

YES on HB 2001

Housing for All Oregonians



Your child's second grade teacher. Empty nesters who want to stay in their neighborhood but don't need quite as much space. Your medical technician and their child. A widower who wants to stay in the neighborhood where he knows his way around. Your grocery store clerk who wants to live near where they work. Oregonians at every income level, age, and family size need middle housing.

Middle housing offers more affordable options.

Requires all Oregon cities over 10,000 in population to allow "middle housing" in all neighborhoods where single family housing is allowed.

"Middle housing" are homes that fall between single family, detached houses on larger lots, and apartments in mid- to high-rise buildings.

Middle housing helps meet the family sizes and incomes of more Oregonians. HB 2001 includes duplexes, triplexes, quadplexes, and cottage clusters.

These smaller housing options are in big demand in cities across Oregon, yet they are not legal to build in most residential neighborhoods.

"If a community were to allow for more units to be built on a given parcel of land, then better affordability can be achieved, and future growth more efficiently accommodated."

— Josh Lehner, Economist, Oregon Office of Economic Analysis in *Reconsidering Single Family Zoning* (2018)



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Learn more:

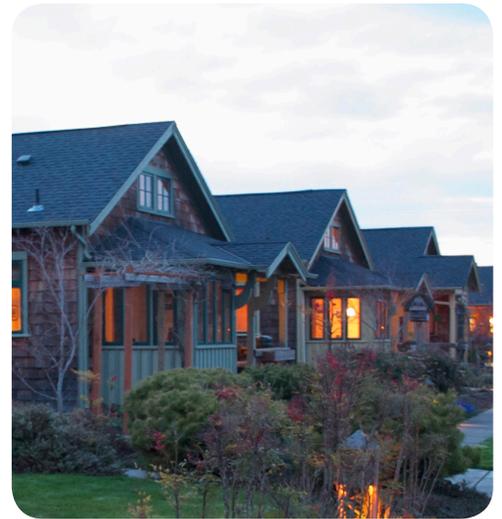
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We need middle housing now.

Most Oregon households consist of 1-2 people, yet today, most of our residential land is zoned for detached, single-family homes. This simply does not meet the home size or price most Oregonians need, want, and can afford. Most people need something between a 4-bedroom house on a large lot and a studio on the 6th floor of a high rise.

Until the mid-1900s, middle housing was legal and common throughout most Oregon cities. Many single-family housing zones were created as a form of redlining, a practice used to keep people of color out of the most desirable neighborhoods.

HB 2001 helps break down the economic and racial separations institutionalized in the development patterns of many of our towns and cities, by legalizing what was previously allowed in most neighborhoods, bringing housing in walkable neighborhoods for all Oregonians.



Cottage cluster, courtesy of Ross Chapin Architects, Salish Pond cottages, Fairview, OR



PCRI Triplex, Portland

Frequently asked questions:

Will middle housing cause more homes to be torn down?

No. HB 2001 directs the state building code agency to develop regulations that allow for existing homes to be kept and more easily converted into multi-plexes. The reason some Oregon neighborhoods are seeing teardowns now is because we do not have enough of this type of high-demand housing.

Have any Oregon cities allowed middle housing in most of their residential neighborhoods?

A few cities have taken steps in this direction, including Tigard, Bend, and Madras. But most have not, and therefore are failing to meet the housing needs of current and future residents. The "housing crisis" has gone on for almost a decade. It's time for every community to get on board.

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