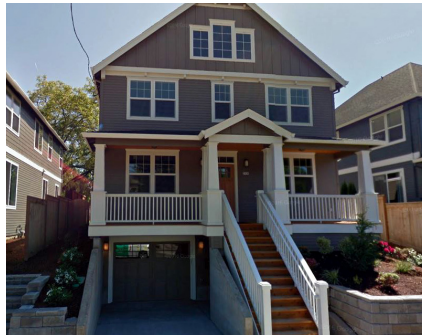


What Portland's residential infill reform is proposing to do

Right now, the codes for Portland's residential neighborhoods **aren't producing the sort of homes most people need**. Today, the rules that have been largely in place since 1959 say it's **fine** to build these:



(3,500 square feet / \$841,000)



(3,126 square feet / \$897,000)



(more affordable, but each house removes a curbside parking space and a tree)

...but the same rules mostly **ban** these:



(duplex with 2,226 square feet total / \$296,000 per home)



(1899 house internally split into a four-plex instead of demolition)



(also relatively affordable, but with front windows and an intact streetscape)

...even though average household sizes are down from 3.8 people in 1950 to 2.6 people today.

So the city is proposing changes to the 1959 rules that would:

- 1) make the biggest homes illegal (no more than 2,500 square feet on a 5,000 square foot lot)
- 2) reduce tear-downs
- 3) prioritize and incentivize re-use of existing homes, and
- 4) re-legalize "missing middle" housing: duplexes, corner triplexes and cottage clusters.

See the reverse of this sheet for illustrations of what would become legal.

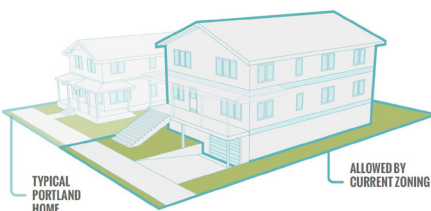
Incentivizing reuse while re-legalizing “missing middle” housing



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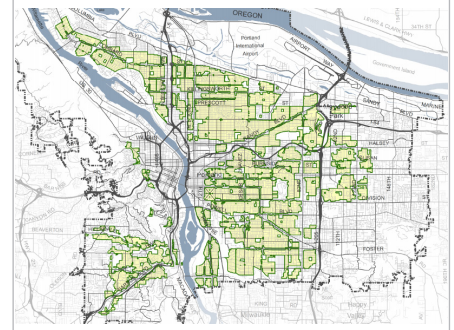
On a lot where this is almost the only thing allowed today...



...this would become the maximum size instead:



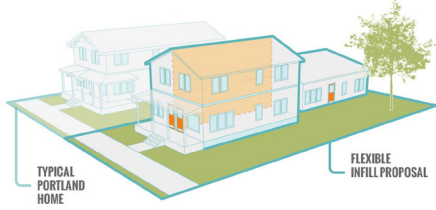
...but in these parts of the city...



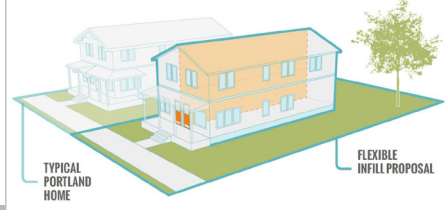
It would also become legal again to divide a big old house internally:



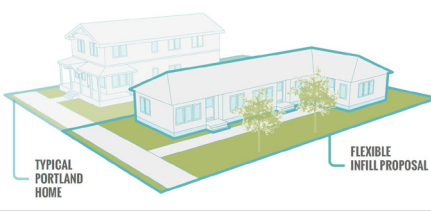
...or as a smaller duplex with a backyard ADU.



...you could also build it as a duplex:



Or if you opted into an affordability program, you could build a triplex:



Or, with an affordability incentive on a corner lot, a four-plex (like this on SE Madison, built 1925):



This means:

- **more middle-class prices** for newly built homes
- **more income diversity** in all our neighborhoods
- “gentle density” would allow **more total homes**, especially near jobs, transit & schools
- less tear-downs (because McMansions will be outlawed)
- **less suburban sprawl** into farms & forests



Created by **Portland for Everyone**, a coalition supporting abundant, diverse, affordable housing in Portland.
portlandforeveryone.org • also a program of 1000 Friends of Oregon