OVERVIEW OF
Accessory Dwelling Units and other Smaller Types of Housing

HIGHLIGHTS FROM
Julia McKenna's Affordable Housing Hartfield Update LCDC May 20th

INVITE TO
Finding the Missing Middle: Nuts and Bolts of Alternative Housing Options July 22nd 12-1:30pm at Metro

Highlights from
OVERCOMING THE BARRIERS TO MICRO-HOUSING: TINY HOUSES, BIG POTENTIAL BY EMILY BROWN
OVERVIEW OF

Accessory Dwelling Units and other Smaller Types of Housing
What is an ADU?

Internal

Attached

Detached
Life Cycle Diagram: for family and housing needs
ACCESSORY DWELLING UNITS ARE ALLOWED IN CERTAIN SITUATIONS TO:

- Create new housing units while respecting the look and scale of single dwelling neighborhoods;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a mix of housing that responds to changing family needs and smaller households;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and affordable housing.

PCC § 33.205.010 (1999).

PCC § 33.205.030 (1999). See also City of Portland Bureau of Planning and Sustainability, “Accessory Structures Zoning Code Update: Discussion Draft,” 95-98 (June 2015), providing a history of the City’s regulation of ARUs and ADUs.
THOROUGH OVERVIEW

The INS & OUTS of Accessory Dwelling Units by Steve MacIntyre, Planner, City of Columbia and Dylan Powell, Project Architect at PWArchitects, Inc.

http://www.slideshare.net/PWArchitects/adu-lecture-slf2014final
RESOURCES

Eli Spevak reporting to DLCD on ADU, Corner Duplexes, Internal Conversations, and Cottage Clusters. **COMING SOON!**

APA journal has a tiny house, tent city zoning best practices document: https://www.planning.org/zoningpractice/open/pdf/nov15.pdf

Santa Cruz template, ADU adopted design review template: http://www.cityofsantacruz.com/home/showdocument?id=8875


ADU as affordable option providing flexibility: http://lilypadhomes.org/about-us/

Portland Space Efficient Work Group: http://www.deq.state.or.us/lq/sw/wasteprevention/SpaceEfficientWorkgroup.htm

Portland Residential Infill Project http://www.portlandoregon.gov/bps/article/532949
LINK TO ENERGY EFFICIENCY

Oregon Department of Environmental Quality
http://www.deq.state.or.us/lq/sw/wasteprevention/greenbuilding.htm

Accessory Dwelling Unit (ADU) Resources
- Finance Guide for ADUs
- ADU Survey Evaluation Report for Portland ADU Owners
- ADU Survey Results for Portland, Eugene, and Ashland, Oregon
- Accessory Dwelling Units - Take the First Step View a short video that explains the benefits and flexibility that ADUs can add to your property.
- accessorydwellings.org
- ADU Zoning Code Matrix

Building Codes Division (BCD) Green Building & Sustainable Construction
http://www.bcd.oregon.gov/green.html
BARRIERS

According to Alan Durning of the Sightline Institute, the seven most common barriers to ADU development are:

1. Capping the number of ADUs allowed on a lot to one rather than two;
2. Requiring off-street parking spaces;
3. Owner-occupancy requirements;
4. Occupancy limits;
5. Overly-restrictive size limits;
6. Limited locations within the city where they can be legally built; and
7. Requirements to match the design of the primary home.

http://www.sightline.org/2013/03/15/adus-and-donts/

Eli Spevak’s Poison Pills for ADU’s: requiring ADU to be internal and attached; parking requirements; requiring owner living on site; conditional review process
ADU’S

Eli Spevak 4 Poison Pills
1. Required to be Internal/Attached
2. Parking Requirements
3. Owner Occupancy Requirement
4. Conditional Use/Design Review

Zero Poison Pills:
Portland, Keizer, Grants Pass, Lebanon, Dallas
*still may be additional barriers

Does Not Allow:
Salem, Woodburn, Klamath Falls, Hermiston, Pendleton, Coos Bay, Ontario, Newport

Review of regulations by Julia McKenna contact Gordon Howard ghoward@dlcd.state.or.us for detailed table of source material.
INNOVATIVE IDEAS

- Planners understand multifamily development as built under one roof. That doesn’t have to be the case. There could be separate multi-family units, multi-family detached ADU’s.

- ADU’s can be separately owned structures. “Condoize ADU’s”- Eli Spevak

- Older homes can be divided internally so that the outer appearance isn’t changed.

- Preapprove stock ADU plans so they can skip the design review and have certainty in the process.

- Multifamily development could have one utility meter, share in common and keep cost down. City could use a single meter and lessen SDC, have one bill.

- Waive/reduce development fees. Impact fees should be scaled.
CURRENT STATE OF BLI AND HNA FOR CITIES OVER 25,000

BLI Data from 28 Cities over 25,000

- No Current BLI (54%)
- Have BLI from last 10 years (18%)
- Have a BLI from last 5 years (28%)

HNA Data from 28 Cities over 25,000

- No Current HNA (64%)
- Have HNA from last 10 years (7%)
- Have a HNA from last 5 years (29%)

Development Code Updates specific to housing in last 10 years: 8 cities, 28%
1. NO MORE TOOLKITS
2. NO MORE LISTS WITHOUT IMPLEMENTATION GUIDANCE
3. NO MORE BARRIER RESEARCH—We know the barriers. Now what? Tell me how to fix it.
4. YES: Technical Assistance for IMPLEMENTATION
5. YES: Multi-City, Shared Code Updates.
5 NEW THINGS—WHY NOW?

2. OHCS 2016 Statewide Housing Plan
3. Urgency/Need
4. % Renters increase overall, will remain large portion
5. Focus on Equity, Racial Justice, Institutional and Systemic Discrimination and Disparities
6. Housing First= Best Practice for addressing homelessness. Need to house everyone going forward.
RECOMMENDED ACTION ITEMS FOR CONSIDERATION

Technical Assistance

5. Increase housing to at least equal to economic employment in the Technical Assistance grant priorities

6. Prioritize Technical Assistance grants for code updates (possibly through a multi-city code update)

7. Prioritize Technical Assistance grants for housing related planning: Buildable Land Inventory, Housing Needs Analysis

8. Focus its grants on implementation by tying Technical Assistance Grants with taking action

9. Update the small city state model code to address issues of housing type: cottage style development, Accessory Dwelling Units (ADUs), manufactured housing, tiny houses.

Julia McKenna’s full report to LCDC:
PowerPoint: https://www.oregon.gov/LCD/docs/meetings/lcdc/052016/Item_8_Hatfield_PP.pptx
INVITE TO

Finding the Missing Middle: Nuts and Bolts of Alternative Housing Options
July 22nd 12-1:30pm at Metro
Finding the Missing Middle: Nuts and Bolts of Alternative Housing Options
Join Metro for a lunchtime learning event July 22\textsuperscript{nd} 12-1:30pm

Many housing affordability advocates call for expanding the supply of "missing middle" housing, including in-law apartments, cottage clusters, corner duplexes and internal divisions of larger homes. But in many communities, these projects are difficult to complete because of zoning requirements and other regulations.

Join local experts Eli Spevak eli@aracnet.com and Madeline Kovacs of Orange Splot LLC, along with Laura Buhl lbuhl@dlcd.state.or.us of the Oregon Department of Land Conservation and Development (DLCD), as they present findings of a new report on space-efficient housing options. The report, co-sponsored by DLCD and the Oregon Department of Environmental Quality, includes a zoning code review and case studies of actual projects. This is a great opportunity for jurisdiction staff and other interested people from around the Portland metropolitan region to learn about and discuss these "missing middle" alternative housing types.

More information and a link to RSVP is available at http://www.oregonmetro.gov/event/finding-missing-middle-equitable-housing-lunch-and-learn/2016-07-22-0.

noon to 1:30 Friday, July 22, 2016
doors open at 11:30
Metro Regional Center – Council Chambers
600 NE Grand Ave, Portland, OR 97232

The 2016-17 Equitable Housing Lunchtime Learning Series, convened by Metro in partnership with Oregon Opportunity Network, features topics of interest to jurisdiction staff and other housing practitioners, but are open to all. Limited refreshments provided, and feel free to bring your lunch!
Highlights from

OVERCOMING THE BARRIERS TO MICRO-HOUSING: TINY HOUSES, BIG POTENTIAL BY EMILY BROWN
Overcoming the Barriers to Micro-Housing: Tiny Houses, Big Potential by Emily Brown

Benefits of Micro-Housing:

- Simple lifestyle
- Housing choice
- Affordable housing
- Transitional housing
- Low carbon footprint
- Independence and mobility
- Dignity and self-sufficiency
- Communal living opportunities
Overcoming the Barriers to Micro-Housing: Tiny Houses, Big Potential by Emily Brown

Micro-Villages

The main barriers to micro-villages are often social opposition, NIMBYism and a lack of political will from local government. Many micro-villages are also challenged by a lack of funding, difficulty finding a location and zoning. Much of this can be related to a pervasive stigma associated with homelessness and affordable housing.

Keys to the success of micro-villages have been collaboration with local governments, coalition building, diversifying funding, early community outreach and strong community agreements within the villages.

Individual Tiny Houses

Overall, the two biggest barriers to tiny homes are building codes and zoning ordinances that treat them as illegal or illegitimate types of housing. This illegality complicates accessing insurance and financing, finding a place to park, and getting a home repaired. One factor that contributes to the ease of living in a tiny house is the policy framework in a particular community. Many tiny house residents had more success in areas where governments were willing to accommodate smaller dwelling units in their codes and ordinances.

The rapid increase in the number of proposed microvillages indicates growing community support that needs to be matched by the political will of local governments.
Overcoming the Barriers to Micro-Housing: Tiny Houses, Big Potential by Emily Brown

What can governments do?

Local governments can accommodate tiny homes and micro-villages by:

- **Decrease minimum area requirements** for dwelling units (can be as low as 70 sf);
- Add **flexibility** to zoning requirements to encourage innovative housing solutions;
- Allow tiny houses on foundations outright;
- Permit micro-villages as multi-family developments;
- Help groups starting a micro-village find **land**, access **funding** and **overcome opposition**; and
- Treat tiny houses and micro-villages as a **part of the solution** to the affordable housing and homelessness crises.
Chapter 3: Barriers to Individual Tiny Houses

This section outlines the primary barriers that individual tiny house residents identified during their interview with me. Barriers are organized into four categories: technical, social, financial, and other. Table 1 presents these barriers in tandem with the strategies that tiny house residents used to successfully overcome these barriers. The number in parenthesis after the barrier indicates how many interviewees experienced that particular barrier. Barriers are color-coded according to category: technical barriers are shown in green, social barriers are shown in blue, financial barriers are shown in pink and other barriers are shown in gold.

Table 1: Individual Tiny Homes Barriers and Strategies

<table>
<thead>
<tr>
<th>Category</th>
<th>Barriers</th>
<th>Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technical</td>
<td>Tools and technical skills (5)</td>
<td>Tool and skill-sharing model</td>
</tr>
<tr>
<td></td>
<td>Zoning and land use (3)</td>
<td>Find cities that accommodate tiny houses; Seek ADU status</td>
</tr>
<tr>
<td></td>
<td>Meeting building code (2)</td>
<td>Engage with local government early</td>
</tr>
<tr>
<td></td>
<td>Lack of legal address (3)</td>
<td>Use friend or neighbor’s address or P.O. box; Use address not attached to structure</td>
</tr>
<tr>
<td></td>
<td>Transporting home (2)</td>
<td>Register as travel trailer</td>
</tr>
<tr>
<td></td>
<td>Repairing unit (1)</td>
<td>Unofficial skill-sharing</td>
</tr>
<tr>
<td>Social</td>
<td>Negative perceptions (3)</td>
<td>Early neighborhood outreach; Change dialogue about tiny homes</td>
</tr>
<tr>
<td></td>
<td>Having a family (2)</td>
<td>Multiple tiny homes in proximity</td>
</tr>
<tr>
<td></td>
<td>Isolation (2)</td>
<td>Usable outdoor space; Communal space</td>
</tr>
<tr>
<td>Financial</td>
<td>Accessing insurance (5)</td>
<td>Register as travel trailer; Tiny home insurance (Lloyds of London); Insure through rental or auto insurance; Insurance co-op</td>
</tr>
<tr>
<td></td>
<td>Financing construction (4)</td>
<td>Personal loan; Finance through friends/family/community</td>
</tr>
<tr>
<td>Other</td>
<td>Finding a place to park (3)</td>
<td>Property of friend/family; Advertise need for space</td>
</tr>
<tr>
<td></td>
<td>Accessing utilities (3)</td>
<td>Avoid reliance on external utilities; Connect plumbing to RV greywater tank; Connect to well or nearby property</td>
</tr>
<tr>
<td>Technical Barriers</td>
<td>Strategy</td>
<td>Resident</td>
</tr>
<tr>
<td>------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Tools and skills</td>
<td>Tool and skill-sharing model</td>
<td></td>
</tr>
<tr>
<td>Transporting home</td>
<td>Register as travel trailer</td>
<td></td>
</tr>
<tr>
<td>Lack of legal address</td>
<td>Use friend or neighbor’s address or P.O. box;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use address not attached to structure</td>
<td></td>
</tr>
<tr>
<td>Meeting building code</td>
<td>Engage with local government early</td>
<td></td>
</tr>
<tr>
<td>Zoning and land use</td>
<td>Find cities that accommodate tiny houses;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Seek ADU status</td>
<td></td>
</tr>
<tr>
<td>Repairing unit</td>
<td>Unofficial skill-sharing</td>
<td></td>
</tr>
<tr>
<td>Social Barriers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Having a family</td>
<td>Multiple tiny homes in proximity</td>
<td></td>
</tr>
<tr>
<td>Isolation</td>
<td>Usable outdoor space;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Communal space</td>
<td></td>
</tr>
<tr>
<td>Negative perceptions</td>
<td>Early neighborhood outreach;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Change dialogue about tiny homes</td>
<td></td>
</tr>
<tr>
<td>Financial Barriers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessing insurance</td>
<td>Register as travel trailer</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tiny home insurance (Lloyds of London);</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Insure through rental or auto insurance;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Insurance co-op</td>
<td></td>
</tr>
<tr>
<td>Financing construction</td>
<td>Personal loan;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Finance through friends/family/community</td>
<td></td>
</tr>
<tr>
<td>Other Barriers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finding a place to park</td>
<td>Property of friend/family;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Advertise need for space</td>
<td></td>
</tr>
<tr>
<td>Accessing utilities</td>
<td>Avoid reliance on external utilities;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Connect plumbing to RV greywater tank;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Connect to well or nearby property</td>
<td></td>
</tr>
</tbody>
</table>
Chapter 5: Micro-Village Barriers and Strategies

Main Barriers:
- NIMBYism
- Lack of community support
- Lack of funding
- Stigma of homelessness
- Land use and zoning
- Building code
- Finding an affordable and properly-zoned site
- Internal challenges
- Perceived lack of coordination

Main Strategies:
- Conduct early community outreach
- Establish a formal nonprofit
- Diversify support
- Work with local government
- Innovative revenue generation
- Strategic location
- Carefully craft governing documents and community agreement
Overcoming the Barriers to Micro-Housing: Tiny Houses, Big Potential by Emily Brown

ebrown7@uoregon.edu
http://www.slideshare.net/EmilyRBrown/brownovercoming-barriers-to-microhousing

Additional Information:

“A Legal Path for Tiny House Communities” by Tent City Urbanism: http://www.tentcityurbanism.com/2014/10/a-legal-path-for-tiny-house-communities.html;

Tent City Urbanism by Andrew Heben;

HUD case study on cottage ordinances from Kirkland, WA: https://www.huduser.gov/portal/casestudies/study_102011_2.html;


Dan Bryant Ted Talk about Opportunity Village: https://www.youtube.com/watch?v=HNnkHjMUCmw;

Upcoming Tiny House Village Toolbox from SquareOne Villages: http://www.squareonevillages.org/#!toolbox/izxob;


Upcoming publication from University of Michigan PhD Student Jeffrey Albanese on tiny house communities.