

Impact of -10 Amendments HB2001 on Housing Production Counts  
Tom Cusack, Lake Oswego resident  
April 3, 2019

Thank you for the opportunity to make comments on HB 2001.

My comments are focused on the -10 amendment impacts on housing production counts for 20 cities above 25,000 population and for 44 cities with population above 10,000. The -10 amendment also would expand the definition of missing middle housing to include SF attached /townhome units and this expands the count of units categorized as “missing middle” housing.

**Three Summary Comments:**



The expanded definition of missing middle housing to include SF attached units **increases the 2018 count of missing middle housing production OUTSIDE of Portland by 113% (19 cities) to 153% (43 cities)**. *If the goal is to provide more recognition of missing middle production than the expanded definition does so.*



**SF DETACHED units represented 50% (19 cities) to 57% (43 cities) of all housing production** in cities OUTSIDE of Portland in 2018. In contrast, missing middle housing OUTSIDE of Portland, even with the expanded definition that includes SF attached housing, represented just 9% (19 cities) to 10% (43 cities) of all 2018 production.



IF only HALF of SF DETACHED units produced in 2018 OUTSIDE of Portland had been developed as duplexes **total housing unit production would have increased by 25% for both 19 cities and 43 cities**. *IF the goal is to increase housing supply expanding opportunities for other than single family detached development would do so without expanding the land area necessary for development.*

The following pages include the data to support these conclusions. All 2018 production data was extracted from city submitted reports required by HB 4006, enacted in 2018.

Tom Cusack, HB 2001 Comments, April 3, 2019

- A. Production in Cities>25,000 Population, Including Missing Middle and SF Detached Units. (Page 2-3)
- B. Production in Cities>10,000, Including Missing Middle and SF Detached Units.(Page 4-5)

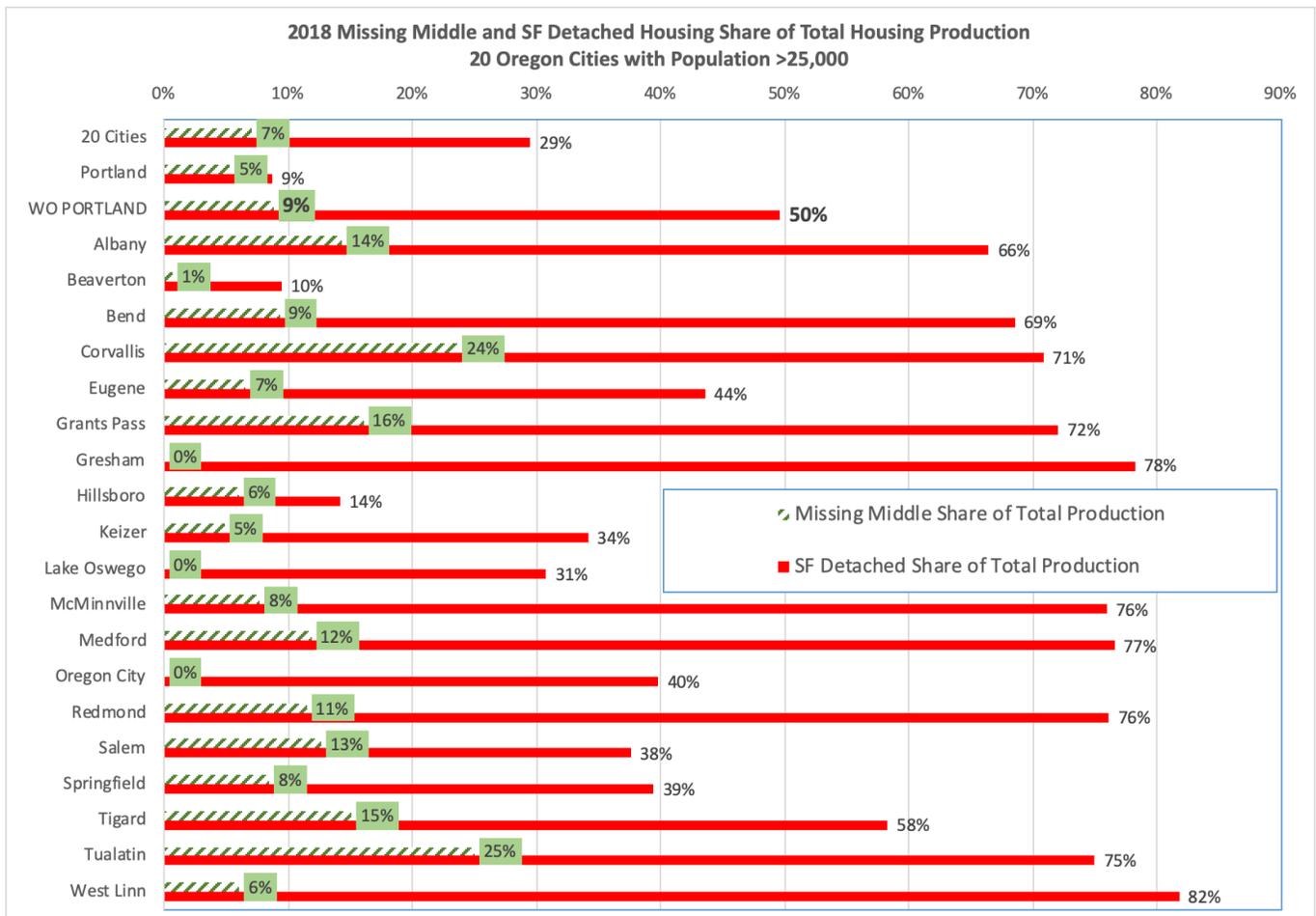
**A. Cities >25,000 Population**

1. The graph below shows the share of total housing units produced in 2018 for both missing middle and SF detached housing.
2. The Table on page 3 has details for each city including SF and MF subtotals and SF detached, SF attached, duplex, triplex and fourplex counts.

**Outside of Portland**

- *The expanded missing middle housing definition increased the count of MM housing units by 304 units/113% (From 269 to 573 units).*
- *SF detached production was 50% of all units produced.*

**IF only HALF of ALL SF detached units outside Portland [3,239] had instead been produced as duplexes, total production outside Portland would have INCREASED BY 25% (1,619 additional units/6,530=25%)**



## Oregon Cities Above 25,000 Population: Housing Production Table Highlights:

1. Total of 12,875 residential units produced: 6,345 in Portland and 6,530 in 19 other cities.
2. Total of 3,794 SF detached units produced: 555 in Portland and 3,239 in other 19 cities.
3. Total of 911 missing middle units produced; 338 in Portland and 573 in other 19 cities. {Note, “missing middle” includes SF attached units, duplexes, triplexes, and fourplexes}.
4. Total of 11 fourplexes (44 units): 4 fourplexes in Portland (16 units) and 7 in other 19 cities (28 units).
5. Total of 7,525 multifamily units (includes triplexes and fourplexes): 4,992 in Portland and 2,533 in other 19 cities.
6. Total of 5,350 single family units produced: 1,353 in Portland and 3,997 in other 19 cities. (Note that the definition used for reporting purposes for “SF” included SF detached, SF attached, duplexes, ADU’s and manufactured housing].

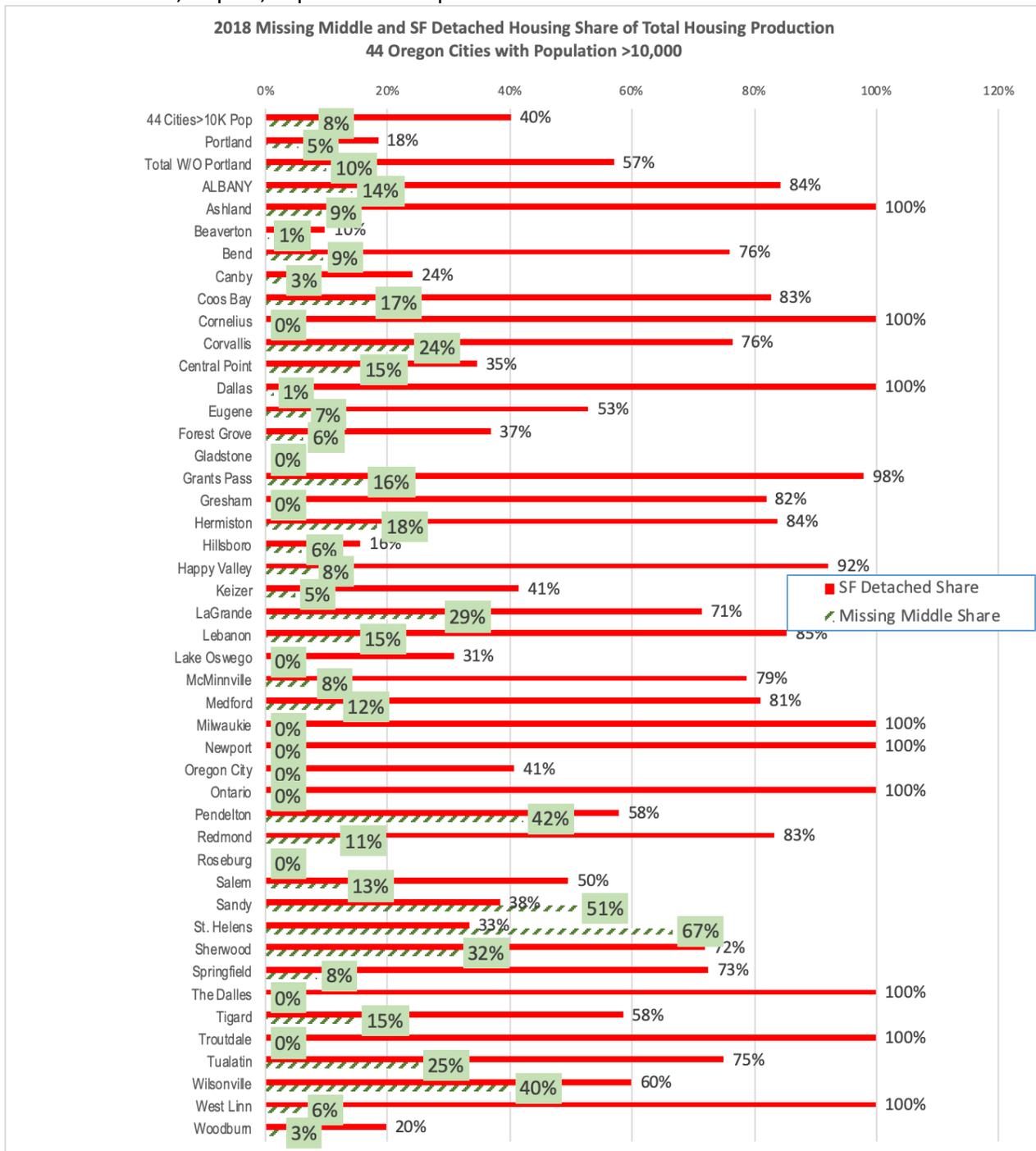
20 Oregon Cities with Population > 25K Population. Reported 12,875 Housing Units Produced in 2018											
Outside of Portland Missing Middle Production Was 9% of All Units, and SF Detached Was 50% of All Units											
Courtesy, Oregon Housing Blog											
Row Labels	TOTAL RESIDENTIAL UNITS PRODUCED	TOTAL SINGLE-FAMILY UNITS PRODUCED	Single-Family Detached	SF Attached	TOTAL MULTI-FAMILY UNITS PRODUCED	Duplex Units	Triplex Units	Fourplex Units	MISSING MIDDLE TOTAL Units	MISSING MIDDLE share of Total Production	SF Detached Share of Total Production
20 Cities	12,875	5,350	3,794	487	7,525	320	60	44	911	7%	29%
Portland	6,345	1,353	555	183	4,992	127	12	16	338	5%	9%
<b>WO PORTLAND</b>	<b>6,530</b>	<b>3,997</b>	<b>3,239</b>	<b>304</b>	<b>2,533</b>	<b>193</b>	<b>48</b>	<b>28</b>	<b>573</b>	<b>9%</b>	<b>50%</b>
Albany	307	259	204	0	48	44	-	-	44	14%	66%
Beaverton	421	44	40	3	377	-	-	-	3	1%	10%
Bend	1,020	827	699	52	193	24	15	4	95	9%	69%
Corvallis	72	72	51	17	-	-	-	-	17	24%	71%
Eugene	622	333	271	4	289	30	3	4	41	7%	44%
Grants Pass	143	140	103	NA	3	20	3	-	23	16%	72%
Gresham	211	173	165	0	38	-	-	-	-	0%	78%
Hillsboro	766	155	109	36	611	7	3	-	46	6%	14%
Keizer	41	17	14	0	24	2	-	-	2	5%	34%
Lake Oswego	289	89	89	0	200	-	-	-	-	0%	31%
McMinnville	104	82	79	0	22	2	6	-	8	8%	76%
Medford	371	317	284	16	54	8	-	20	44	12%	77%
Oregon City	226	92	90	-	134	-	-	-	-	0%	40%
Redmond	461	419	351	35	42	6	12	-	53	11%	76%
Salem	772	435	290	52	337	40	6	-	98	13%	38%
Springfield	142	107	56	4	35	8	-	-	12	8%	39%
Tigard	477	351	278	72	126	-	-	-	72	15%	58%
Tualatin	52	52	39	13	-	-	-	-	13	25%	75%
West Linn	33	33	27	-	-	2	-	-	2	6%	82%

NOTE: SF Units in reporting form included SF detached, SF attached, ADU's, manufactured housing, and duplex units

**B. 44 Cities Above 10,000 Population**

**OUTSIDE of Portland: The expanded missing middle housing definition *increased the count of MM housing units by 493 units/153% (From 322 to 815 units).***

1.. The Table on page 5 has details for each city including SF and MF subtotals and SF detached, SF attached, duplex, triplex and fourplex counts.



**IF only HALF of ALL SF detached units outside Portland [4,089] had instead been produced as duplexes, total production outside Portland would have *INCREASED by 25%* (2,045 additional units/8,206=25%)**

## Oregon Cities Above 10,000 Population: Housing Production Table Highlights:

1. Total of 14,551 residential units produced: 6,345 in Portland and 8,206 in 43 other cities.
2. Total of 4,644 SF detached units produced: 555 in Portland and 4,089 in other 43 cities.
3. Total of 1,153 missing middle units produced; 338 in Portland and 815 in other 43 cities. {Note, “missing middle” includes SF attached units, duplexes, triplexes, and fourplexes}.
4. Total of 11 fourplexes (44 units): 4 fourplexes in Portland (16 units) and 7 in other 43 cities (28 units).
5. Total of 8,057 multifamily units (includes triplexes and fourplexes): 4,992 in Portland and 3,065 in other 43 cities.
6. Total of 6,521 single family units produced: 1,353 in Portland and 5,168 in other 43 cities. (Note that the definition used for reporting purposes for “SF” included SF detached, SF attached, duplexes, ADU’s and manufactured housing).

2018 Expanded Definition of Missing Middle Unit Production, 44 Oregon Cities w Pop>10K Adding SF Attached Housing Brings Missing Middle Unit Production to 8% of All 2018 Production Outside Portland SF Detached Units Were 57% of All Production; In 29 of These Cities SF Detached Units Were >50% of Total Production											
Courtesy, Oregon Housing Blog											
GEO	TOTAL RESIDENTIAL UNITS PRODUCED	TOTAL SINGLE-FAMILY UNITS PRODUCED	SF Detached	Single-Family Attached	TOTAL MULTI-FAMILY UNITS PRODUCED	Duplex - total number of units	Triplex -total number of units	Fourplex - total number of units	Missing Middle Subtotal	MM Share of Total Production	SF Detached Share of Total Production
44 Cities>10K Pop	14,551	6,521	4,644	676	8,057	350	63	64	1,153	8%	40%
Portland	6,345	1,353	555	183	4,992	127	12	16	338	5%	18%
<b>Total W/O Portland</b>	<b>8,206</b>	<b>5,168</b>	<b>4,089</b>	<b>493</b>	<b>3,065</b>	<b>223</b>	<b>51</b>	<b>48</b>	<b>815</b>	<b>10%</b>	<b>57%</b>
ALBANY	307	259	204	-	48	44	0	0	44	14%	84%
Ashland	22	22	11	-	-	2	0	0	2	9%	100%
Beaverton	421	44	40	3	377	0	0	0	3	1%	10%
Bend	1,020	827	699	52	193	24	15	4	95	9%	76%
Canby	187	45	43	-	142	2	3	0	5	3%	24%
Coos Bay	29	29	22	5	-	0	0	0	5	17%	83%
Cornelius	18	18	17	-	-	0	0	0	-	0%	100%
Corvallis	72	72	17	17	-	0	0	0	17	24%	76%
Central Point	81	36	51	8	45	4	0	0	12	15%	35%
Dallas	148	148	137	-	-	2	0	0	2	1%	100%
Eugene	622	333	271	4	289	30	3	4	41	7%	53%
Forest Grove	383	161	131	20	222	4	0	0	24	6%	37%
Gladstone	-	-	n/a	-	-	0	0	0	-	N/A	N/A
Grants Pass	143	140	103	-	3	20	3	0	23	16%	98%
Gresham	211	173	165	-	38	0	0	0	-	0%	82%
Hermiston	93	93	140	15	-	2	0	0	17	18%	84%
Hillsboro	766	155	52	36	611	7	3	0	46	6%	16%
<b>Happy Valley</b>	<b>153</b>	<b>153</b>	<b>109</b>	<b>12</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>8%</b>	<b>92%</b>
Keizer	41	17	14	-	24	2	0	0	2	5%	41%
LaGrande	14	10	8	-	4	0	0	4	4	29%	71%
Lebanon	68	58	89	-	10	10	0	0	10	15%	85%
Lake Oswego	289	89	29	-	200	0	0	0	-	0%	31%
McMinnville	104	82	284	-	22	2	6	0	8	8%	79%
Medford	371	317	79	16	54	8	0	20	44	12%	81%
Milwaukie	10	10	9	-	-	0	0	0	-	0%	100%
Newport	14	14	7	-	-	0	0	0	-	0%	100%
Oregon City	226	92	1	-	134	0	0	0	-	0%	41%
Ontario	7	7	90	-	-	0	0	0	-	0%	100%
Pendleton	19	19	8	8	-	0	0	0	8	42%	58%
Redmond	461	419	351	35	42	6	12	0	53	11%	83%
Roseburg	-	-	0	-	-	0	0	0	-	N/A	N/A
Salem	772	435	18	52	337	40	6	0	98	13%	50%
Sandy	47	42	290	24	5	0	0	0	24	51%	38%
St. Helens	6	6	37	4	-	0	0	0	4	67%	33%
Sherwood	57	41	56	-	16	2	0	16	18	32%	72%
Springfield	142	107	2	4	35	8	0	0	12	8%	73%
The Dalles	4	4	2	-	-	0	0	0	-	0%	100%
Tigard	477	351	278	72	126	0	0	0	72	15%	58%
Troutdale	8	8	8	-	-	0	0	0	-	0%	100%
Tualatin	52	52	39	13	-	0	0	0	13	25%	75%
<b>Wilsonville</b>	<b>232</b>	<b>232</b>	<b>27</b>	<b>93</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>93</b>	<b>40%</b>	<b>60%</b>
West Linn	33	33	139	-	-	2	0	0	2	6%	100%
Woodburn	76	15	12	-	17	2	0	0	2	3%	20%