

HB 2138: Middle and infill housing for all in every neighborhood

Helping everyone live closer to schools, stores, parks, jobs



Saves families money

Opens all neighborhoods to all families, all incomes

Is good for the climate

Removes local barriers to building all types of housing

The issue

As Oregon's groundbreaking legislation rolled out allowing middle housing in most neighborhoods, some local barriers to development remained in place. This legislation removes or changes those barriers to truly allow middle housing choices, such as duplexes and three- and fourplexes, cottage clusters, townhomes, and accessory dwelling units, in every neighborhood.

The solution

HB 2138 opens up more neighborhoods to diverse housing choices. It expands the places where middle housing can be built, preserves existing homes, and makes it easier for a homeowner to add middle housing to their lot. It also encourages affordable and accessible home ownership.

How it works

HB 2138 helps Oregon remove barriers and encourage more middle housing by:

- Making cottage cluster development more flexible in terms of size and allowing cottages to be attached or detached.
- Allowing middle housing on lots that have an existing home or duplex.
- Encouraging affordable and accessible homeownership by providing an incentive of a density bonus for additional units.
- Further limiting unnecessary off-street parking requirements.
- Invalidating existing homeowner covenants and conditions that prohibit middle housing.
- Clarifying and streamlining local procedures for middle housing.
- Removing cumbersome and expensive demolition review for housing in a national historic district that has not been approved for local historic designation.

Since 1974, 1000 Friends of Oregon has worked with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural areas.



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Top row: Examples of common middle housing options. Bottom row: Examples from Veteran Village in La Grande.

Eastern Oregon Veteran Village cottage cluster

La Grande's first cottage cluster development, designed to serve veterans who have experienced homelessness

As a pilot project for La Grande's Cottage Housing Development code, Veteran Village features 10 units, each approximately 480 square feet. The modular design has since been replicated in other Veteran Villages and cottage cluster developments across the region, with additional sites in Baker and Malheur Counties.

Created in partnership with:



better HOUSING Together



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