

GRESHAM'S  
MIDDLE  
HOUSING  
PROJECT



EXPANDING HOUSING CHOICES  
& PROMOTING HOME  
OWNERSHIP OPPORTUNITIES

CITY OF GRESHAM

## WHAT IS THE MIDDLE HOUSING PROJECT?

The country, Oregon, and Gresham are all currently facing a housing crisis. The City is working in many ways to do its part addressing this issue, one of these is with the Middle Housing project.

The Middle Housing Project implements two new statewide bills (House Bill 2001 and Senate Bill 458) that will increase housing options for Gresham households and increase opportunities for home ownership throughout the city.

These state laws allow some flexibility for how cities like Gresham can update their codes to meet the laws, so the proposed Gresham code updates will reflect our unique context.



Currently, neighborhoods have very little variety in the types and sizes of homes allowed.

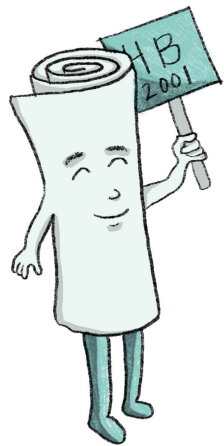
## ALLOWING MORE HOUSING TYPES IN RESIDENTIAL AREAS

Gresham's Middle Housing Project includes development code changes that will allow more choices in the types of housing that can be built. This will create the opportunity for a variety of different homes residents can live in, meeting their needs during every phase of their lives. Gresham's neighborhoods will allow duplexes, triplexes, quadplexes, townhouse and cottage clusters.

These changes will create more opportunities for renters and homeowners across multiple price levels, and greater variety in housing options for a wide range of household structures.

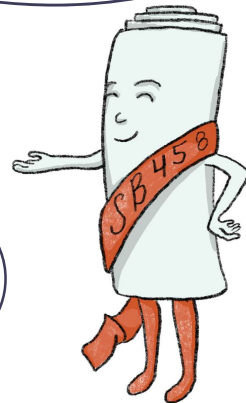


Neighborhoods will be able to develop with more variety and choices that fit the needs of a greater number of households.



I'm **HOUSE BILL 2001**.

I make sure that more types of housing are allowed in neighborhoods to give people more choices in where to live. Now we can build neighborhoods with single detached homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters.



And I'm **SENATE BILL 458**.

I make sure those homes can be separated onto their own lots to create more ways to own a home.

## WHAT IS MIDDLE HOUSING?

Middle housing includes homes that fill the gap between single detached houses and small apartments:

A **DUPLEX** is two homes on one lot which can be attached or separate.



Homes on their own lots and attached side to side are called **TOWNHOUSES**.

**TRIPLEXES** are three homes on one lot. Homes can be attached side by side, stacked, and/or separate.



A **COTTAGE CLUSTER** includes several small homes around a shared open space (like a yard, garden, or seating area).

Four homes on one lot are called **QUADPLEXES**, and can be attached, separate, or a combination of both.



## CREATING MORE HOUSING OPPORTUNITIES

Gresham will allow lots to be divided for many middle housing developments. This promotes home ownership by allowing homes and lots to be sold and owned individually. While existing neighbors can rest assured there are certain standards all new middle housing must meet, the changes will result in more opportunities for more people.

Owners will be able to add new homes to their lots to rent out, or divide their lots to sell those houses separately, allowing more people to own homes that meet their needs and their budgets. More residents will be able to live, work, and play in the neighborhood of their choice. Just imagine the options for people in the future.

### EXISTING: One home, one owner.

"We wanted to live close to our jobs and our kids' schools, but it's so expensive and we don't have time to take care of this big yard. I wish there was something we could do with our property to help make ends meet."



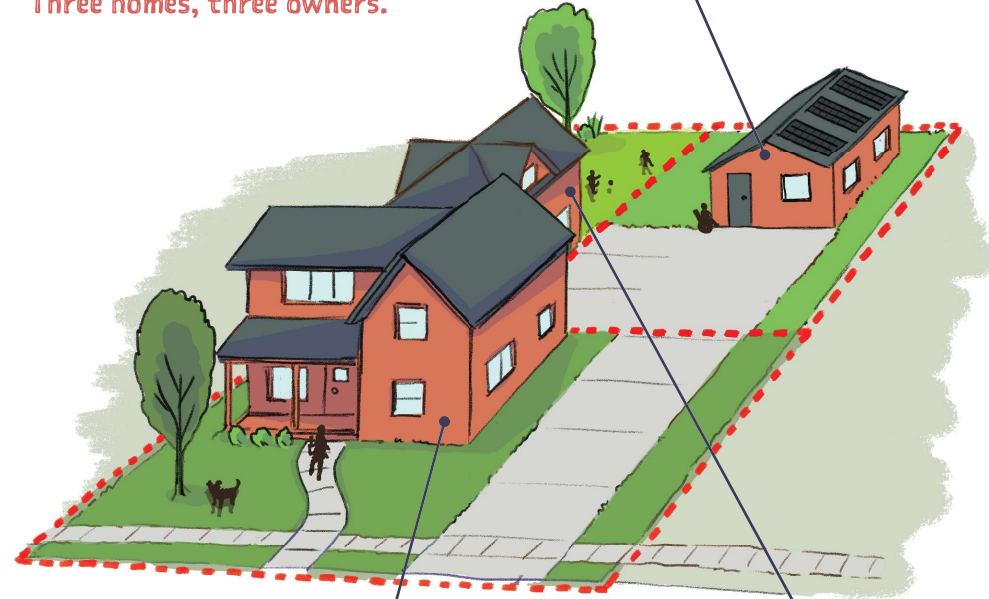
### MORE HOUSING CHOICES: Three homes, one owner.

"Two kids and a mortgage make saving for college difficult, so we converted our garage and rent it out for income. When my parents downsized, we built a home for them attached to ours. Built-in babysitters!"



### MORE OWNERSHIP OPPORTUNITIES: Three homes, three owners.

"I've been wanting to buy a house for a long time but couldn't find a neighborhood with accessible sidewalks and parks where I could also afford the mortgage. I feel so lucky to own this cozy house where I can get to bus stops, parks, and shops!"



"We don't need all this space anymore, but we love our neighborhood. So we divided our property and sold to a young family and a friend. We get to stay in our home and we have great new neighbors—it's a win-win!"



"I wanted to buy a home that fit my small family, but couldn't afford most homes. This fit us just right, and even has a small yard for the kids!"

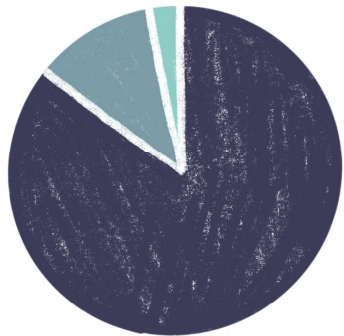


## WHY DO WE NEED MIDDLE HOUSING?



Right now, the houses being built don't match what people want. Most people want to live in single detached homes, but many people want to live in other types of homes. A lot of people are currently priced out of buying the single detached houses being built. Having more housing types will meet the needs of more people and make home ownership more attainable.

NEW HOUSING CONSTRUCTION  
2017



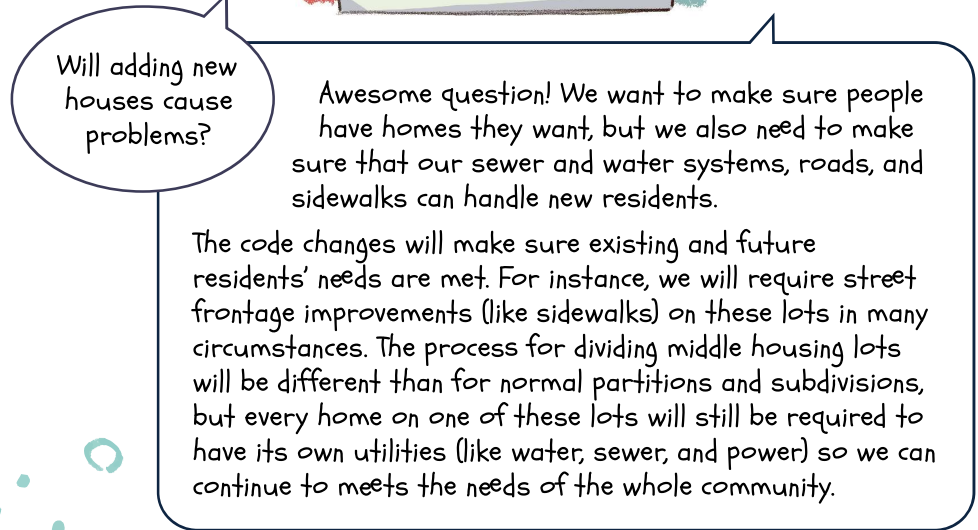
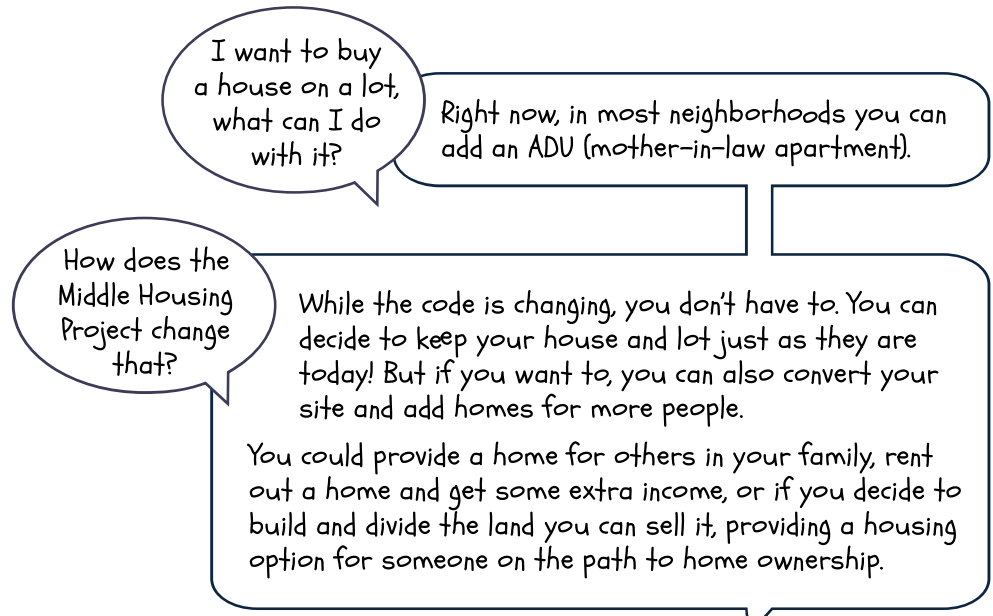
CONSUMER PREFERENCE SURVEY  
2018



● Detached   
 ● Attached   
 ● Multifamily   
 ● With separate suite

Source: US Census Bureau, RCLCO Consumer Research

## WHAT DOES ALL THIS MEAN FOR HOMEOWNERS?



## WHAT WILL THIS LOOK LIKE?

For existing neighborhoods, change is likely to be gradual--an addition to the back of a house to create a duplex here, a new two-unit building in the back of a lot there. New homes could be any type allowed, including single detached dwellings and middle housing. People who don't want to make changes won't have to, and everyone will have more choices and opportunities.



“We love this neighborhood and know it is where we want to settle down, but we travel a lot right now. So we bought a house in this awesome neighborhood and built a small house in the back. For now we live in the cottage and rent the big house, but when we have kids we will move in there.”

“With COVID we felt really isolated and knew we wanted to age closer to family. We found a duplex in a great neighborhood and now we love being next door to our grandkids. We know the time will go by fast and our kids will be empty-nesters too, so the duplex is a great family investment!”

“My partner and I work from home and we have a dog, so we needed a bit more space than your typical apartment provides. It's a little house with a little yard, and it's exactly what we wanted.”

## VIVIENDA INTERMEDIA OFRECE OPCIONES EN GRESHAM

El Proyecto de Vivienda Intermedia en Gresham incluye cambios en los códigos que significan más opciones en los tipos de hogares en los que usted puede vivir durante cada fase de su vida. Hoy en día, usted normalmente elige su vivienda por su precio y las necesidades de su grupo familiar, pero puede ser que usted no tenga muchas opciones al elegir donde, dado que diferentes tipos de viviendas no están disponibles a través de todo Gresham.

“Vivienda intermedia” se refiere a los tipos de viviendas que llenan el espacio entre apartamentos y viviendas individuales independientes, incluyendo, dúplex, triplex, cuádruplex, casa adosada, y grupos de cabañas.

- La vivienda debería ser adaptable. El tamaño de grupos familiares está cambiando y evolucionando a medida que sus miembros atraviesan diferentes etapas de su vida.
- Hay una crisis de vivienda. No solo en Oregon sino a nivel nacional. No hay suficientes viviendas ni diferentes tipos de viviendas para satisfacer las necesidades de la gente.
- Los hogares son más que solo un lugar para vivir. Especialmente durante COVID-19. Estos sirven como nuestros lugares de trabajo, nuestras escuelas, y como cuidamos de nuestras familias y amigos.

Para traducir este documento, por favor comuníquese con Alex Logue en [Translations@GreshamOregon.gov](mailto:Translations@GreshamOregon.gov) o llame al **503-618-2264**.

За переводом этого документа обращайтесь к Alex Logue по адресу [Translations@GreshamOregon.gov](mailto:Translations@GreshamOregon.gov) или по телефону **503-618-3214**.

لترجمة هذا [Translations@GreshamOregon.gov](mailto:Translations@GreshamOregon.gov) أو هاتف رقم **503-618-3214**

المستند، يرجى الاتصال ب أليكس لوغ على البريد الإلكتروني

Dúplex Дуплексы دوبلكس Duplex	Triplex Триплексы تريپلكس Triplex	Cuádruples Квадплексы رباعبلکس Quadplex	Adosados Таунхаусы تاون هاوس Townhouses	Grupos de cabañas Коттеджные кластеры مجموعتالكوخ Cottage cluster
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## LOOKING FORWARD

We know that houses are so much more than a place to live (especially during the COVID pandemic). They serve as our workplaces, our schools, our playgrounds, and how we take care of our families and friends. We're excited by the changes happening in Gresham and around the state to address our housing crisis and make home ownership a reality for more people.

Increasing the number and types of houses that can be built means we will have more of the kinds of homes our residents want. This means Gresham's current community won't be pushed out and it will continue to be an attractive and attainable choice for a whole range of people to put down roots here.

A land division doesn't change the way a neighborhood looks, but it can have big benefits when more people can own homes here. When a broader group of people can afford to buy a house in their favorite neighborhood, they can build long-term wealth and continue to make Gresham a vibrant community.

March 2022



## QUESTIONS?

Visit:  
[GreshamOregon.gov/  
Middle-Housing](https://GreshamOregon.gov/Middle-Housing)

Contact:  
**Mary Phillips**  
503-618-2610  
[Mary.Phillips@GreshamOregon.gov](mailto:Mary.Phillips@GreshamOregon.gov)

## FIND OUT MORE!

See what Gresham is doing to address housing:  
[GreshamOregon.gov/  
Housing-Initiatives](https://GreshamOregon.gov/Housing-Initiatives)

Sign up for information:  
[GreshamOregon.gov/  
Housing-Production-Strategy](https://GreshamOregon.gov/Housing-Production-Strategy)

Get involved in the City's strategic planning efforts:  
[GreshamOregon.gov/  
Imagine-Gresham](https://GreshamOregon.gov/Imagine-Gresham)

