

# Accessory Dwelling Units

Building Public Education & Support

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- Call-in: +1-415-655-0002 Access code: 664 647 858 and press #
- Webinar recording: [www.mapc.org/magic](http://www.mapc.org/magic)

# Accessory Dwelling Units

Petite, Discreet and Affordable Homes for  
Today's Smaller Households

- Building Public Education & Support -

July 17, 2018

Eli Spevak and Kol Peterson

Orange Splot LLC



# Presenters

Eli Spevak



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Kol Peterson



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# Accessory Dwelling Units

Great housing option. Terrible name.  
(but there are plenty of other choices...)

Carriage House

Granny Flat

In-law Suite

Mother-in-law Flat

Sidekick

Laneway House

Backyard Cottage

Garden Suite

Secondary Dwelling Unit (SDU)

Tiny House

Basement Apartment

Next Gen

Grand Retreat

Ancillary Unit



# What's an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a second dwelling unit on a single family residential lot.

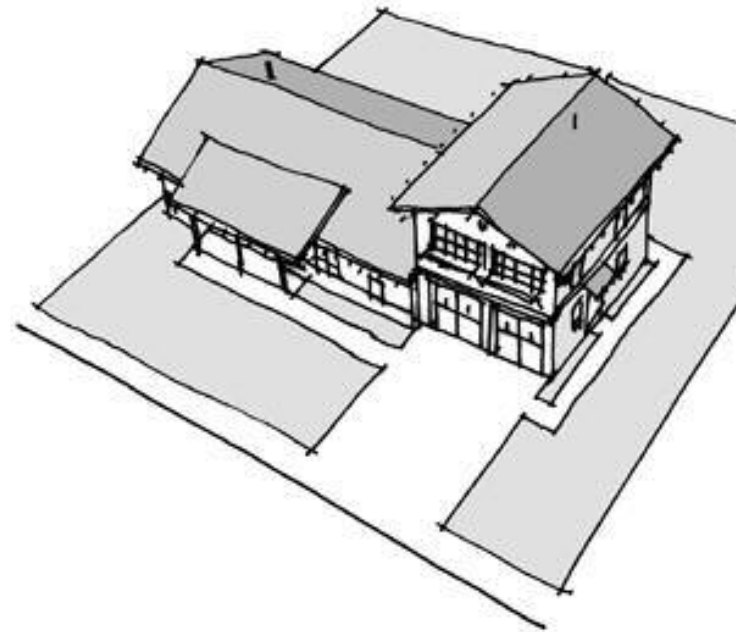
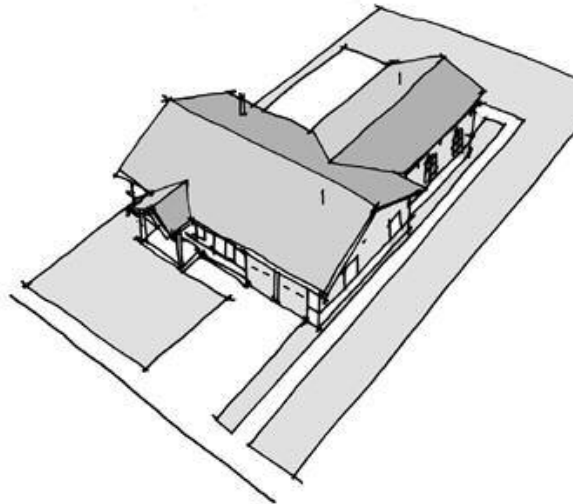
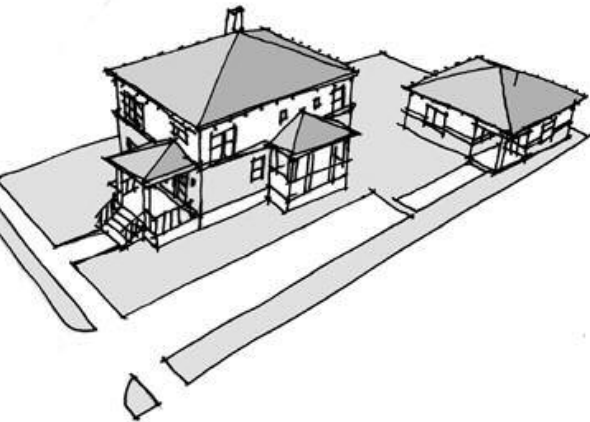


Photo: City of Santa Cruz

# ADU Types



Bruce and Carolyn Nelson's detached ADU



Martin Brown's garage conversion ADU



Granger House internal ADU



Derin & Andra Williams' basement ADU



# ADU Types



Dan Gray's ADU (over garage)



Caleb & Tori Bruce's main house -> ADU



Sabin Green detached ADU condo



# Not Quite the Same as ADUs, Part I: Detached Bedrooms



Mother-in-Law unit (Schuyler Smith)



Ruth's Cottages (Orange Splot LLC)



# Not Quite the Same as ADUs, Part II: Tiny Homes



Dee Williams in her tiny home



Build by Portland  
Alternative Dwellings



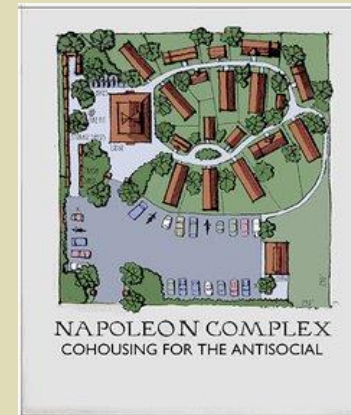
Built by Orange Splot LLC



Boneyard Collective



Caravan: Tiny House Hotel



NAPOLEON COMPLEX  
COHOUSING FOR THE ANTISOCIAL



NAPOLEON COMPLEX  
COHOUSING FOR THE ANTISOCIAL

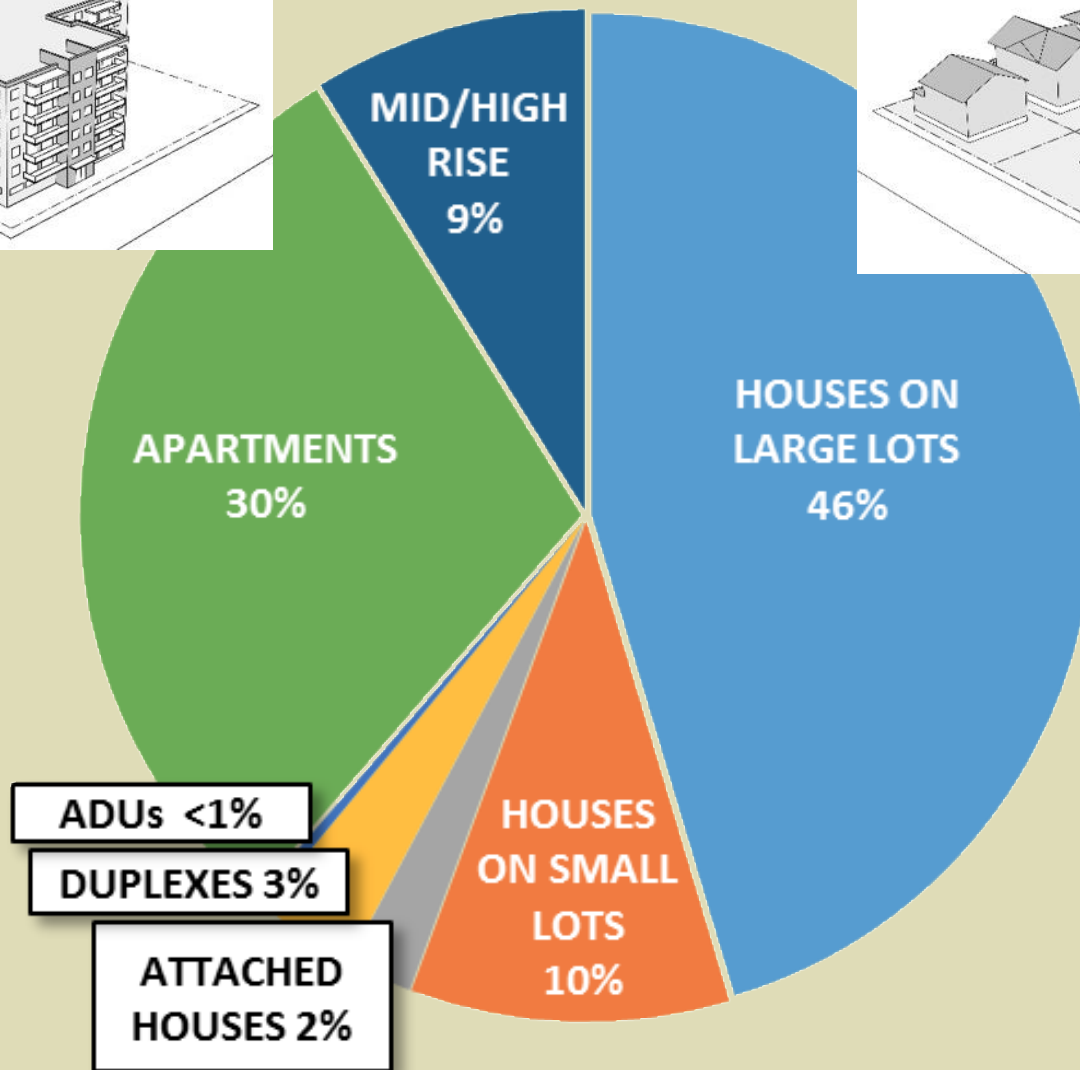
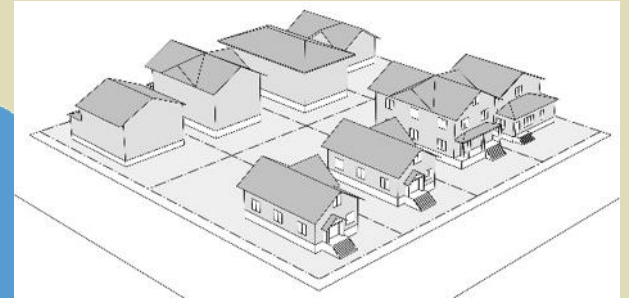
[www.fourlighthouses.com](http://www.fourlighthouses.com)

# Talking Points for ADUs



Fonzie and Ritchie, from Wikipedia. The Fonz lived over the garage

# 1. Lack of Housing Choice





# “Missing Middle” Housing Types

For Traditional, Walkable Neighborhoods





## 2. Familiarity & Acceptance (A long standing American Tradition)



Jefferson's house while Monticello was getting built (Lester Walker, *A Little House of My Own*)



PHOTOGRAPH 3.  
"Restored Alley Dwellings" in Brown's Court, S.E., 1970. Photograph by author.

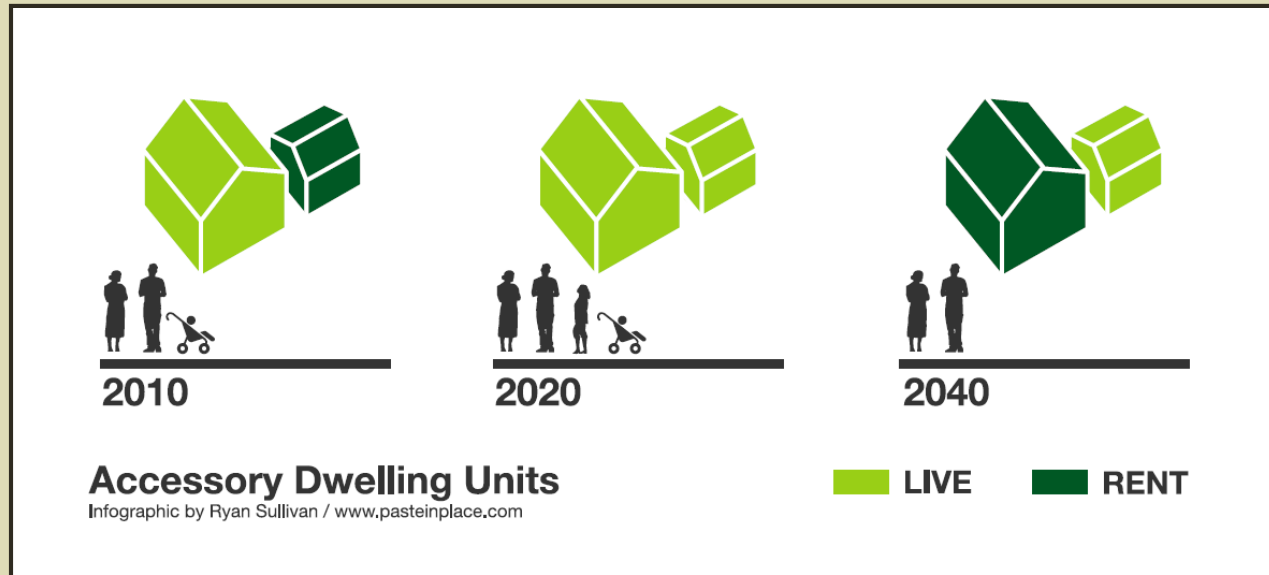
James Borchert's "Alley Life in Washington, DC" - Brown's Court, S.E.

**"Re-legalizing" an essential housing type**

Screen capture from *Terms of Endearment* (1983)

# 3. Adaptability: Flexible for All Stages of Life; Short & Long term uses

14



Bruce and Carolyn Nelson's detached ADU





# 4. Multi-Generational Housing

## Grandma Never Had It So Good

By SANDY KEENAN MAY 7, 2014



Sandra Keenan, NYT



Lenore Prato and Ken Finney built a small house behind their home so her parents, Arnold and Mildred, could be close by. "I like that we're setting an example for our kids," Ms. Prato said of their daughters, Lucia, 10, left, and Adeline, 12, right.

Laure Joliet for The New York Times

Laure Joliet, NYT



Lesa Dixon-Gray's mom Shirley  
(from Lina Menard's post in [www.accessorydwellings.org](http://www.accessorydwellings.org))

**“  
It's a perfect situation for us. It's like having  
three houses in one. We all eat together, but we  
also have our privacy when we want it.**

— Marie Clausman

Kavita Daswani, LA Times

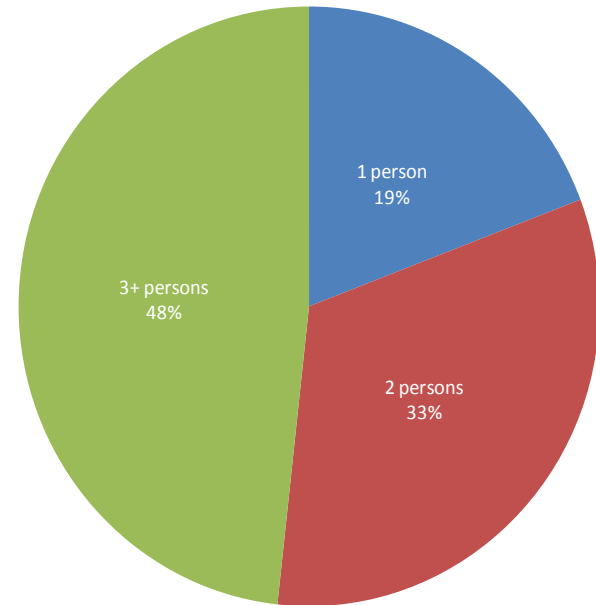
# 5. Demographics: Smaller Homes for Smaller Households



AVERAGE SIZE OF NEW SINGLE-FAMILY HOME AND  
AVERAGE PERSONS PER HOUSEHOLD  
IN 1950 AND 2005  
US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

Source: City of Milwaukie and URBSWORKS

Share of Households by Size, 1970  
*State of Oregon*



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

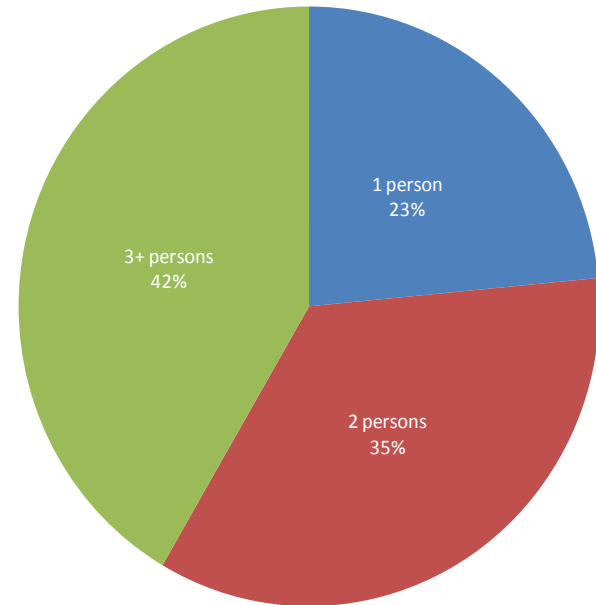
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IN 1950 AND 2005  
US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

Source: City of Milwaukie and URBSWORKS

Share of Households by Size, 1980  
*State of Oregon*



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

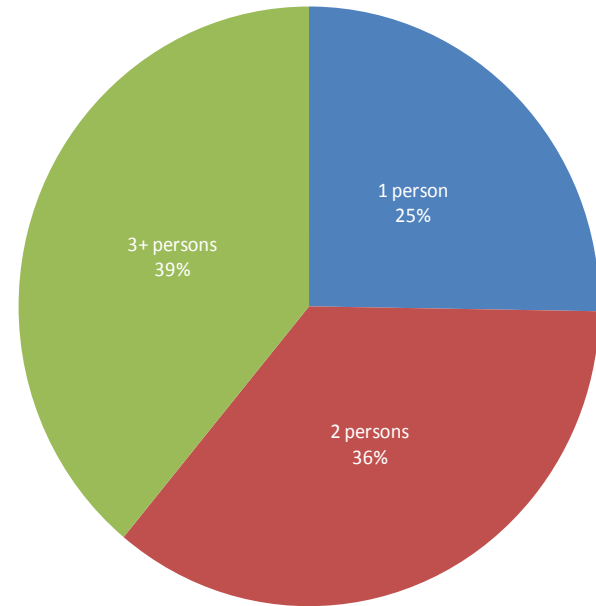
# 5. Demographics: Smaller Homes for Smaller Households



US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

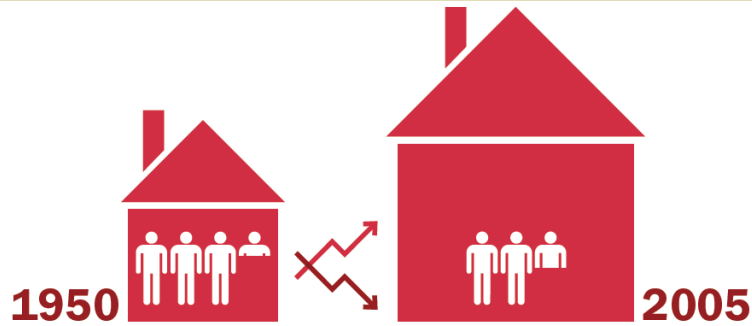
Source: City of Milwaukie and URBSWORKS

Share of Households by Size, 1990  
*State of Oregon*



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

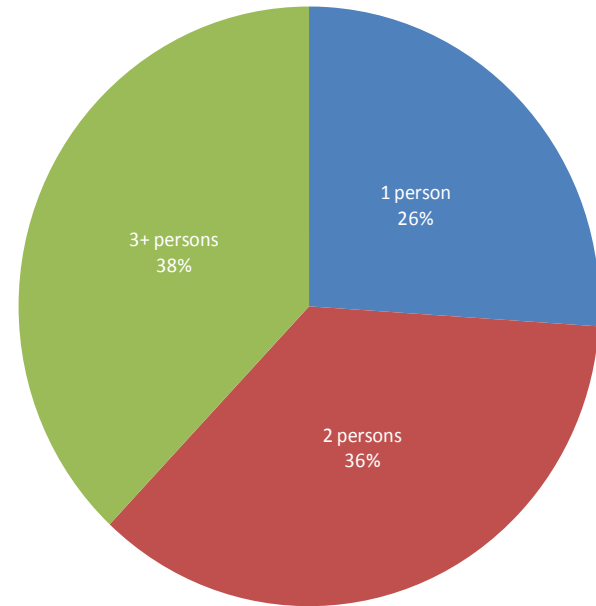
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US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

Source: City of Milwaukie and URBSWORKS

Share of Households by Size, 2000  
*State of Oregon*



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

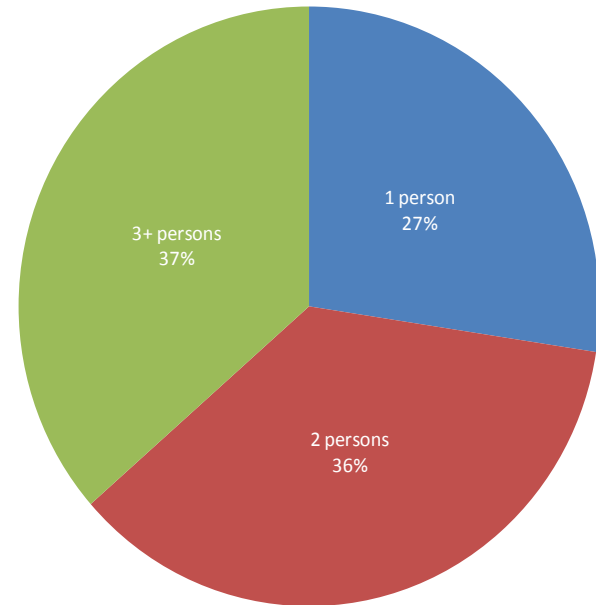
# 5. Demographics: Smaller Homes for Smaller Households



AVERAGE SIZE OF NEW SINGLE-FAMILY HOME AND  
AVERAGE PERSONS PER HOUSEHOLD  
IN 1950 AND 2005  
US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

Source: City of Milwaukie and URBSWORKS

Share of Households by Size, 2010  
*State of Oregon*



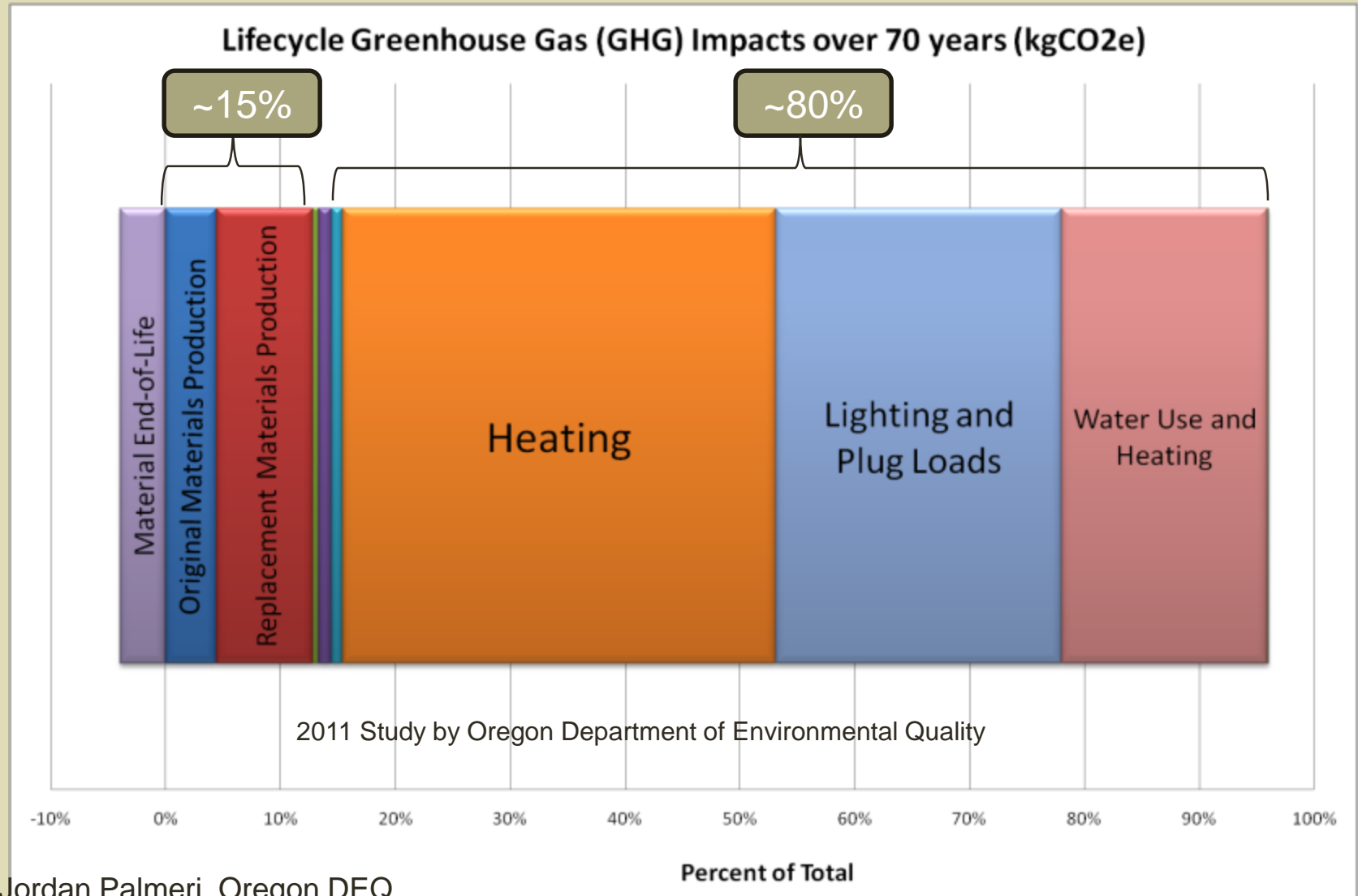
YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5



# 6. Environmental Benefits of Smaller Homes

Lifecycle greenhouse gas impacts (GHG) of a standard newly constructed OR home

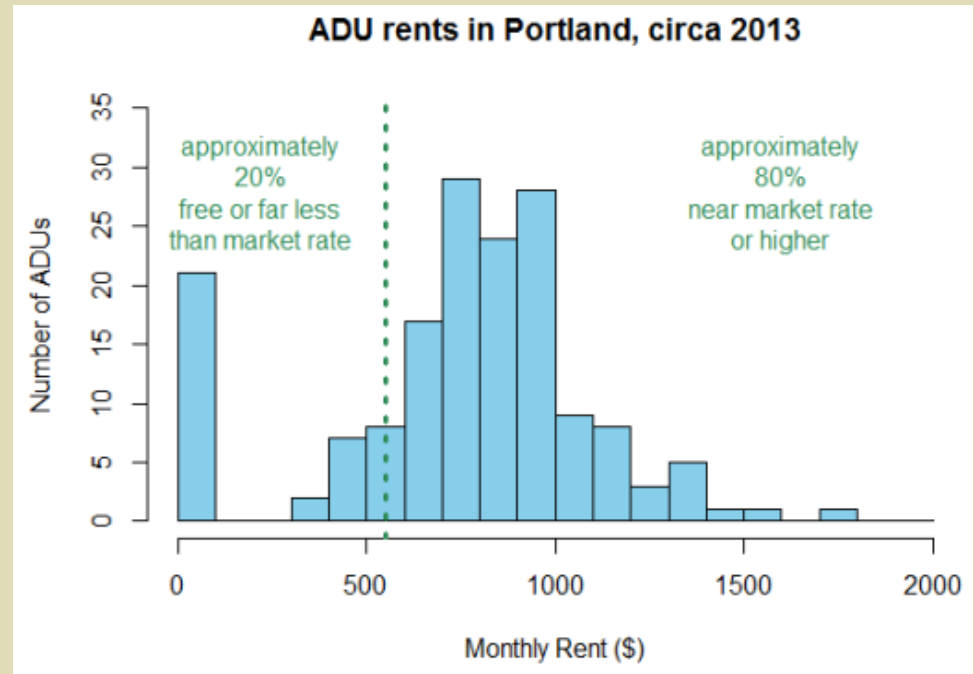
21



# 7. Affordability

## For Residents

1. 13% of ADU occupants are charged \$0 in rent
2. 5% of ADU occupants are charged <\$500/month
3. Unlike professional property managers, many Mom & Pop landlords never get around to raising the rent



From Jordan Palmeri, Oregon DEQ

## For Owners

3. Rental income from an ADU can help cover mortgage payments for younger homeowners and people on fixed incomes.
4. 48% of ADU owners are between 55 and 74 years old.

# 8. Great niche for small/emerging contractors and architects



Nick Mira



Lucas Gray



Tuan Vu



Sam Sudy



Noble ADU – NE Portland



Timby ADU – North Portland



# A few more arguments for ADUs

9. Politically Palatable: Discreet Density & Disbursed Impact

10. Life Safety problems with illegal ADUs

11. Aging in Place without leaving the neighborhood

12. *Why shouldn't I* be allowed to do an ADU?



Derin & Andra Williams' basement ADU



Martin Brown's garage conversion ADU

# Political Alliances for ADUs

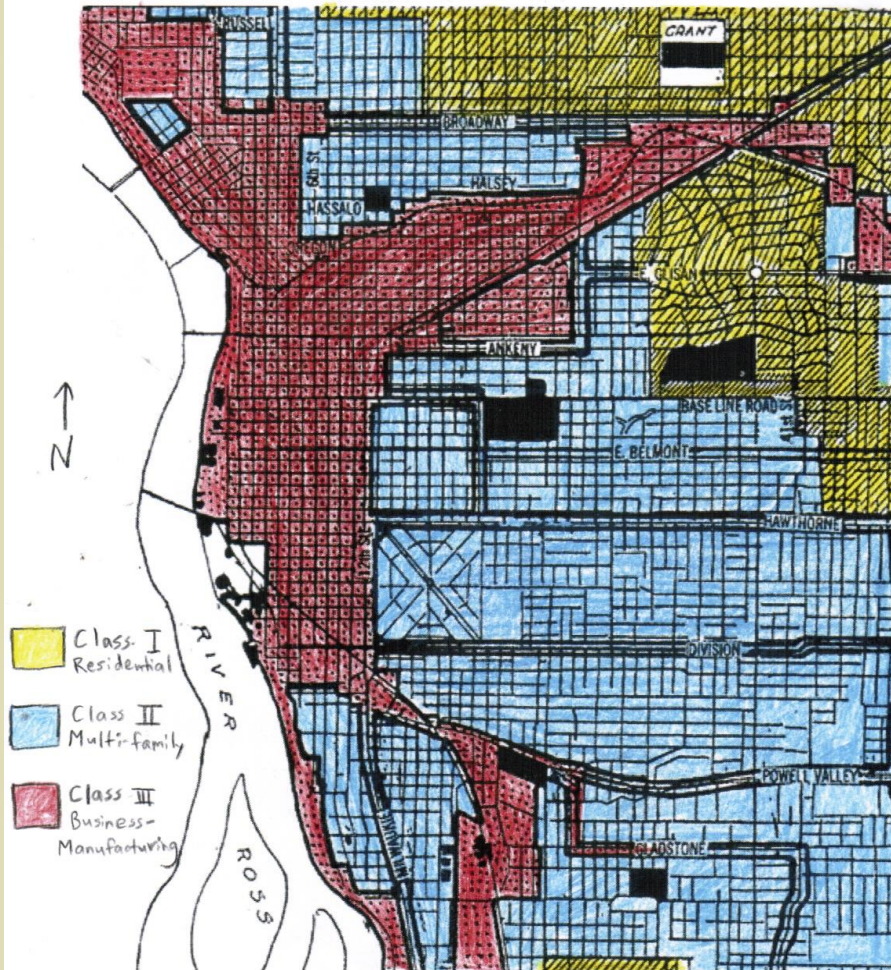
- Affordable Housing Advocates
- Environmental & Climate change groups (Sierra Club, Audubon, CLF...)
- Green building community (GCs, architects)
- Smart Growth organizations
- Renters
- AARP
- Housing preservation groups
- Libertarians
- Tiny home advocates
- ADU owners & renters (actual and aspirational)

# The Power of History & Maps



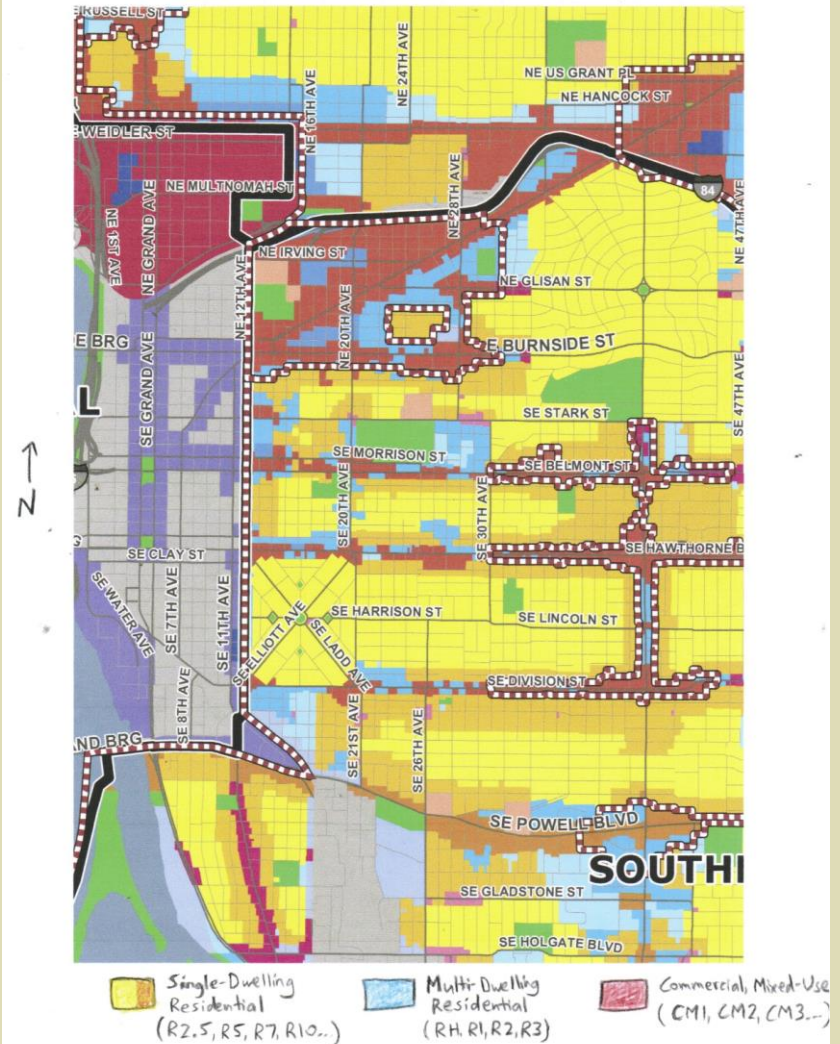
# Old and New Portland Zoning Maps

Draft of Portland's First Zoning Code Map, 1923



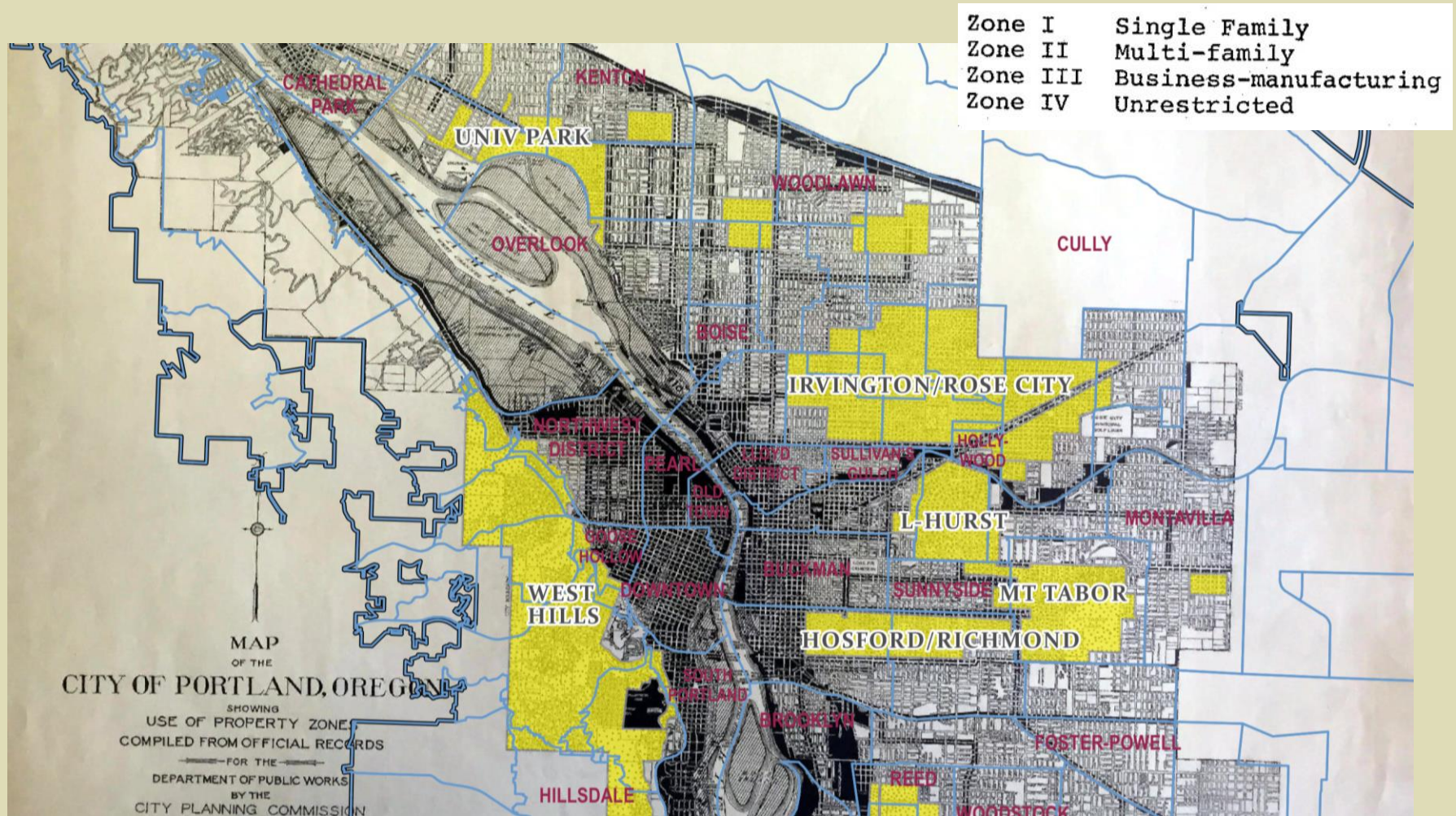
Extract of a draft version of Portland's first zoning code, published in the August 5th 1923 edition of the Oregonian. The areas with the diagonal dash are Class I Residential zones, the gridded areas are Class II-Multi-family zones, and the areas with dots are Class III-Business-manufacturing districts.

Draft of Portland's Comprehensive Land Use Map, 2015



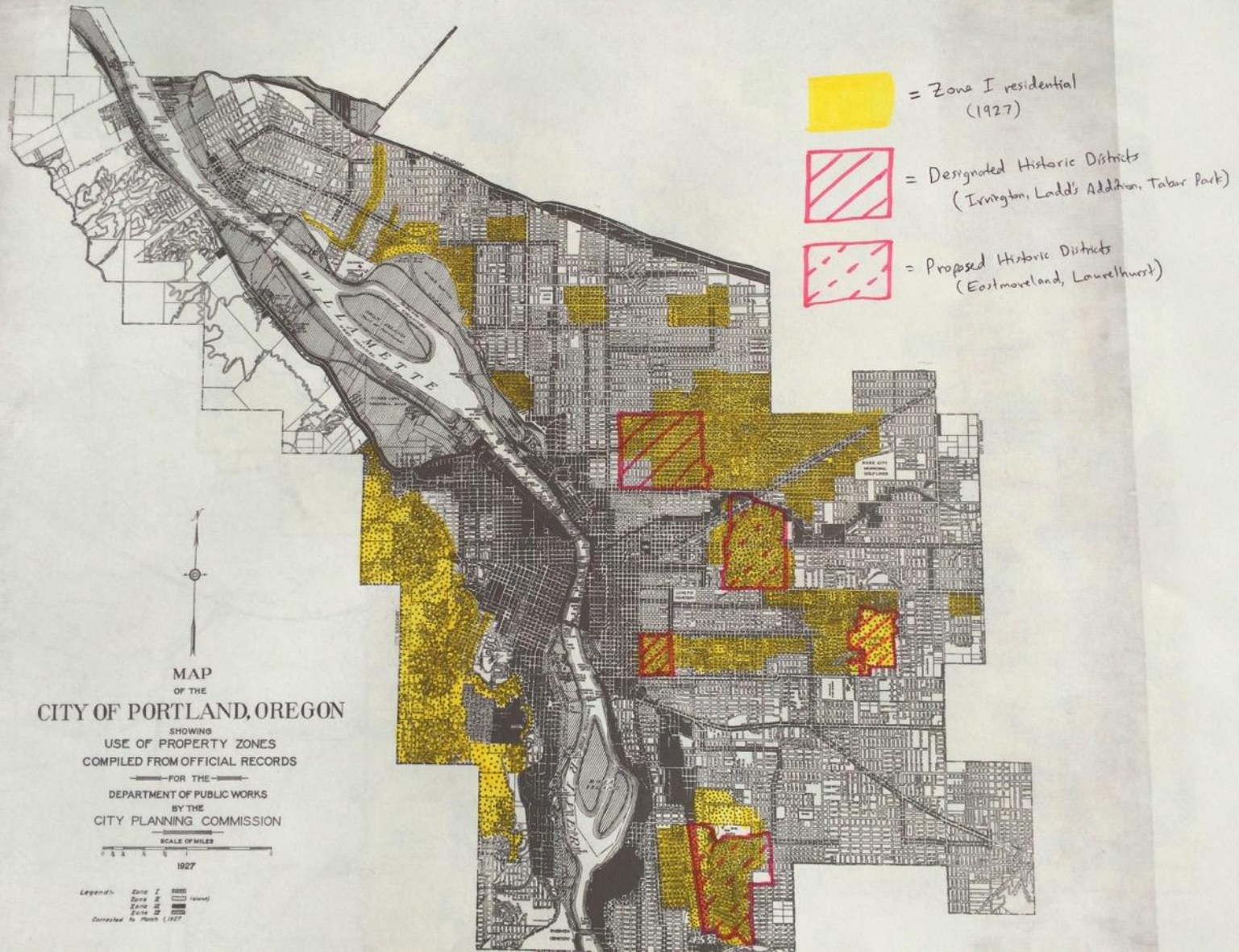


# 1927 Zoning Map (and current nbhds)





# Single Family Zoning, pre-WWII

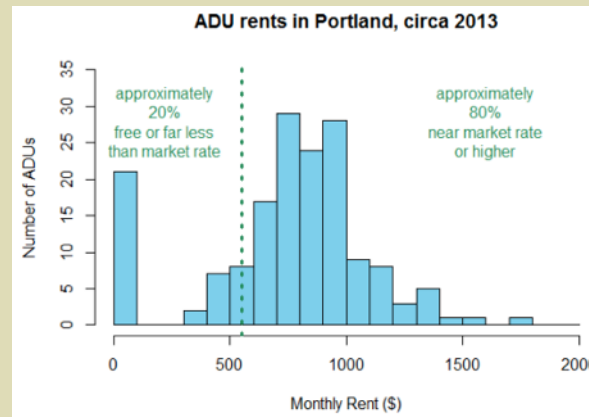


# Data Matters to Decision-makers

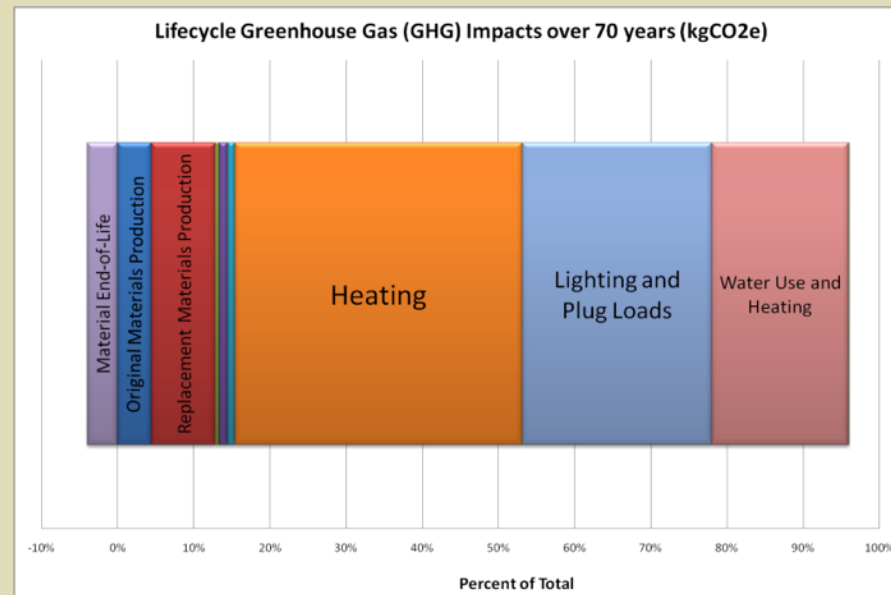
(although it probably doesn't change many minds)

<u>Year</u>	<u>ADU(count)</u>
1995	10
1996	3
1997	7
1998	26
1999	32
2000	26
2001	30
2002	25
2003	30
2004	39
2005	30
2006	38
2007	38
2008	31
2009	26
2010	74
2011	122
2012	151
2013	178
2014	224
2015	388
2016	551
2017	321

City of Portland



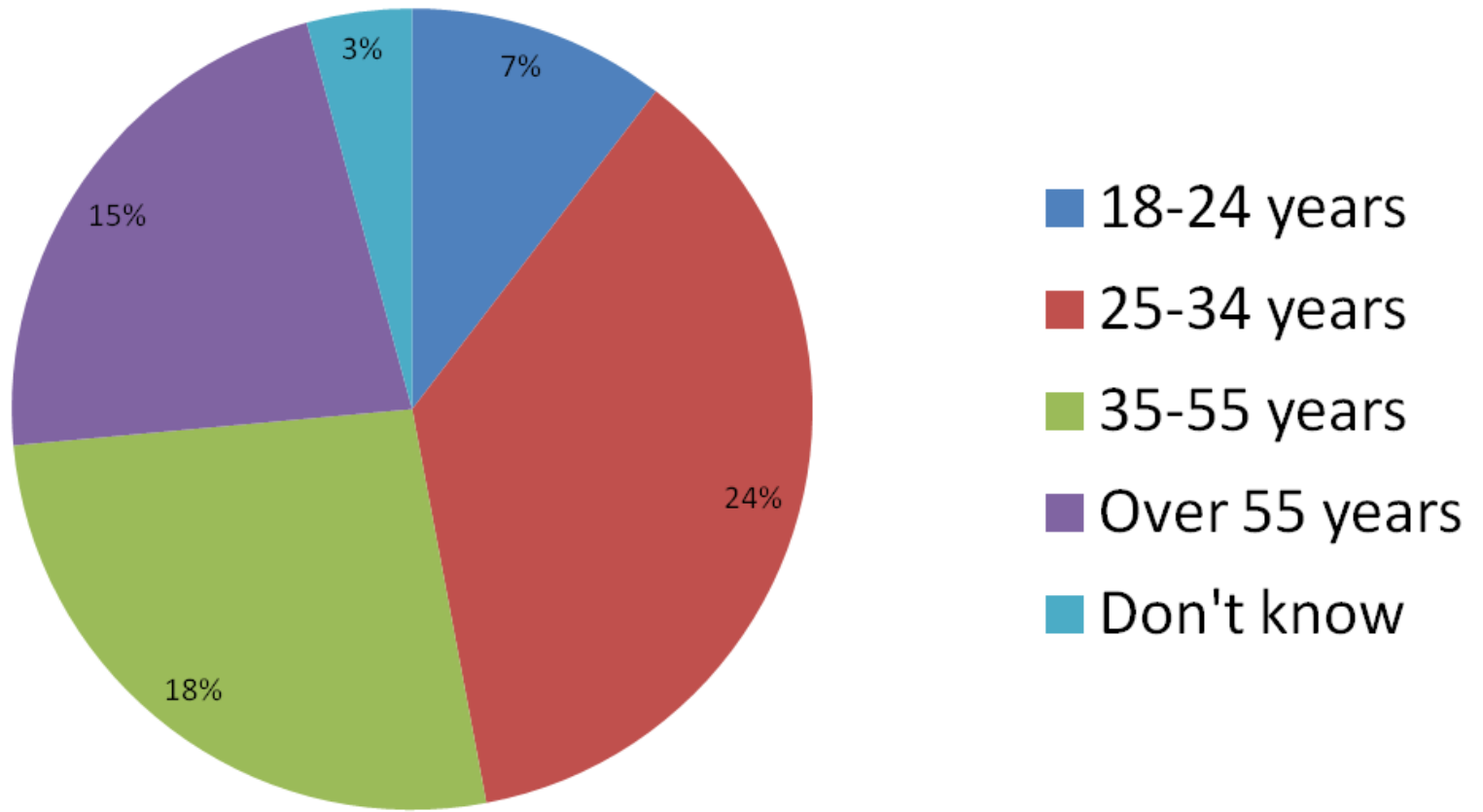
Martin Brown, Analysis of Oregon DEQ survey data



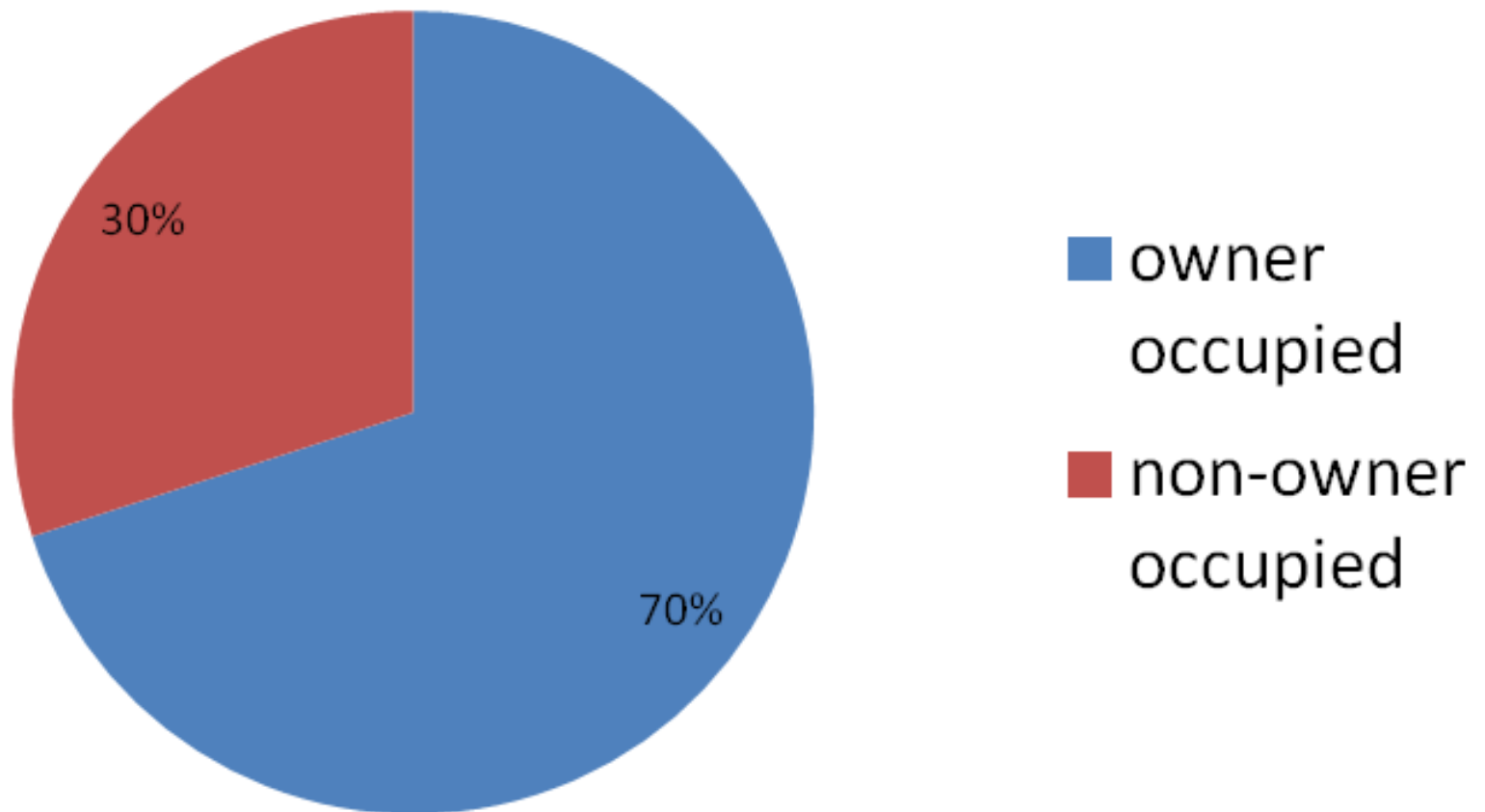
Jordan Palmeri, Oregon DEQ

# Who Lives in ADUs?

**Occupant Age Profile**



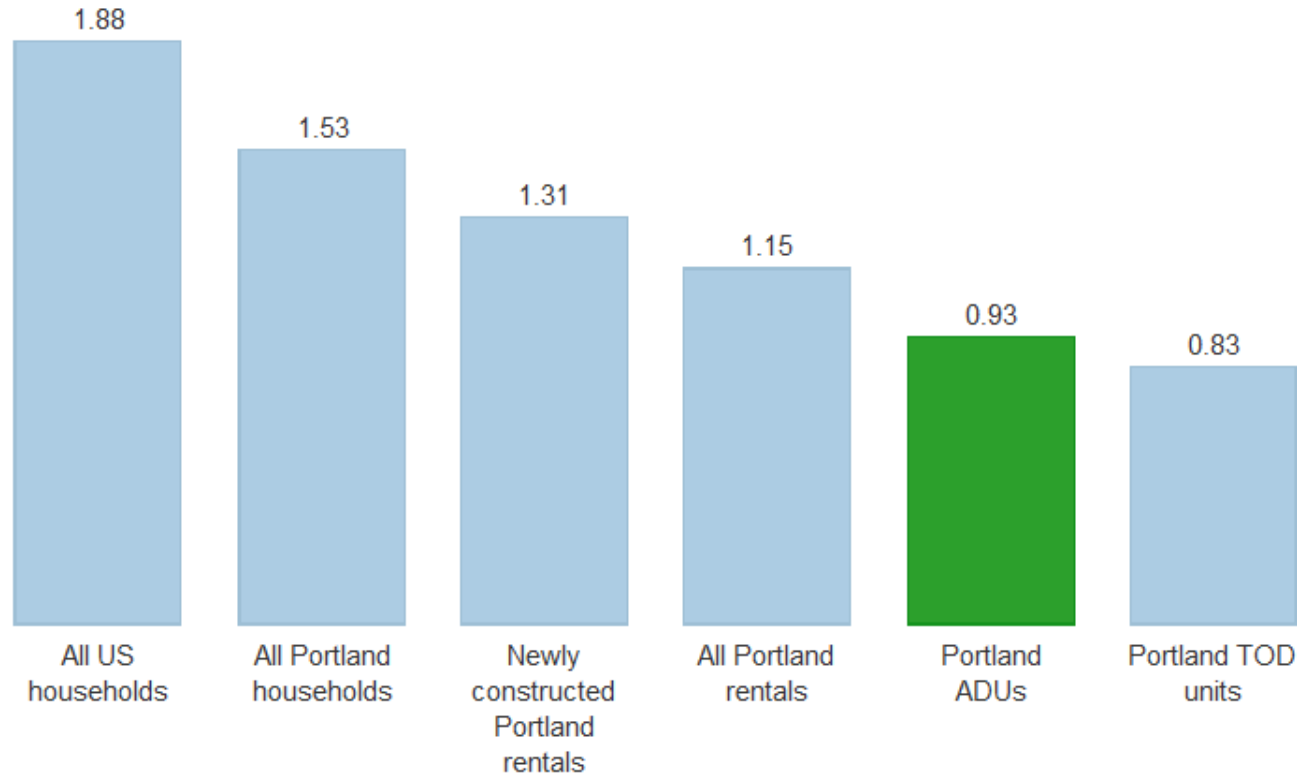
# Who owns Homes with ADUs?



# Do ADUs cause parking problems?

## Average vehicles per household type

Estimated from American Housing Survey and two studies about Portland. See "Source" link below.



Created with [Datawrapper](#)

Source: [Martin J. Brown](#), [Get the data](#)

*Each ADU contributes 0.46 street parked cars*

# Getting Real About *Who* Actually Builds ADUs...

Amateur homeowner developers





# It's not Easy!

## Obstacles to Overcome

1. Regulations, Fees, Discretionary processes
2. Climbing the learning curve (zoning, building codes)
3. ADUs aren't cheap
4. Limited financing options: Cash & HELOCs
5. Inefficiencies of scale: Finding and managing an architect & contractor
6. No scalable/production model (at least not yet)
7. Becoming a landlord isn't for everyone



# Tours & Classes



**BUILD SMALL, LIVE LARGE** 

**FRIDAY, SEPT 8<sup>TH</sup>**  
6PM-9PM  
ADU WORKSHOP  
GETTING STARTED  
WITH PERMITTING,  
FINANCING, & DESIGN  
PRESENTED BY KOL PETERSON

**SATURDAY, SEPT 9<sup>TH</sup>**  
10AM-4PM  
SELF-GUIDED  
ADU TOUR  
NORTHEAST PDX  
4PM-8PM  
FREE PARTY  
AT THE TINY HOUSE HOTEL  
• MUSIC • BEER • S'MORES •  
OPEN TINY HOUSES ON WHEELS  
\$10 ADMISSION FOR PUBLIC

**SUNDAY, SEPT 10<sup>TH</sup>**  
10AM-4PM  
SELF-GUIDED  
ADU TOUR  
SOUTHEAST PDX

**PORTLAND'S  
ACCESSORY  
DWELLING  
UNIT TOUR**  
SEPT 9<sup>TH</sup> - 10<sup>TH</sup>, 2017

**EARLY BIRD TICKETS**  
UNTIL AUG 19<sup>TH</sup>

FRIDAY WORKSHOP	1 DAY TOUR	2 DAY TOUR	ALL INCLUSIVE WEEKEND PASS
\$25	\$25	\$50	\$75

**REGULAR ADMISSION**

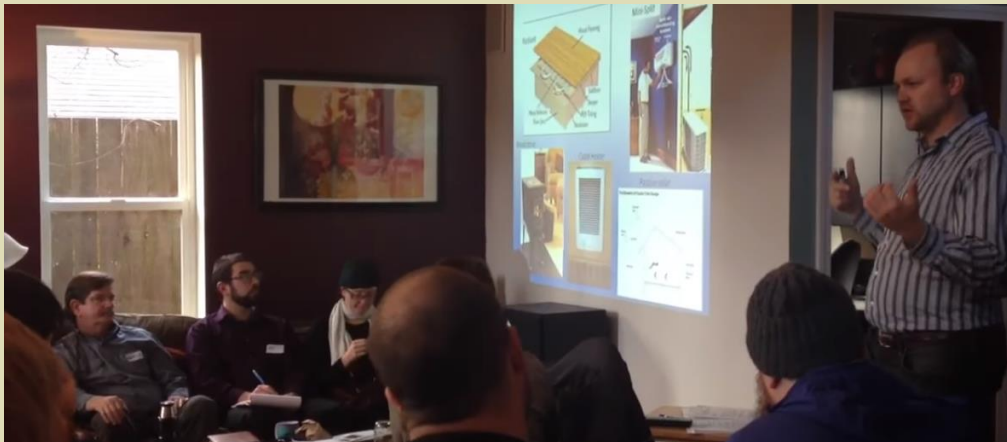
FRIDAY WORKSHOP	1 DAY TOUR	2 DAY TOUR	ALL INCLUSIVE WEEKEND PASS
\$30	\$30	\$60	\$90

**REGISTER AT:**  
[ACCESSORYDWELLINGS.ORG](http://ACCESSORYDWELLINGS.ORG)

BROUGHT TO YOU BY:  

IN PARTNERSHIP WITH:    

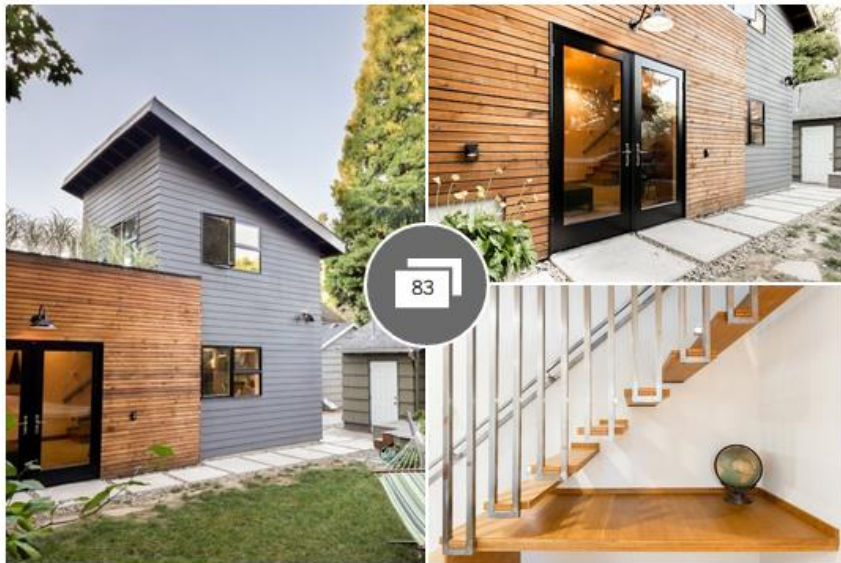
Portland Planning and Sustainability  
Department, City of Portland, Oregon



# Local Media and Story Telling

## Get inside 24 rentable granny flats: Portland's Accessory Dwelling Unit Tour (photos)

Updated on August 29, 2017 at 7:52 AM, Posted on August 28, 2017 at 5:04 AM



Gallery: Get inside 24 rentable granny flats



By **Janet Eastman**, [jeastman@oregonian.com](mailto:jeastman@oregonian.com)  
The Oregonian/OregonLive



5:00

## 'Granny Pods' Help Keep Portland Affordable

August 15, 2017 · 4:52 AM ET  
Heard on **Morning Edition**

+ Queue

Download

Embed

AMELIA TEMPLETON

FROM

## Portland's new housing stock is tilting to Accessory Dwelling Units

Steve Law Thursday, March 02, 2017

1 Comment

### Permit numbers for ADUS close in on those for single-family homes

Portland's new housing stock is getting miniaturized, with builders planning nearly as many accessory dwelling units as regular single-family houses.

Newly released data show the city issued 615 building permits for new accessory dwelling units or ADUs in 2016, approaching the 867 permits issued for regular houses.

Once a tiny niche in the market, ADUs — also called granny flats or mother-in-law apartments — now are poised to surpass regular home construction in the city. Data from the Bureau of Planning and Sustainability and Bureau of Development Services shows ADUs are growing in popularity each year, while the number of new regular houses seems to have plateaued.

In contrast, a decade ago, the city issued 30 times as many permits for single-family houses as ADUs.

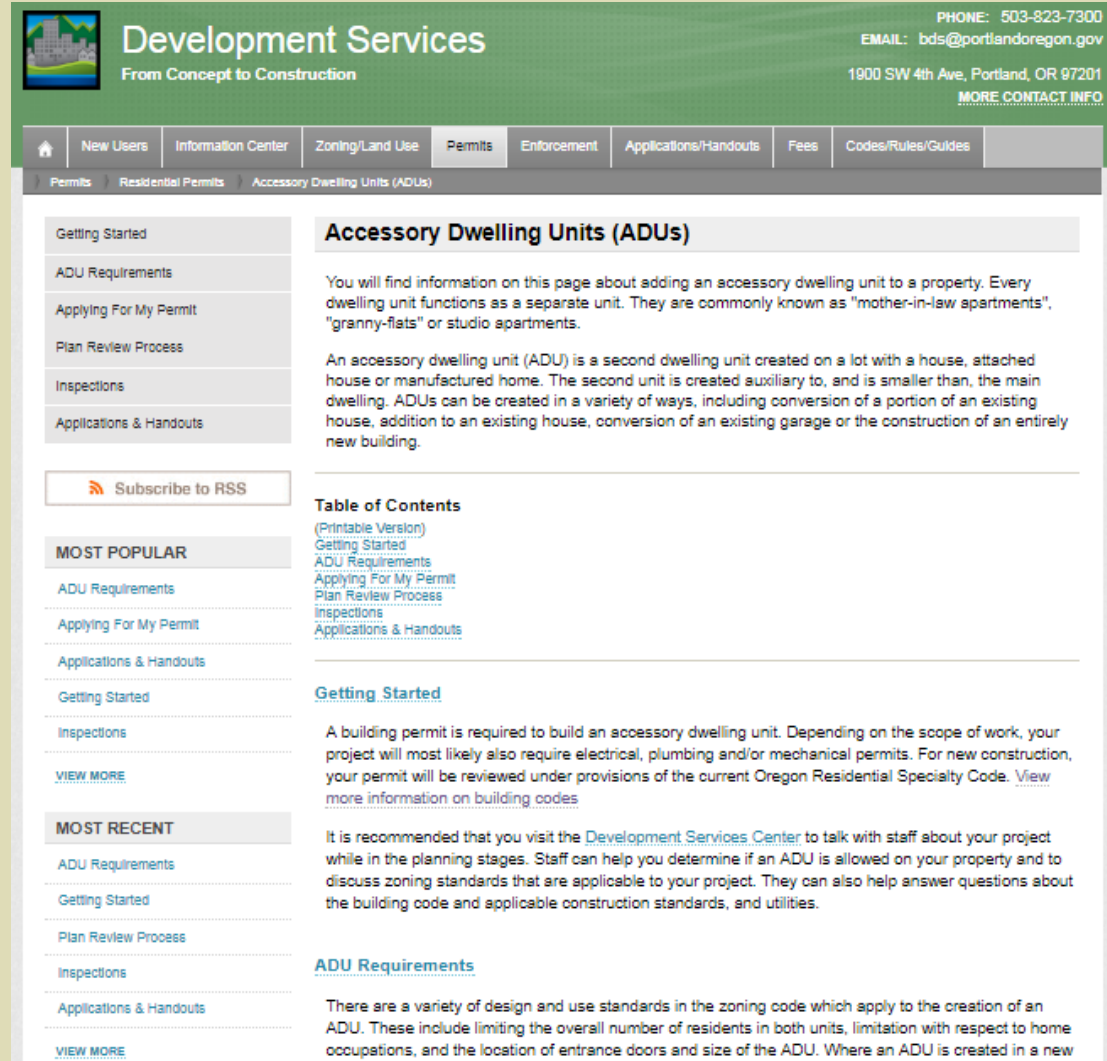


PHOTO BY JEFFREY FREEMAN,  
COURTESY OF  
ACCESSORYDWELLINGSTRATEGIES.COM  
- This new Accessory Dwelling Unit in  
Portland was built to replace the garage.  
Most ADUs are not very visible from the  
street.



# Basic web communication from the City

- Program Guide
- Zoning codes
- Building codes
- Fees
- Utilities
- Permit sets



The screenshot shows the 'Development Services' website with a green header. The header includes a logo, the title 'Development Services From Concept to Construction', and contact information: PHONE: 503-823-7300, EMAIL: bds@portlandoregon.gov, and 1800 SW 4th Ave, Portland, OR 97201. A 'MORE CONTACT INFO' link is also present. Below the header is a navigation bar with links: Home, New Users, Information Center, Zoning/Land Use, Permits, Enforcement, Applications/Handouts, Fees, and Codes/Rules/Guides. A secondary navigation bar highlights 'Permits' and includes links for Residential Permits and Accessory Dwelling Units (ADUs). The main content area is titled 'Accessory Dwelling Units (ADUs)' and contains a sidebar with links like 'Getting Started', 'ADU Requirements', 'Applying For My Permit', 'Plan Review Process', 'Inspections', and 'Applications & Handouts'. The main text explains that ADUs are second dwelling units on a lot with a house, attached house, or manufactured home. It also includes a 'Table of Contents' with links to various sections and a 'Getting Started' section that mentions the need for a building permit and other permits. A 'Most Popular' section lists links to 'ADU Requirements', 'Applying For My Permit', 'Applications & Handouts', 'Getting Started', 'Inspections', and 'VIEW MORE'. A 'Most Recent' section lists links to 'ADU Requirements', 'Getting Started', 'Plan Review Process', 'Inspections', 'Applications & Handouts', and 'VIEW MORE'.

**Development Services**  
From Concept to Construction

PHONE: 503-823-7300  
EMAIL: bds@portlandoregon.gov  
1800 SW 4th Ave, Portland, OR 97201  
[MORE CONTACT INFO](#)

[Home](#) [New Users](#) [Information Center](#) [Zoning/Land Use](#) [Permits](#) [Enforcement](#) [Applications/Handouts](#) [Fees](#) [Codes/Rules/Guides](#)

[Permits](#) [Residential Permits](#) [Accessory Dwelling Units \(ADUs\)](#)

## Accessory Dwelling Units (ADUs)

You will find information on this page about adding an accessory dwelling unit to a property. Every dwelling unit functions as a separate unit. They are commonly known as "mother-in-law apartments", "granny-flats" or studio apartments.

An accessory dwelling unit (ADU) is a second dwelling unit created on a lot with a house, attached house or manufactured home. The second unit is created auxiliary to, and is smaller than, the main dwelling. ADUs can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, conversion of an existing garage or the construction of an entirely new building.

[Subscribe to RSS](#)

### MOST POPULAR

- [ADU Requirements](#)
- [Applying For My Permit](#)
- [Applications & Handouts](#)
- [Getting Started](#)
- [Inspections](#)
- [VIEW MORE](#)

### MOST RECENT

- [ADU Requirements](#)
- [Getting Started](#)
- [Plan Review Process](#)
- [Inspections](#)
- [Applications & Handouts](#)
- [VIEW MORE](#)

### Table of Contents

(Printable Version)  
[Getting Started](#)  
[ADU Requirements](#)  
[Applying For My Permit](#)  
[Plan Review Process](#)  
[Inspections](#)  
[Applications & Handouts](#)

### Getting Started

A building permit is required to build an accessory dwelling unit. Depending on the scope of work, your project will most likely also require electrical, plumbing and/or mechanical permits. For new construction, your permit will be reviewed under provisions of the current Oregon Residential Specialty Code. [View more information on building codes](#)

It is recommended that you visit the [Development Services Center](#) to talk with staff about your project while in the planning stages. Staff can help you determine if an ADU is allowed on your property and to discuss zoning standards that are applicable to your project. They can also help answer questions about the building code and applicable construction standards, and utilities.

### ADU Requirements

There are a variety of design and use standards in the zoning code which apply to the creation of an ADU. These include limiting the overall number of residents in both units, limitation with respect to home occupations, and the location of entrance doors and size of the ADU. Where an ADU is created in a new building, the building code also applies. For more information, visit the [Building Code](#) page.

# Stories & Case Studies



## Accessory Dwellings

A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

National ADU Summit

November 3-5, 2017

Register Now!



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Search this site

files.wordpress.com/2016/12/strom-adu.jpg

## Natalie & Justin Strom's ADU: Two Bathrooms & An Attic



### Information

This entry was posted on December 9, 2016 by [linamenard](#) in [600-799 SF](#), [Case Study](#), [Detached](#), [New Construction](#), [Projects](#) and tagged [Carrie McIntyre](#), [Justin Strom](#), [Natalie Strom](#), [Oreste Construction](#), [two bathrooms](#).

### Shortlink

<http://wp.me/p1R4v3-2yq>

### Navigation

[Previous post](#)

Next [Customize](#) [Ed](#)

[www.accessorydwellings.org](http://www.accessorydwellings.org)

# Political Advocacy



## Accessory Dwellings

A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...



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Preview of Some of the ADUs  
Featured on the Fall, 2015 ADU Tour

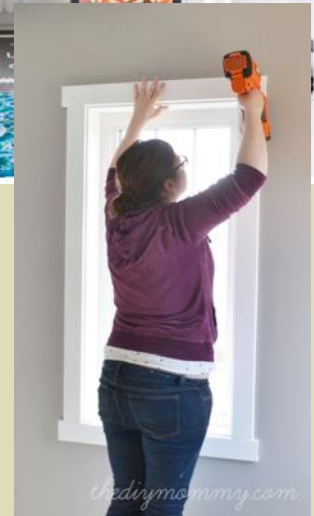
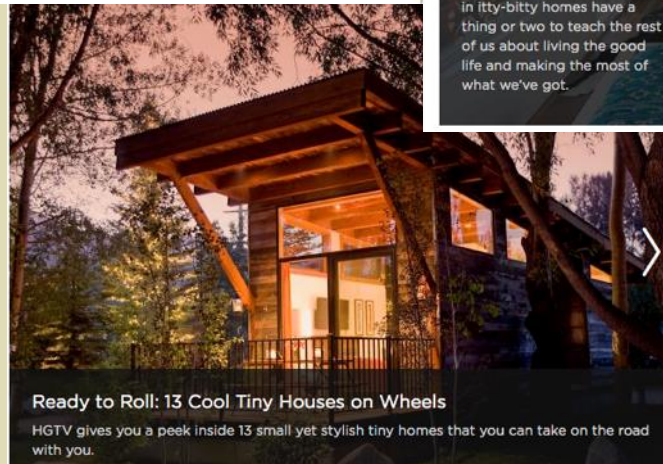
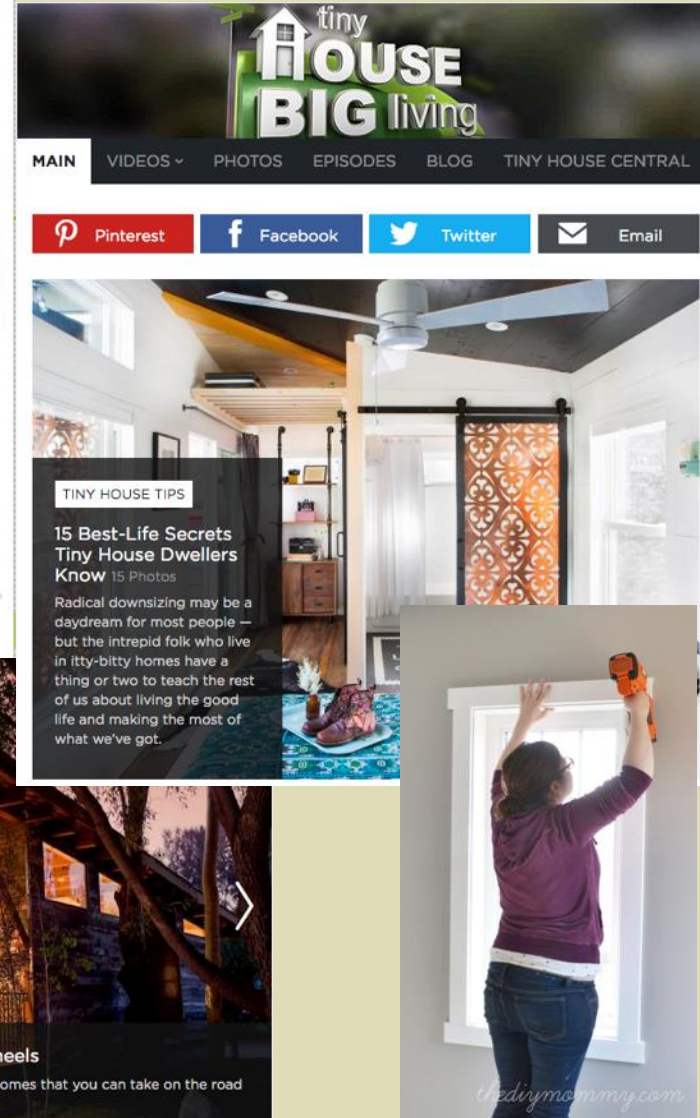
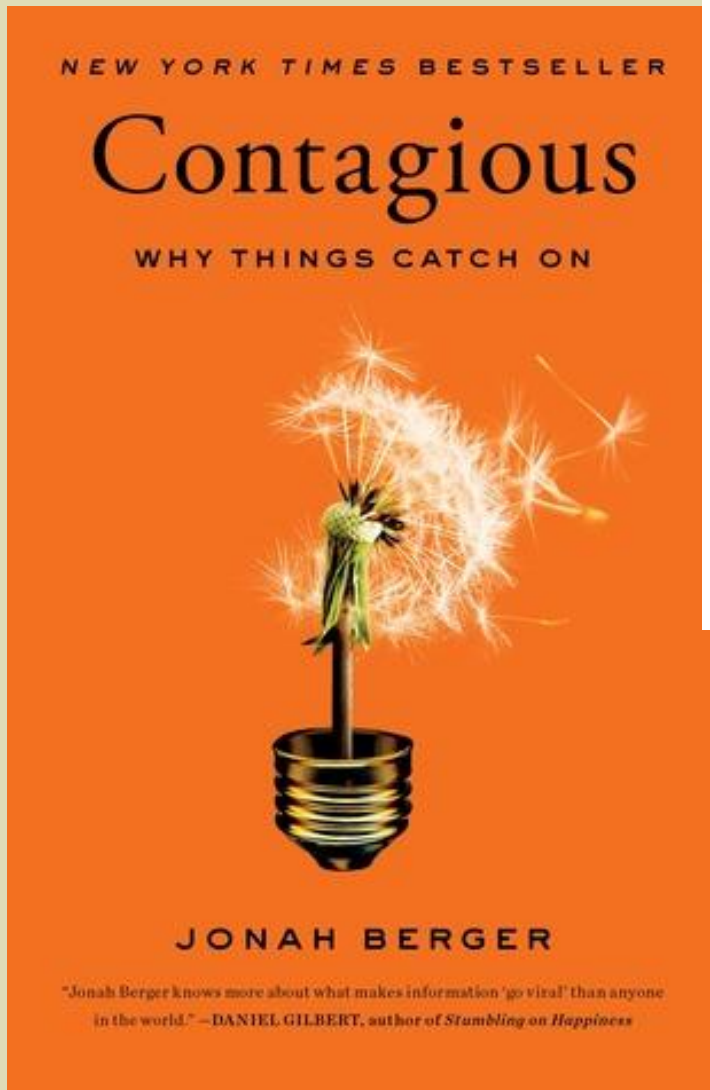


The Death of Detached ADUs in  
Portland and What To Do About It

eg. SDC waiver, Zoning Code updates, Property taxation



# Importance of Buzz (especially for homeowners)





# Looking beyond the local level: State and/or Regional Mandates

- Metro Region (NW Oregon)
- Oregon
- New Hampshire
- California
- Massachusetts (proposed)

Discussion Break

# It's not just the Regulations!

Title 33, Planning and Zoning  
1/1/16

Chapter 33.205  
Accessory Dwelling Units

## 33.205 Accessory Dwelling Units

## 205

### Sections:

- 33.205.010 Purpose
- 33.205.020 Where These Regulations Apply
- 33.205.030 General Requirements
- 33.205.040 Development Standards
- 33.205.050 Density

### 33.205.010 Purpose

Accessory dwelling units are allowed in certain situations to:

- ☐ Create new housing units while respecting the look and scale of single-dwelling development;
- ☐ 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 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 more affordable housing.

### 33.205.020 Where These Regulations Apply

An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R, C, or EX zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

### 33.205.030 General Requirements

- A. Number of residents.** The total number of individuals that reside in both units may not exceed the number that is allowed for a household.
- B. Other uses.**
  - 1. Type B home occupation. An accessory dwelling unit is prohibited on a site with a Type B home occupation.
  - 2. Type A accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type A accessory short-term rental.
  - 3. Type B accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type B accessory short-term rental if the accessory dwelling unit meets the standards of Paragraph 33.815.040.B.1.



# But Regulations DO matter

1. Simple
2. Fair



City: Let's legalize ADUs!

City: Let's legalize ADUs!

Neighbors: Oh no!!





City: Let's legalize ADUs!

Neighbors: Oh no!!



City: Okay, we'll limit this, require that, etc

# ADU Code Ingredients

- Eligibility: Where allowed?
  - What types of houses can add ADUs?
  - Which zones or neighborhoods can add ADUs?
  - What should the minimum lot size be?
- Best practice: Allow widely, with all (most) houses
- Number: How many?
  - How many ADUs may be added per house?
- Best practice: Allow widely, with all (most) houses
  - *Vancouver, BC allows 1 internal and 1 detached ADU per lot*

# ADU Code Ingredients

- What types of ADUs are allowed?
  - Attached, detached and internal conversions
  - Conversion of existing space or new construction
  - Timing of ADU construction: simultaneous with main house or deferred
  - Conversion of primary house into ADU with new primary house added on site
- Best practices:
  - Allow three types, new or converted construction
  - Allow simultaneous construction and conversion of primary dwelling to ADU

# ADU Code Ingredients

- What dimensional standards apply to ADUs? How big, how tall?
  - 18 – 25ft; typically capped at height of primary dwelling
  - 600 – 1,000sf; typically capped at percentage of primary dwelling
  - *Percentage size caps can effectively limit ADUs for older, smaller homes*
  - Side and rear setbacks, front setback behind primary dwelling
- Best practices
  - High enough to allow two stories, depending on height definition
  - +/-800sf, no percentage of primary dwelling
  - 5-10ft max side and rear setbacks

# ADU Code Ingredients

- Design
  - Match roof pitch and material, window proportions, siding, trim...
  - Locate detached ADU behind primary dwelling
  - Create no new entrances facing the street
  - *Consider waiving design compatibility for very small ADUs and/or allowing them to meet community design standards in lieu of matching the primary dwelling*
- Best practices
  - Clear & objective standards
  - Caution around “compatibility,” vague and restrictive



# ADU Code Ingredients

- How much parking is needed?
  - Main house and ADU requirements
  - How to access, is driveway parking allowed
- Best practices
  - 0-1 space for ADU, no more than 2 combined total spaces
  - Flexibility to configure off-street spaces
  - On-street parking credit

# ADU Code Ingredients

- Occupancy: Who can live here (ADU and main house)?
  - Does the owner have to live on site, in ADU or main house?
  - How many people can live on the property?
  - Does the ADU occupant have to be a family member?
- Best practices:
  - No owner-occupancy requirements
  - ADU and main house defined as a 'dwelling,' occupied by a 'family'

# ADU Code Ingredients

- Use: How can I use this?
  - Short term rentals
  - Affordability restrictions
- Best practices:
  - Develop comprehensive short-term rental policy, if needed
- Review required: How do I get approved?
  - By-right approvals
  - Conditional use permits
- Best practices:
  - By-right review, with building permit

# ADU Code: Recipe Results

- What is the overall impact of regulations?
  - How many ‘poison pills’?
  - Any work-arounds for common restrictions?

For more Pacific NW examples of the code gauntlet, check out:  
“ADUs and Don’ts” by Alan Durning at <http://daily.sightline.org/2013/03/15/adus-and-donts/>

For links to ADU codes from around the US and Canada, check out  
“What are the rules where I live?” by Eli Spevak, Martin Brown and others at:  
<http://accessorydwellings.org/adu-regulations-by-city/>



# Resources

# Political Advocacy – Sharing what works

Orange Splot LLC

[Blog](#)

[About](#)

[Projects](#)

[Policy](#)

[Opportunities](#)

[Contact](#)

## Open Source Advocacy

Is your community ripe for zoning reform?

Great work is being done in Portland and around the country to support housing types that use land, space, and energy more efficiently; are well-served by transit and neighborhood services; are designed to strengthen our local communities; and people can afford.

Below, please find resources from advocates, developers, and others we think might help accelerate this critical evolution in local planning around residential development. We've mixed in some articles and op-ed's that do a great job of communicating these issues to the public. So don't start from scratch ... take, adapt, & use away!

### Green & Affordable Infill Strategies

[Support letter for bill to increase the supply of affordable and market rate housing in more Oregon communities](#)

[Testimony to Portland City Council – Housing Affordability Strategies](#) – Ruth Adkins for Oregon Opportunity Network (Oregon ON)

[Testimony to Metro Council – Code Updates to Meet Metro's Future Housing Needs](#) – with Housing Land Advocates, Oregon ON, Cascadia Green Building Council, & many more signatories

[Testimony to Portland City Council – Environmental case for small, in-fill housing options](#)

[“A progressive Portland developer's plan for an affordable infill policy”](#)

[Portland Tribune opinion piece: “New Ideas Solve Portland's Housing Needs”](#)

[Portland Tribune opinion piece: “Infill Project A Good First Step for Housing”](#)

### Accessory Dwelling Units

[ADU Model Code](#) – with AccessoryDwellings.org co-editors Martin Brown, Kol Peterson, Jordan Palmeri & Ben Schonenberger

[Testimony to Portland City Council – Waive SDCs for ADUs](#) – with Beth Meredith, Eric Storm, Sam Hagerman, Ben Shook, Stephen Aiguier, David Todd, Kria Lacher, Shawn Busse & Martin Brown

[Testimony to Portland City Council – Supporting accessory structure code updates](#)

[“Making Big Sense of Small Homes”](#) – AARP

[“Grandma Never Had It So Good”](#) – NY Times

<http://www.orangesplot.net/open-source-advocacy/>

# Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods

May 2016

Corner  
Duplexes

Internal Home  
Conversions

Accessory  
Dwelling Units

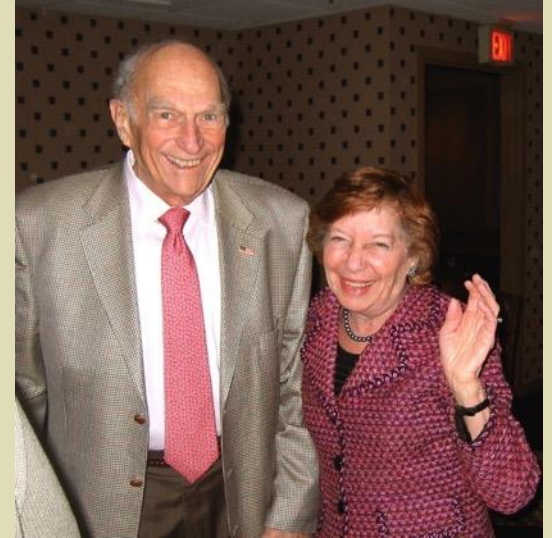
Cottage  
Clusters



[www.orangesplot.net/resources/arch/](http://www.orangesplot.net/resources/arch/)

# Choices for our older residents

A growing number of older adults are looking to downsize because they don't want or can't afford a large home.



Should we create smaller housing options where they can age in their own community? Care for grandkids? Live near their caregivers?



# Choices for our younger residents

Will each of our neighborhoods have places where teachers can afford to live? For first time homebuyers?



For people moving out of their parent's home? For new families?



# Presenters

Eli Spevak



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[eli@orangesplot.net](mailto:eli@orangesplot.net)

Kol Peterson



[Accessorydwellingstrategies.com](http://Accessorydwellingstrategies.com)  
[kol@accessorydwellingstrategies.com](mailto:kol@accessorydwellingstrategies.com)

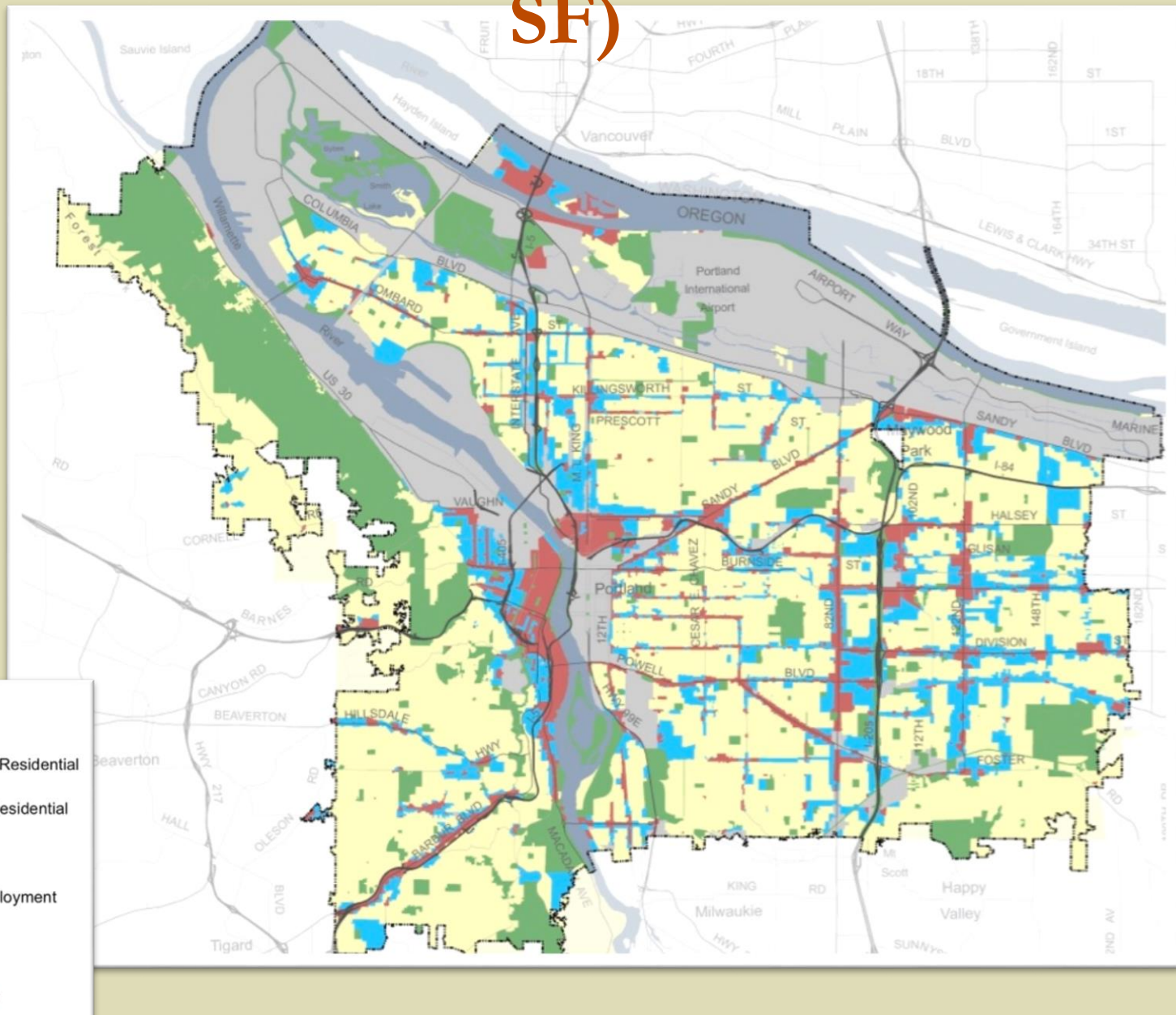
# Portland's ADU Story



Re:PDX.com blog post



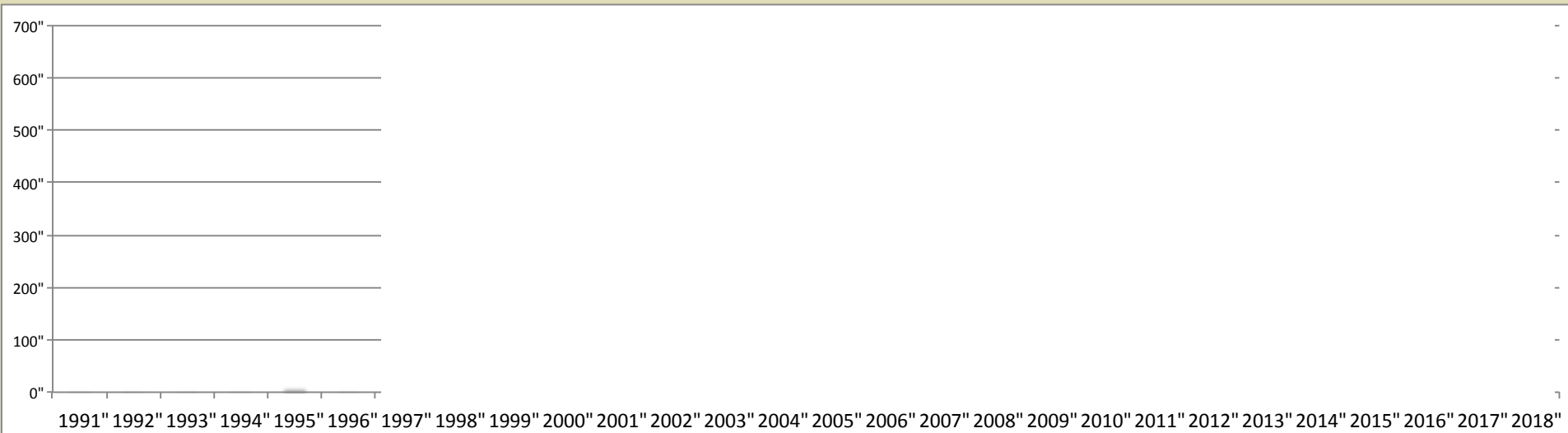
# Portland's Zoning (45% SF)





# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



**Pre-1996**

**50 Permitted ADUs from 1981 to 1996**

**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**NO  
MINIMUM  
LOT SIZE**

**SIZE CAP:  
PRIMARY  
HOUSE**

**"A"  
OVERLAY  
ZONE  
ONLY**

**OWNER  
OCCUPANCY**

**IMPACT  
FEES  
???**

**INTERNAL  
CONVERSION  
ONLY**

**DESIGN  
COMPATIBILITY**

# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



1996 - 2009

ADU Blast Off ??

**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**ALLOWED  
CITY-WIDE**

**CAN  
RENT  
BOTH  
UNITS**

**IMPACT  
FEES  
???**

**NO  
MINIMUM  
LOT SIZE**

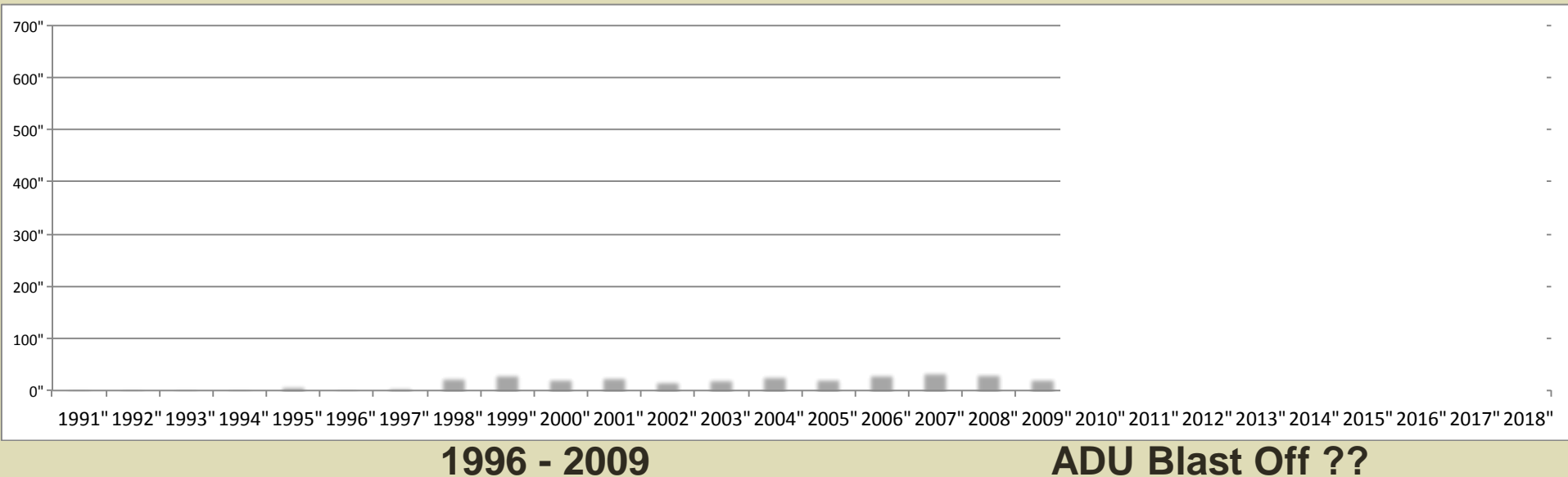
**SIZE CAP  
33% / 800SF**

**TYPES:  
INTERNAL  
ADDITIONS  
DETACHED**

**DESIGN  
COMPATIBILITY**

# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**ALLOWED  
CITY-WIDE**

**CAN  
RENT  
BOTH  
UNITS**

**IMPACT  
FEES  
50%**

**NO  
MINIMUM  
LOT SIZE**

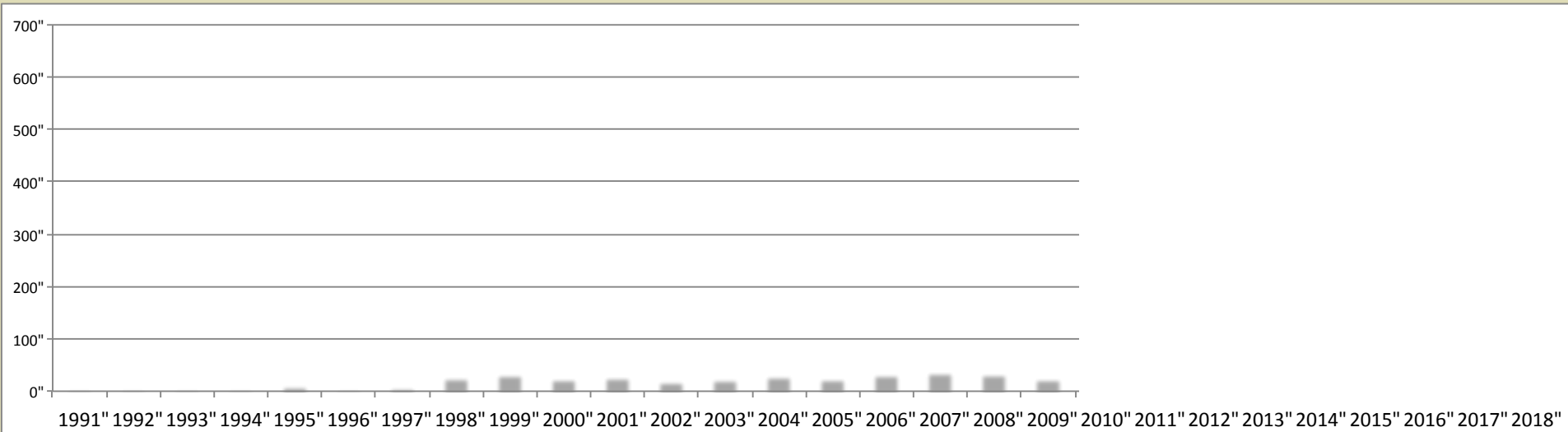
**SIZE CAP  
33% / 800SF**

**TYPES:  
INTERNAL  
ADDITIONS  
DETACHED**

**DESIGN  
COMPATIBILITY**

# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



2010 - 2015

**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**ALLOWED  
CITY-WIDE**

**CAN  
RENT  
BOTH  
UNITS**

**IMPACT  
FEES  
WAIVED**

**NO  
MINIMUM  
LOT SIZE**

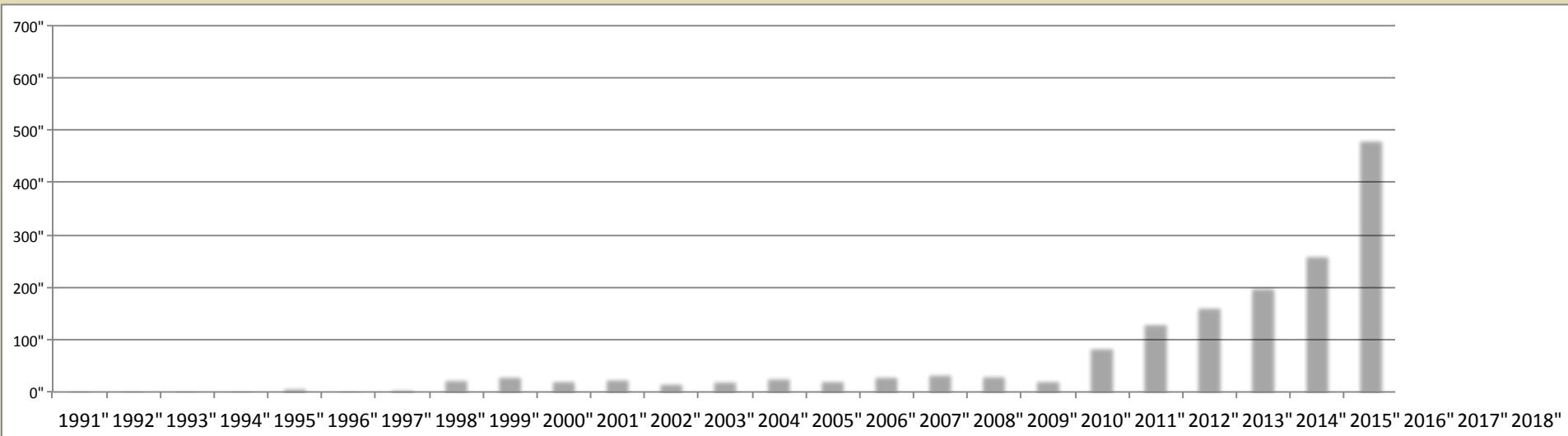
**SIZE CAP  
33% / 800SF**

**TYPES:  
INTERNAL  
ADDITIONS  
DETACHED**

**DESIGN  
COMPATIBILITY**

# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



2010 - 2015

**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**ALLOWED  
CITY-WIDE**

**CAN  
RENT  
BOTH  
UNITS**

**IMPACT  
FEES  
WAIVED**

**NO  
MINIMUM  
LOT SIZE**

**SIZE CAP  
75% / 800SF**

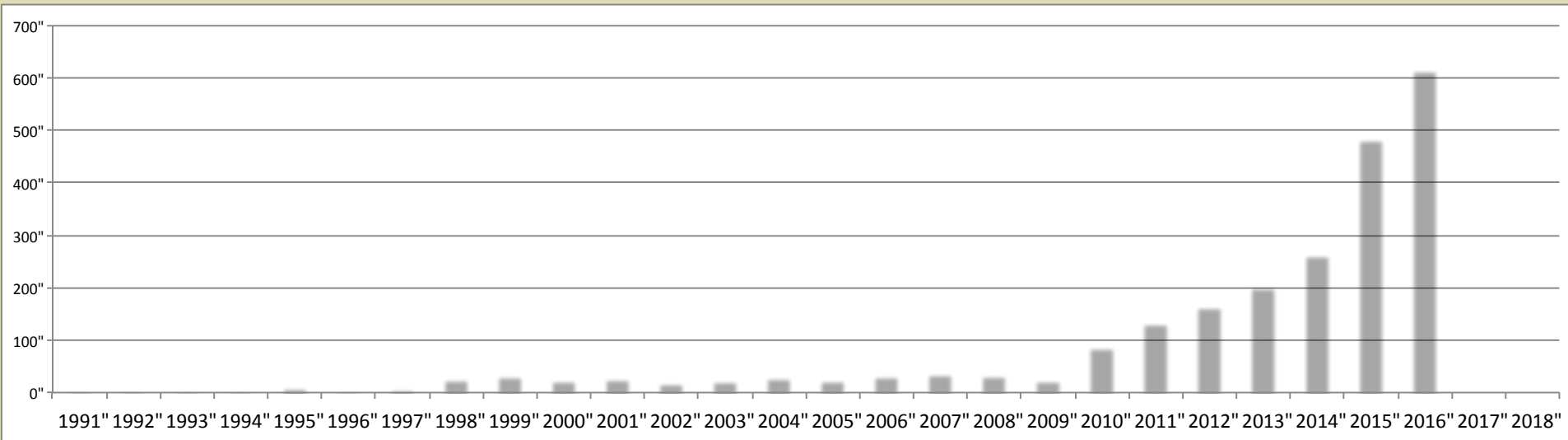
**TYPES:  
INTERNAL  
ADDITIONS  
DETACHED**

**DESIGN  
COMPATIBILITY**



# Portland's ADU History

## ADUs permitted per year & Applicable Regulations



**2015 - 2016**

**ALLOWED  
BY RIGHT**

**NO OFF  
STREET  
PARKING**

**ALLOWED  
CITY-WIDE**

**CAN  
RENT  
BOTH  
UNITS**

**IMPACT  
FEES  
WAIVED**

**NO  
MINIMUM  
LOT SIZE**

**SIZE CAP  
75% / 800SF**

**TYPES:  
INTERNAL  
ADDITIONS  
DETACHED**

**DESIGN  
COMPATIBILITY**

# BONUS SLIDES

## Sample ADU Site Plans

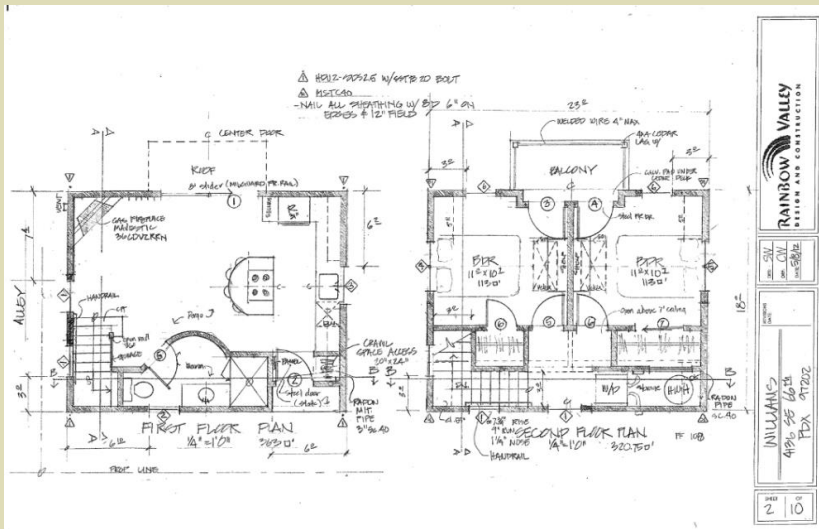
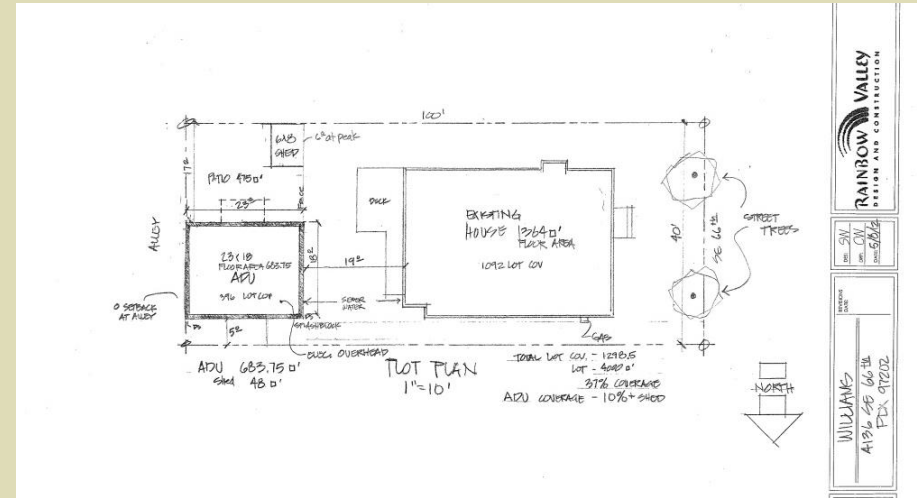
# ADU Design



Photo by radworld (creative commons)

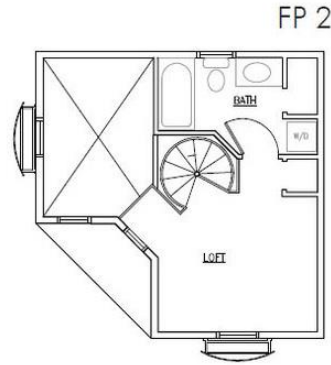


# Stephen Williams' Alley Adu

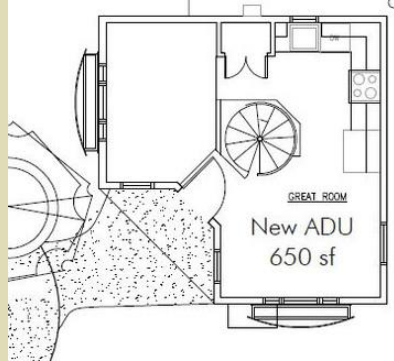




# Sabin Green ADUs

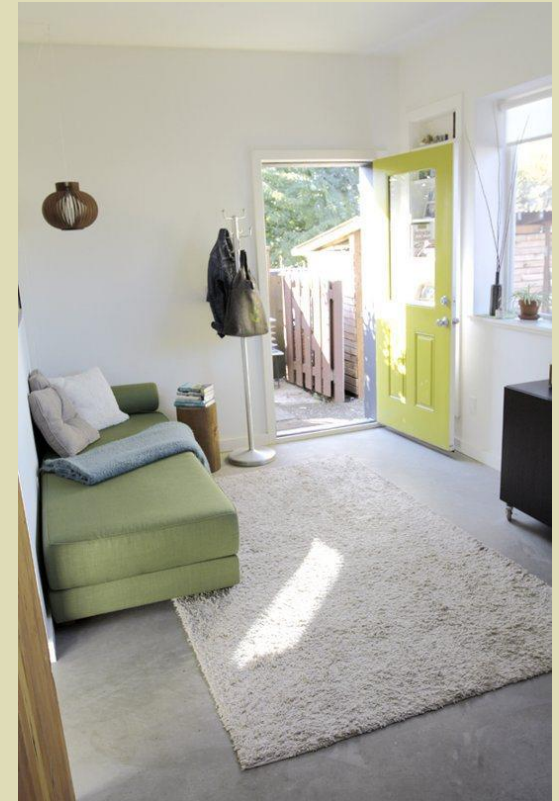
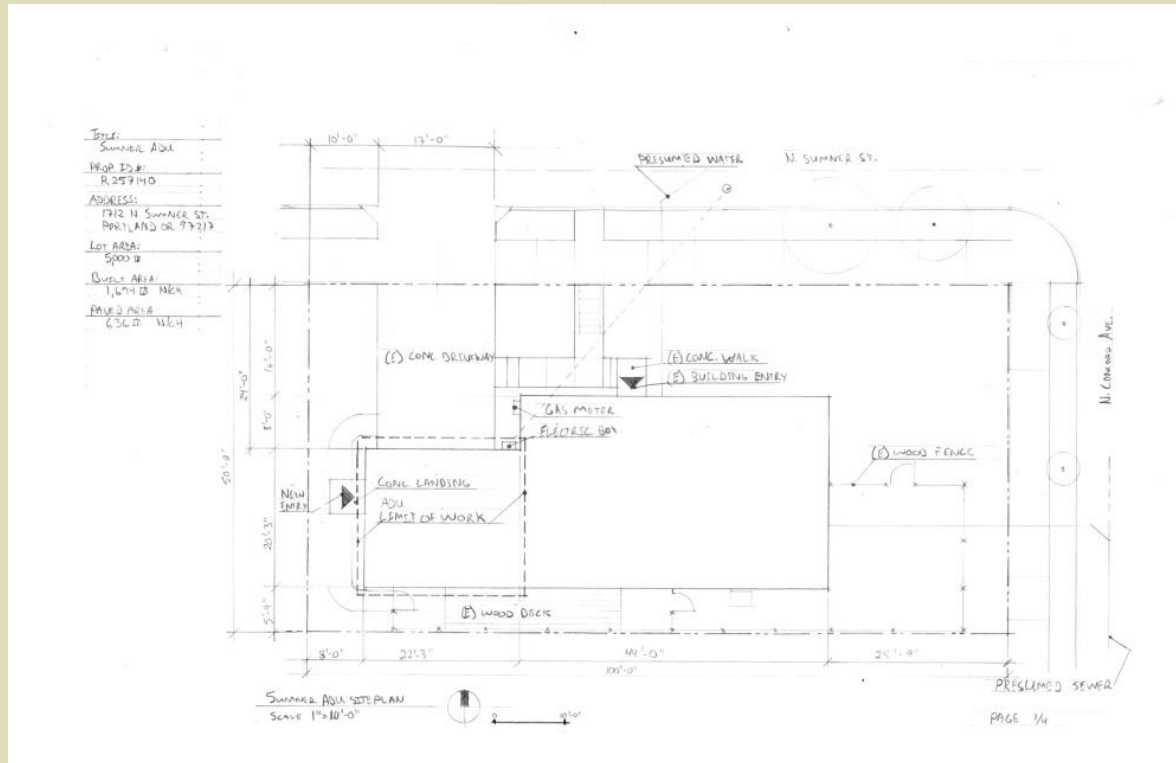
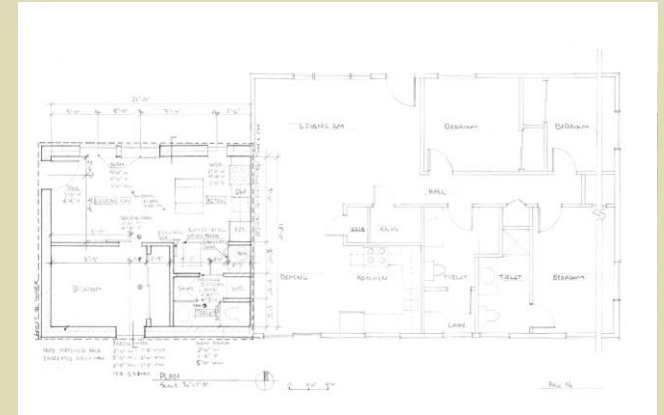


Sabin Green Commons FP 1



Sabin Green ADUs (Communitecture and Orange Splot)



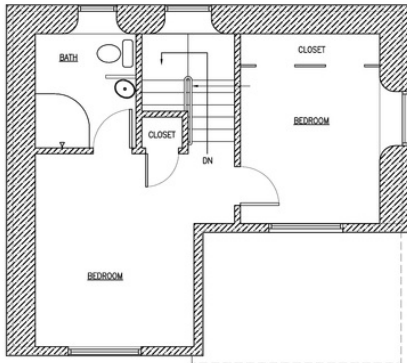


Cole ADU conversion of attached garage (Naomi Cole, Asmund Tweto, Nick Weitzer Co.)

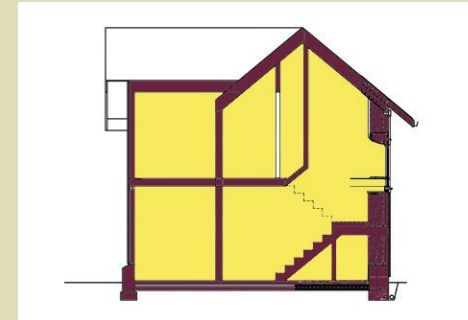
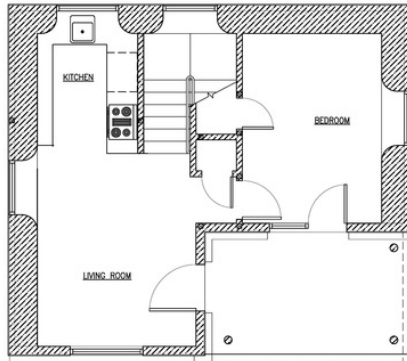




FP 2



Phillips ADU - 785 sf  
FP 1



Phillips Straw Bale ADU (Communitecture, Flying Hammer Productions)