



# Shaping Up: Missing Middle Housing & Residential Design Standards

## Public Involvement Plan

### Background

#### State Requirements

In 2019, the Oregon Legislature passed House Bill 2001 (HB 2001), a bill that will result in changes to the types of housing that are allowed to be constructed in residential areas in cities across the state of Oregon. HB 2001 requires cities of certain sizes to allow “middle housing” in areas and properties that allow for the development of detached single-family dwellings. Middle housing is defined in HB 2001 as including duplexes, triplexes, quadplexes (fourplexes), cottage clusters, and townhouses. More specifically, HB 2001 requires that large cities, or those with a population over 25,000 (which includes McMinnville), shall allow the development of the following:

- “All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings” and
- “A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.”

Cities that fall within the large city category are required to adopt land use regulations and Comprehensive Plan amendments to address HB 2001 by June 30, 2022. Understanding that infrastructure capacity may result in difficulties with allowing an expanded range of housing types in areas of cities that historically only allowed for single-family dwellings, HB 2001 was drafted to include a process to allow cities to identify infrastructure deficiency issues and request extensions to address those issues. Extension requests to address infrastructure deficiency issues are required to be submitted to the Department of Land Conservation and Development (DLCD) by June 30, 2021.

As part of the state-wide implementation of HB 2001, the Oregon Department of Land Conservation and Development (DLCD) led a rulemaking process that resulted in clarifications to the HB 2001 language and more specifically prescribes the requirements that cities must follow in regards to the allowance of the middle housing types. The rulemaking process was recently finalized, and the final version of the rules

was adopted by the Oregon Land Conservation and Development Commission (LCDC) on December 9, 2020. These rules were adopted as Oregon Administrative Rules (OAR) Chapter 660, Division 46.

The rulemaking process resulted in the creation of minimum standards that medium and large cities must follow to allow middle housing types. The rules also created a “model code”, which would apply directly in cities that do not implement their own development code and Comprehensive Plan amendments prior to the deadlines established in HB 2001.

### **Local McMinnville Policies**

In 2019, the McMinnville City Council adopted Great Neighborhood Principles (GNP) into the Comprehensive Plan. The GNPs are intended to “...guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value...”. The GNPs include two principles specific to housing, which are:

11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

These GNPs are consistent with the intent of HB 2001, which is to increase housing options within residential areas of McMinnville.

### **Purpose**

The recently state-adopted HB 2001 rules will require that all middle housing types begin to be allowed in all residentially zoned areas of McMinnville by June 2022. The purpose of the Residential Site and Design Review project is to create development and design standards for the housing types that are described in HB 2001, and are commonly referred to as middle housing types, to ensure that these types of housing can be developed and integrated within residentially zoned areas while still maintaining the unique characteristics and qualities of McMinnville’s neighborhoods.

In order to implement the City’s Great Neighborhood Principles, and also in preparation for the implementation of HB 2001, the McMinnville Planning Department began work on the Residential Site and Design Review project in late 2019. The Planning Department worked with a consultant to develop an initial first draft of potential Residential Site and Design Review Standards, which was reviewed by the McMinnville Planning Commission over the course of four work session meetings from February 2020 to July 2020.

The next step in the process of this project is to review the current Draft Residential Site and Design Review Standards document against the adopted HB 2001 rules and requirements, now that they have been adopted at the state level. The same consultant is assisting the Planning Department with this

process, and will be developing options and recommendations for how the Draft Residential Site and Design Review Standards can be brought into compliance with the state HB 2001 rules and requirements.

Once finalized, the Residential Site and Design Review Standards will be adopted by the McMinnville City Council into the McMinnville Municipal Code. The standards would then apply to all new development of middle housing types within residential zones in McMinnville.

## Communication and Public Engagement Activities

The following is a list of possible communication methods along with an estimated timeline of certain project milestones. An emphasis will be placed on various methods that will include virtual meetings, print (physical and electronic) resources, and tactile methods. In McMinnville, we recognize that a broad spectrum of the community will need to participate at their own comfort level to establish diverse feedback on the design and code concepts, code framework, and draft land use code language.

The communication and public engagement activities will be reevaluated throughout the duration of this project for safety, inclusivity and effectiveness.

Engagement activities will focus on informing and collecting feedback on the draft land use code language to be developed. Planned communications and public engagement activities include:

### Website

Provide detailed project information and related documents (process timeline, summaries, context and history of zoning requirements specific to McMinnville). **March 2021 – Project Completion**

### City Newspaper & Local Media

Use of the News Register to run a “Hot Sheet on HB 2001 – *What you need to know about the Middle Housing Bill.*” Print-ad will be ran in conjunction with an ad in digital format (Big Box web ads) that are linked directly to the project website. **March 2021 – Project Completion**

### Social Media

Use existing City accounts on Instagram, Facebook, and Twitter to get messages out, post videos, and advertise engagement opportunities. **March 2021 – Project Completion**

- Begin a Photovoice campaign using the hashtags #moreofthis #lessofthat – allow City residents to find pictures online of examples of housing structures they like and post them – feature these as ‘story polls’ through Instagram.
- Post “Hot Sheet on HB 2001 – *What you need to know about the Middle Housing Bill*” monthly.
- Post video clips of Planners talking through some of the key points or milestones of the project.

### **Meeting in a Bag**

Create printable meeting materials for local organizations, neighborhood associations, and identified stakeholders. Provide postage-paid envelopes that allow participants to provide feedback on the project without having staff present or having to attend a public meeting.

### **Deliberative Dialogue Work Sessions**

Allow space for an in-person socially distanced meeting where representatives from Affordable Housing Committee, Planning Commission, DEI Committee, and other local partners will provide input on the draft code language before final concepts go to Council for decision making.

### **Public Open House(s)**

There should be multiple Public Open Houses with the first two occurring at the beginning of this process, and others occurring later in the process.

During first two sessions, the community will have opportunities to review and give input on all proposed Draft Residential Site and Design Standards code language and provide feedback on options under consideration for bring the draft code into compliance with State HB 2001 requirements. **April 2021**

At the mid-point sessions, the community will have the opportunity to review the information collected from the Deliberative Dialogue Work Sessions, along with previous engagement activities, and provide input on the proposed final Draft Resolution Language and Land Use changes. **Summer-Fall 2021 (Exact Dates TBD)**

All public meetings will be held in various formats, at times and locations, including online opportunities, that provide equitable access to all community members, and to comply with current health guidelines.

## Engagement Activities

### Phase One (Activities During Grant-Funded Portion of Project)

- Develop public outreach materials (fact sheets, summaries, etc.) **February-March**
- Develop timeline/system to posting and/or advertisements **February-March**
- Present Public Involvement Plan to Planning Commission **March**
- Update/Build out Project Website **March**
- Launch Website and promote via social media **Late March-May**
- Present Public Involvement Plan to City Council **April**

Hold Two Virtual Public Houses **Late April**

### Phase Two (Activities After Grant-Funded Portion of Project)

- Update Project Website with current information and promote via social media **June – Project Completion**
- Hold Virtual/In-Person Public Houses **June-August (Specific Dates TBD)**
- Deliberative Dialogue Work Session (Planning Commission/Affordable Housing Committee) **June**

- Deliberative Dialogue Work Session (Community Group 1) **July**
- Deliberative Dialogue Work Session (Community Group 2) **August**
- Hold Virtual/In-Person Public Houses **September-October**
- Prepare Materials for City's Formal Public Hearing Process **October-TBD (Final Deadline to Adopt of June 2022)**

## Community Stakeholders

This section identifies groups that are directly involved, will be consulted, or sectors of the public that should be specifically sought out during phase two.

Marginalized groups, business leaders, organizations, neighborhood associations, committees.

Yamhill County Housing Authority

Affordable Housing Committee

DEI Committee

Planning Commission