 2001 (Middle Housing)	011520M-07
8	Handout	August 2019	Residential Infill Project Summary	011520M-08
9	Presentation	1/15/2020	Update on Oregon's Housing Initiatives	011520M-09
10	Presentation	1/15/2020	Beaverton's Project Housing Options Project Overview	011520M-10
11	Presentation	1/15/2020	Residential Infill Project	011520M-11