



ATTACHMENT C

Agency's Evaluation of Public Comments

A 30-day public comment period was provided for the 2024 Annual Action Plan, and plan attachments. Notice of the public comment period was published in Oregon media outlets of general circulation, distributed by email to interested parties and posted on the OHCS website in compliance with Oregon's 2021-2025 Citizen Participation Plan.

The opportunity for Citizen Participation is a critically important aspect in development of an Annual Action Plan and OHCS received one public comment during the public comment period.

COMMENT:

"I would like to add comments related to the affordable housing buildout strategy. To be sure, private commercial and publicly built turn-key housing projects are needed, but there is another house building modality that needs to be considered - the **self-built** small home on a micro-lot. The self-built small to medium size house is the core proposition of **WikiHouse**. I invite you to read through the <https://wikihousepdx.com> website to learn about the WikiHouse concept/opensource system in detail.

By creating a WikiHouse housing sub-economy we stand to quickly and substantially increase the number of people who can contribute to building affordable houses and eliminating homelessness in Oregon. By reducing construction complexity to the point where lightly skilled people with simple tools can do the job, WikiHouse is a novel, and credible, approach to the problem.

Key Values:

Self-building (i.e., DIY or DIWF "Do it with Friends") equates to **lower cost of home ownership**.

When you enable more people to participate in any aspect of the economy **innovation naturally follows**. What digital publishing platforms like YouTube did for the information economy, WikiHouse could do for housing economy. People will get creative in finding places to put houses, in creating micro-village communities and lifestyles. The WikiHouse self-builder **can capitalize on locations that conventional builders may not find feasible**, e.g., small lots,

irregular shaped lots, challenging/sloping/brownfield terrain, using spaceframe foundations, rooftops, mobile trailer beds, etc.

A WikiHouse housing economy could provide **meaningful employment** for people re-entering society after incarceration, addiction recovery programs, etc. There is a low training requirement.

WikiHouse is a zero-carbon building modality – it uses **lots of plywood**. Oregon is the epicenter of the sustainable forest products industry and a climate leader, so who better to take the lead on this building modality than Oregon?

Pre-requisites:

I feel that public funding is needed to jump-start a WikiHouse ecosystem here in Portland. An evolved WikiHouse ecosystem would be a cottage-industry/sub-economy, i.e., a network of micro-factories comprised of one or more CNC machines, where plywood is milled into 2D patterns then hand assembled into 3D building blocks that are trucked to a building site where a small crew (4-6 people) will erect the blocks into a structure. There would also be a network of small businesses composed of project advisors and assembly helpers that, if needed, the self-builder could contract with to help them get the job done. The ecosystem would also require an easy-to-navigate process for land owners, public and private, to subdivide property into micro-lots, preferably within the urban gridwork.

In practice, a modest initial public investment would go toward a proof-of-concept pilot, i.e., build a WikiHouse and learn-by-doing. If found viable, to get the ball rolling toward a cottage-ecosystem, additional public funding would be applied toward creating a dedicated micro-factory to produce WikiHouse blocks for early-adopter self-builders per their own house designs.”

RESPONSE:

Thank you for your comment and for the information associated with WikiHouse. Self-built homes are not something that OHCS has explored or seen done in other States. Therefore, this is an innovative strategy that we would need to understand more about, including issues like resiliency, energy efficiency, durability, how they align with local building codes, etc. before considering a resource investment. We appreciate the information and will continue to monitor this innovation.

