




BACKDOOR REVOLUTION
The Definitive Guide to ADU Development

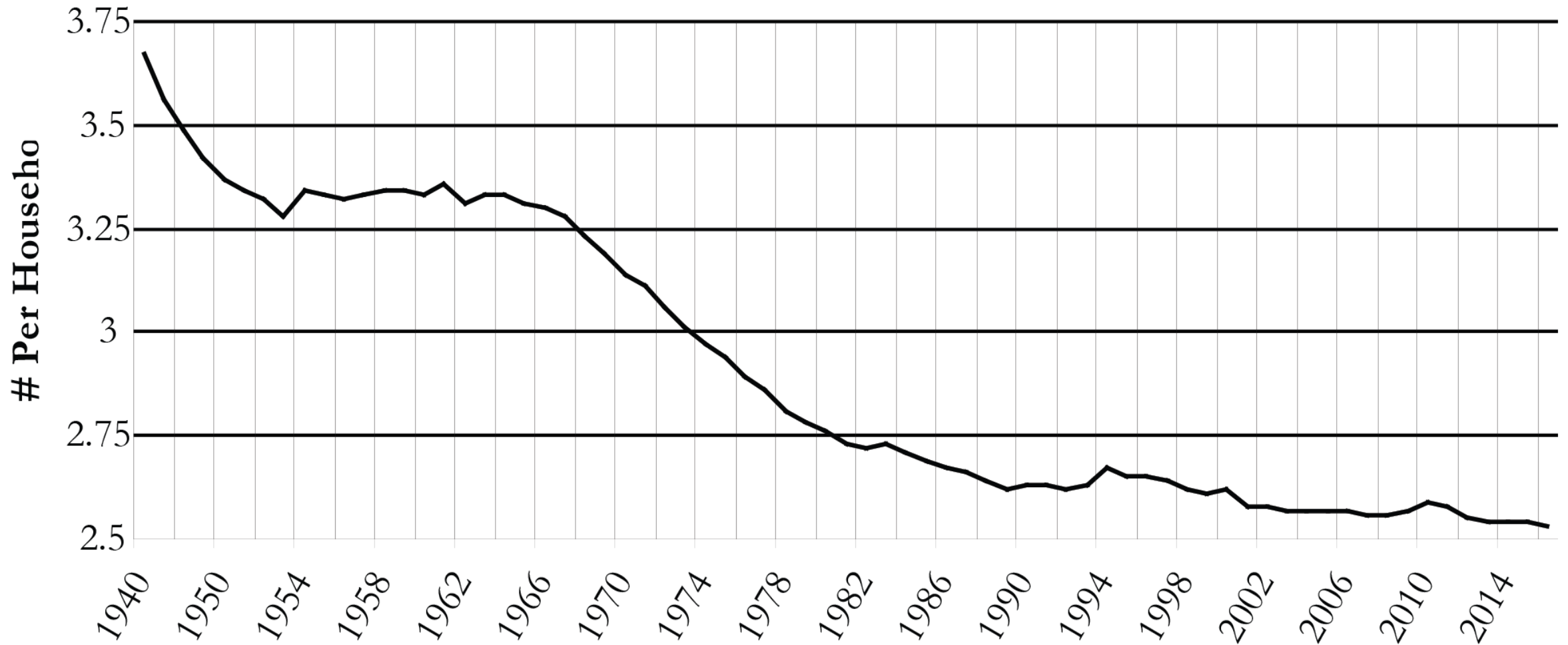
Building 
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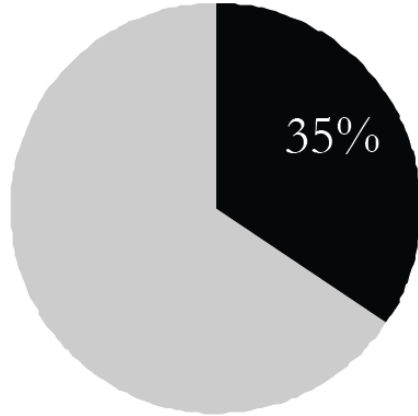
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Change In Household Size from 1940 to 2016

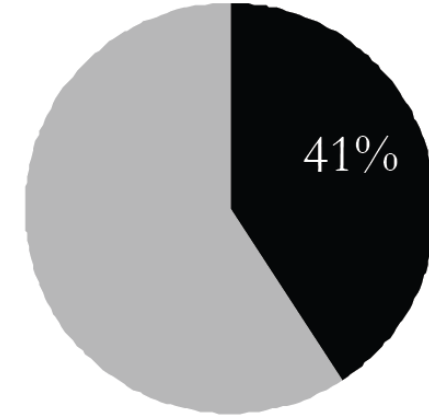


One-Person Households as Share of All Households In Five Major U.S. Cities

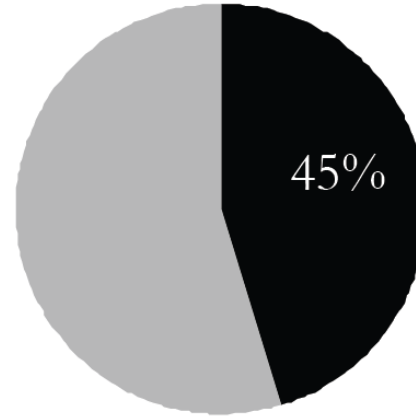
Austin



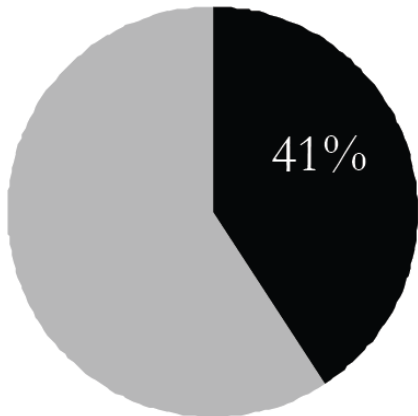
Seattle



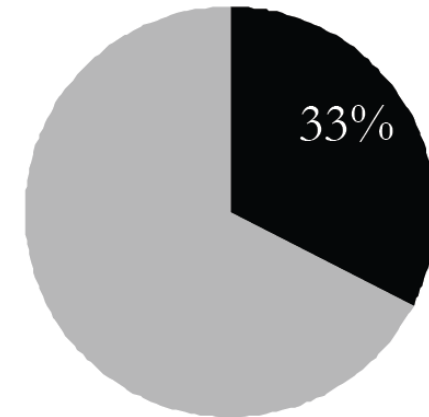
Washington, D.C.



Denver



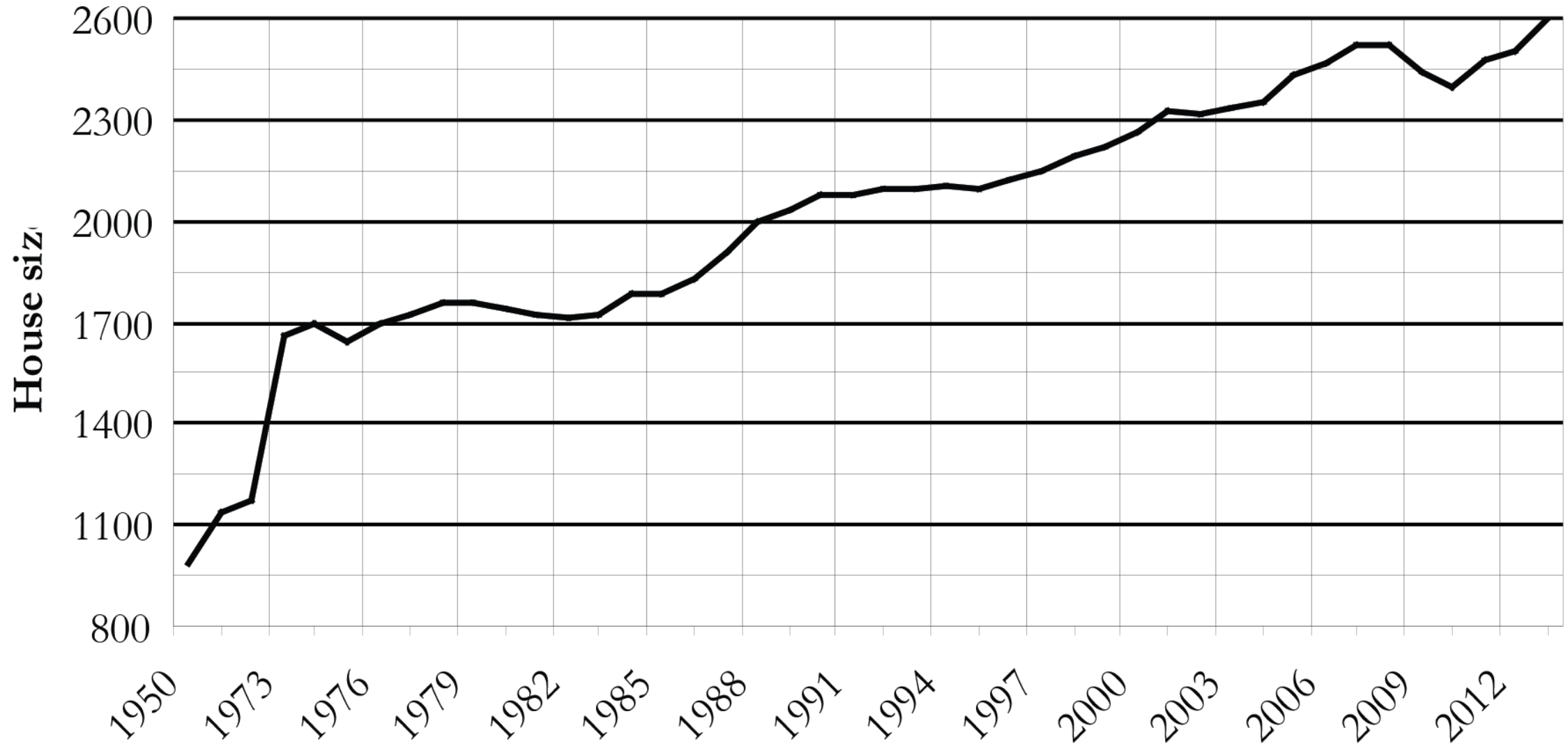
New York



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Average US Single Family House Size from 1950-2013



Household sizes



Home sizes



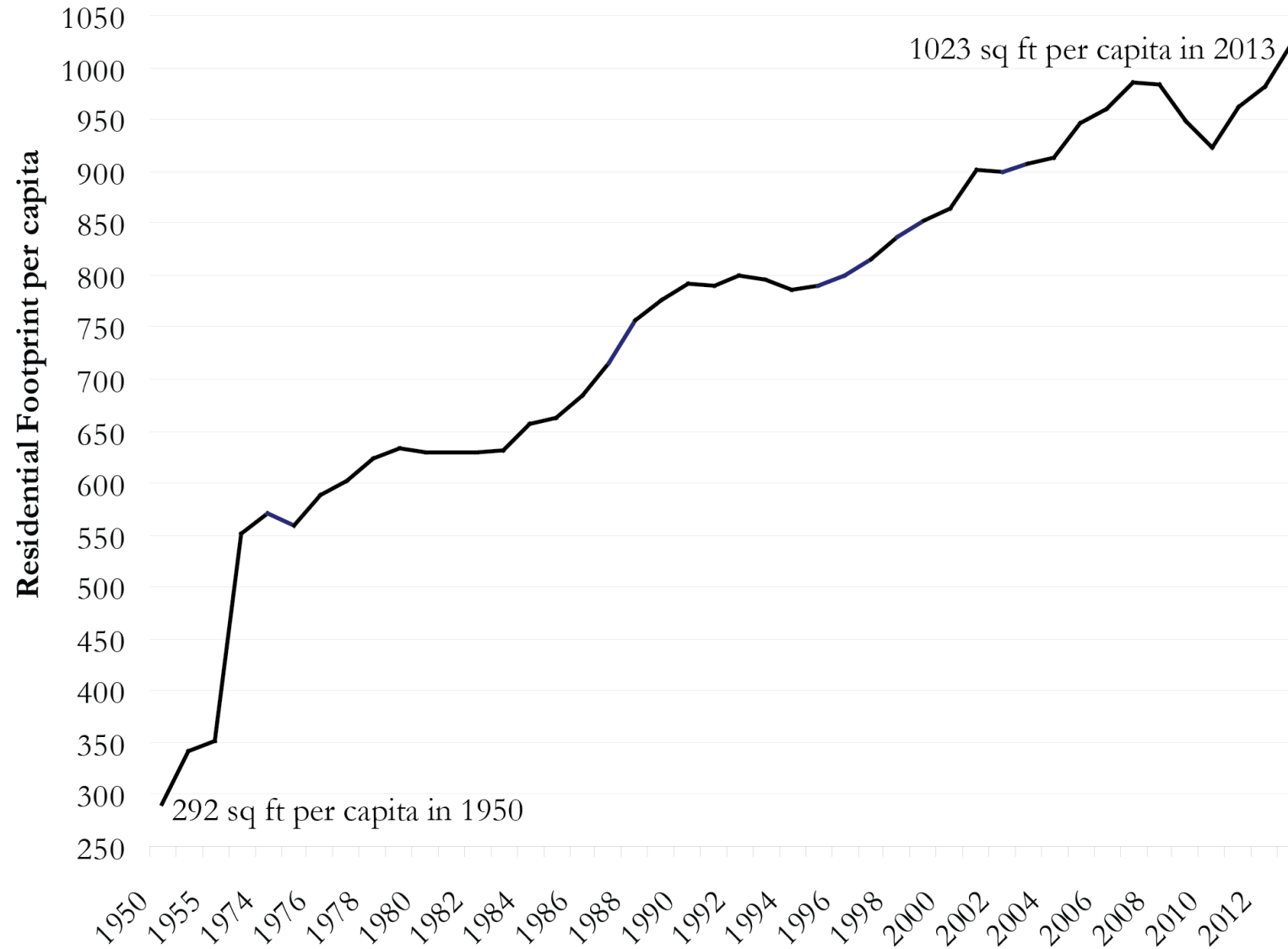
Household sizes



Home sizes



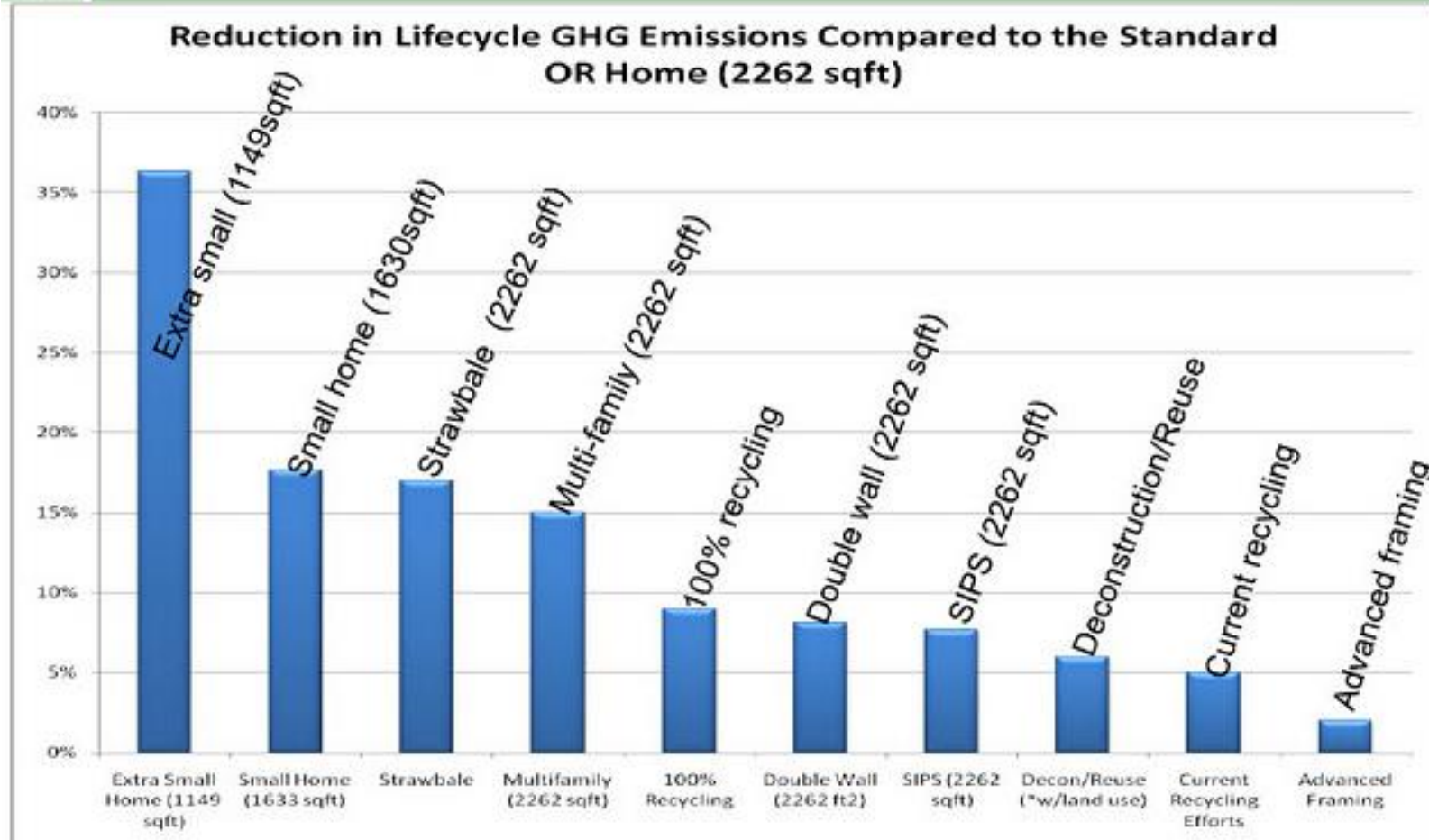
Residential Footprint Per capita from 1950 to 2013



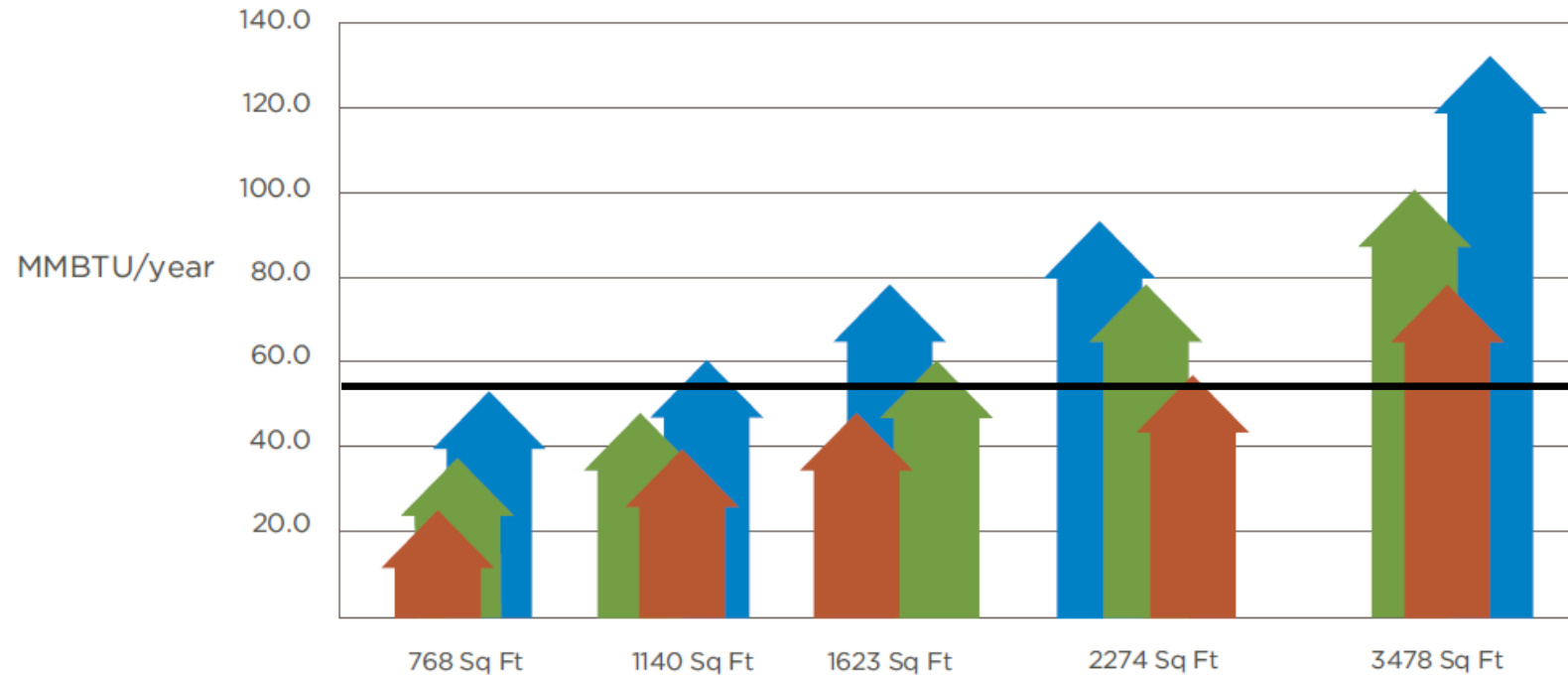
Practices evaluated against the Standard Oregon home



22

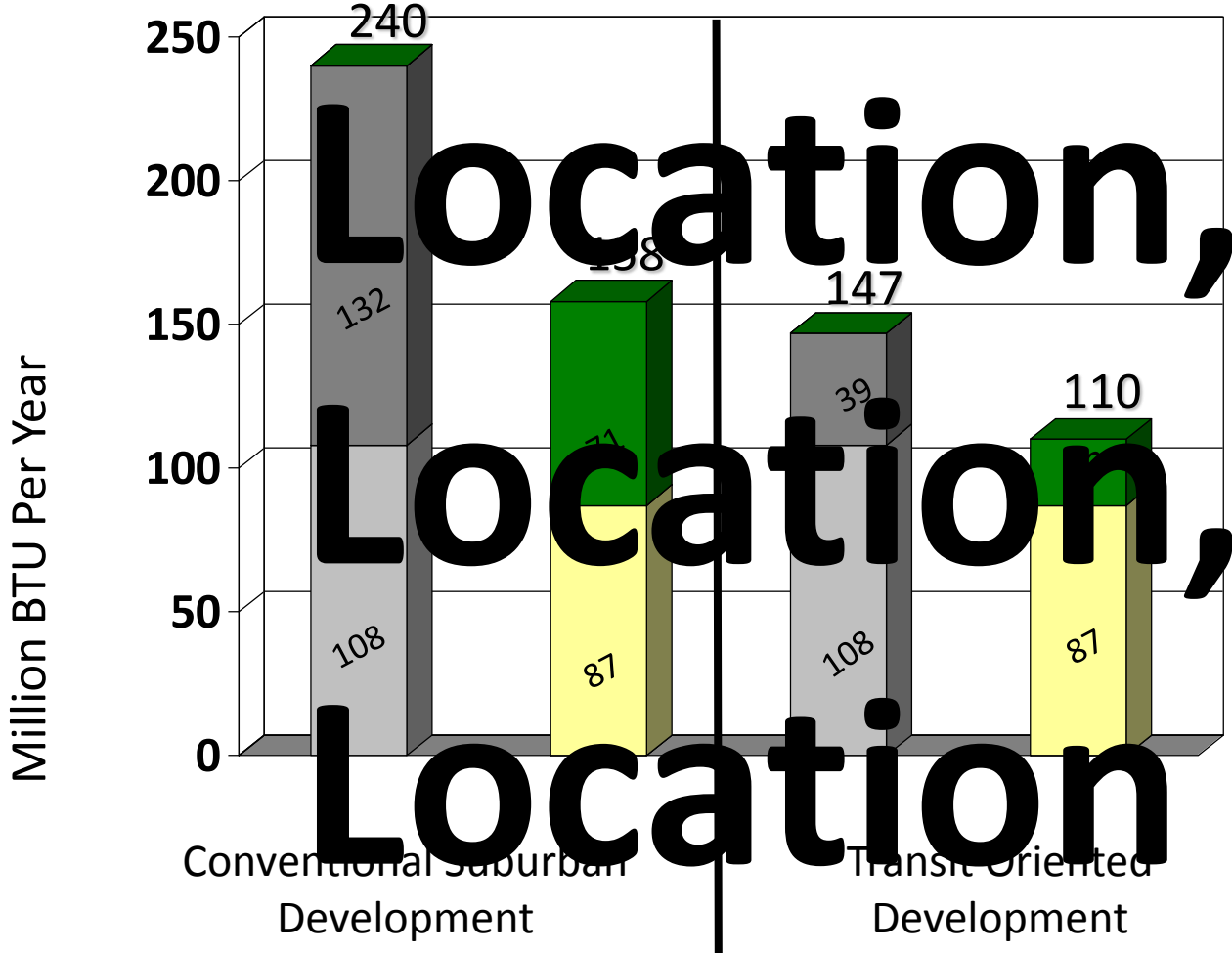


ANNUAL ENERGY USE



DATA SOURCE: OREGON DEQ
IMAGE: LIVING FUTURE INSTITUTE

Energy Use for a Resident of a Single Family Detached House

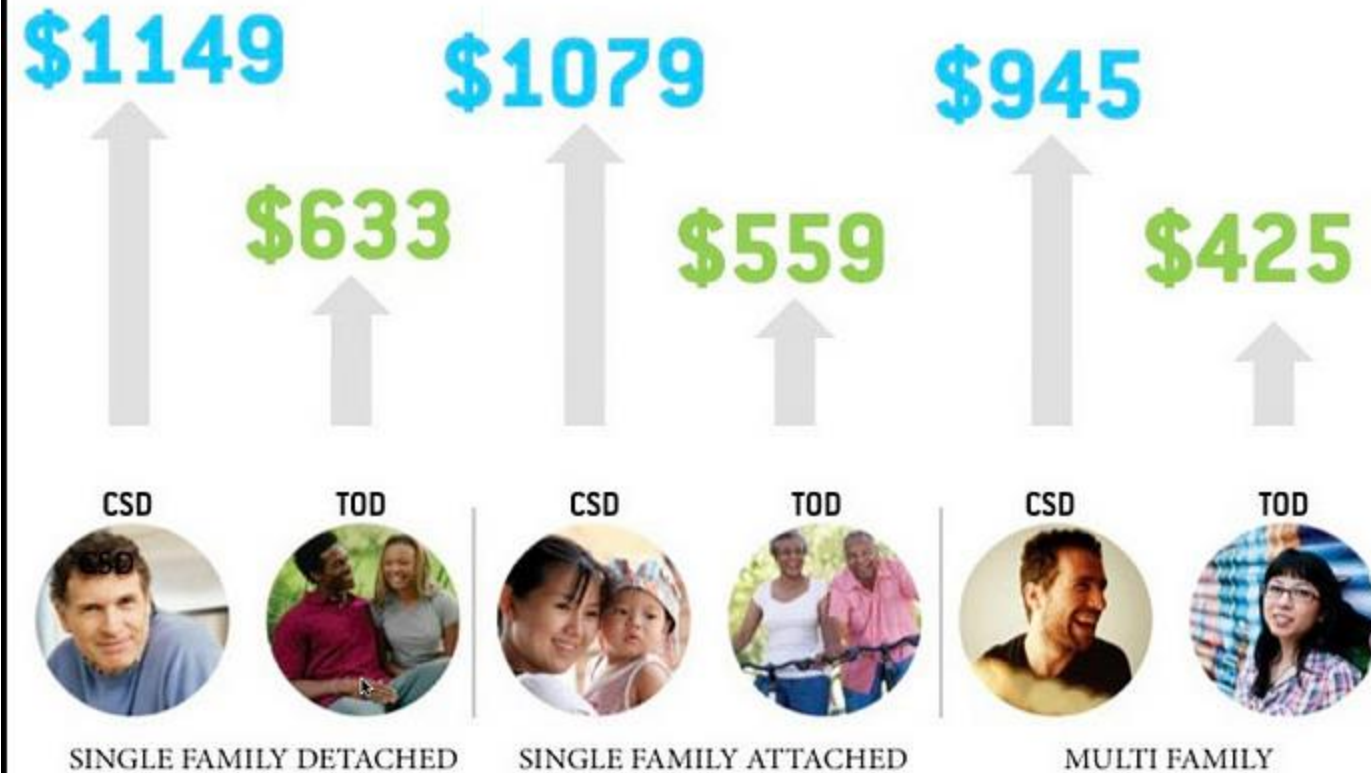


www.epa.gov/smartgrowth/location_efficiency_BTU.htm

Transportation Energy Use	w/ Green Automobiles
Home Energy Use	w/ Green Buildings

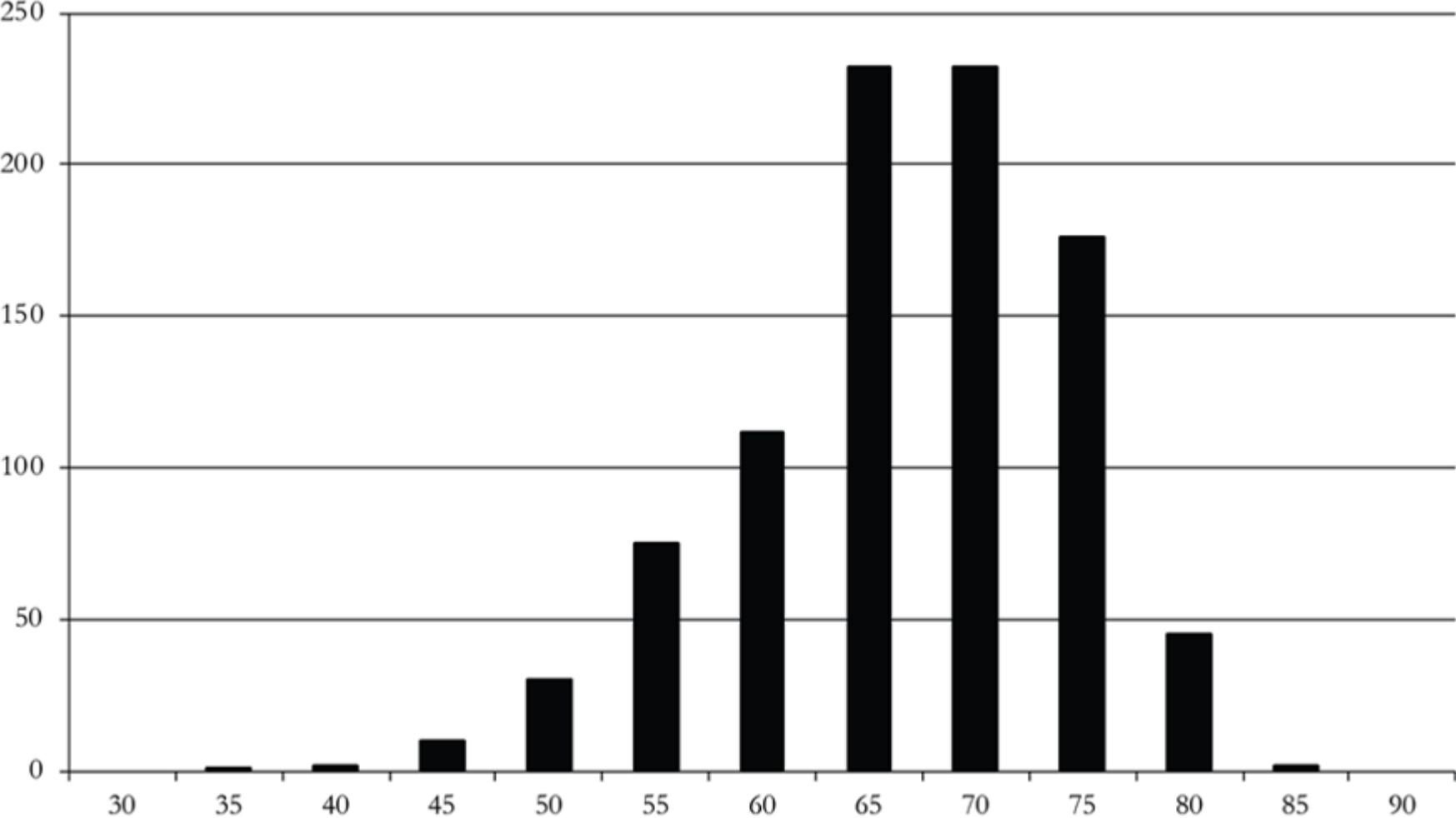
Energy use depends mostly on where you live

TOTAL ENERGY COSTS PER YEAR INCREASE:



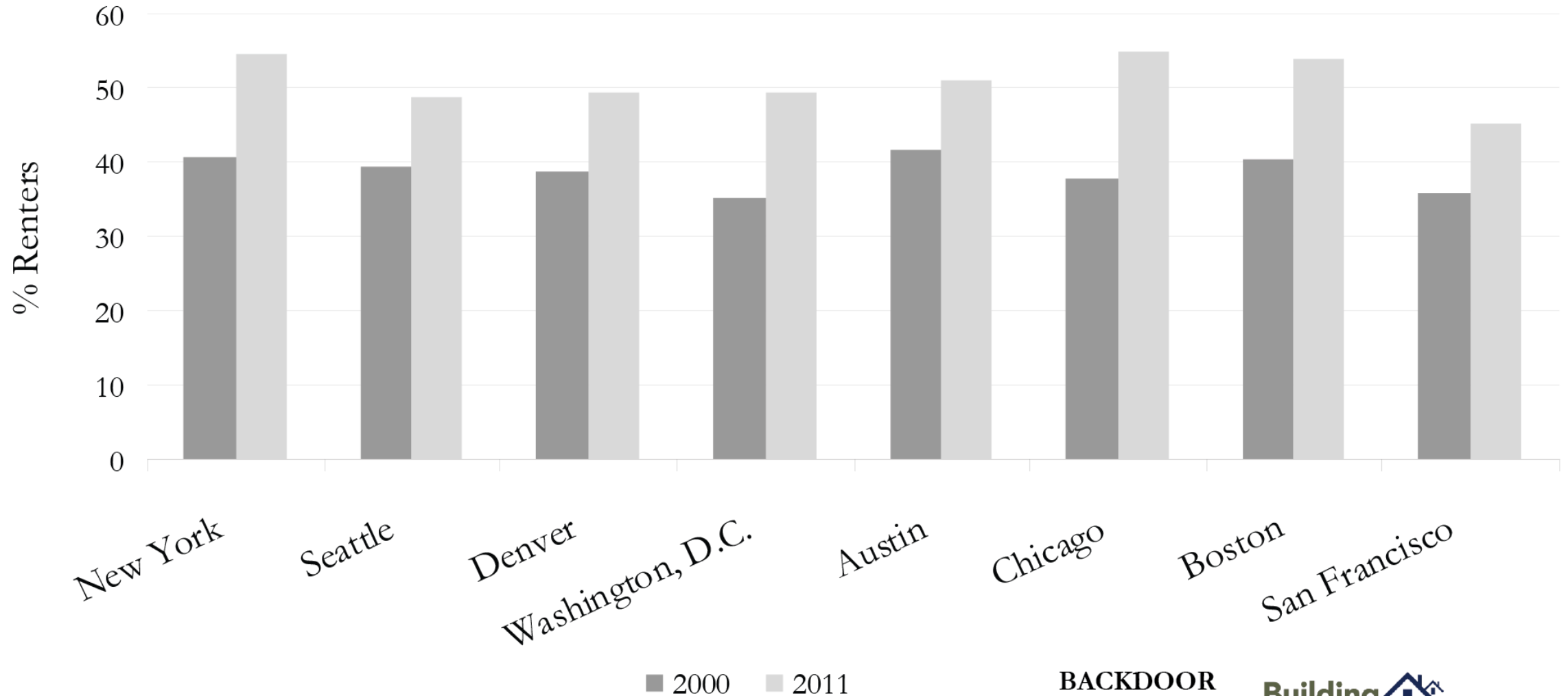
Percentage of Single-Family Homes Compared to Other Housing Types in 917 US Cities


Number of Analyzed Cities with This Percentage



■ Percentage of Single-Family Housing Stock


% Renters Who Spent More than 30% of Their Income on Rent in Selected Cities, in 2000 and in 2011





Why?

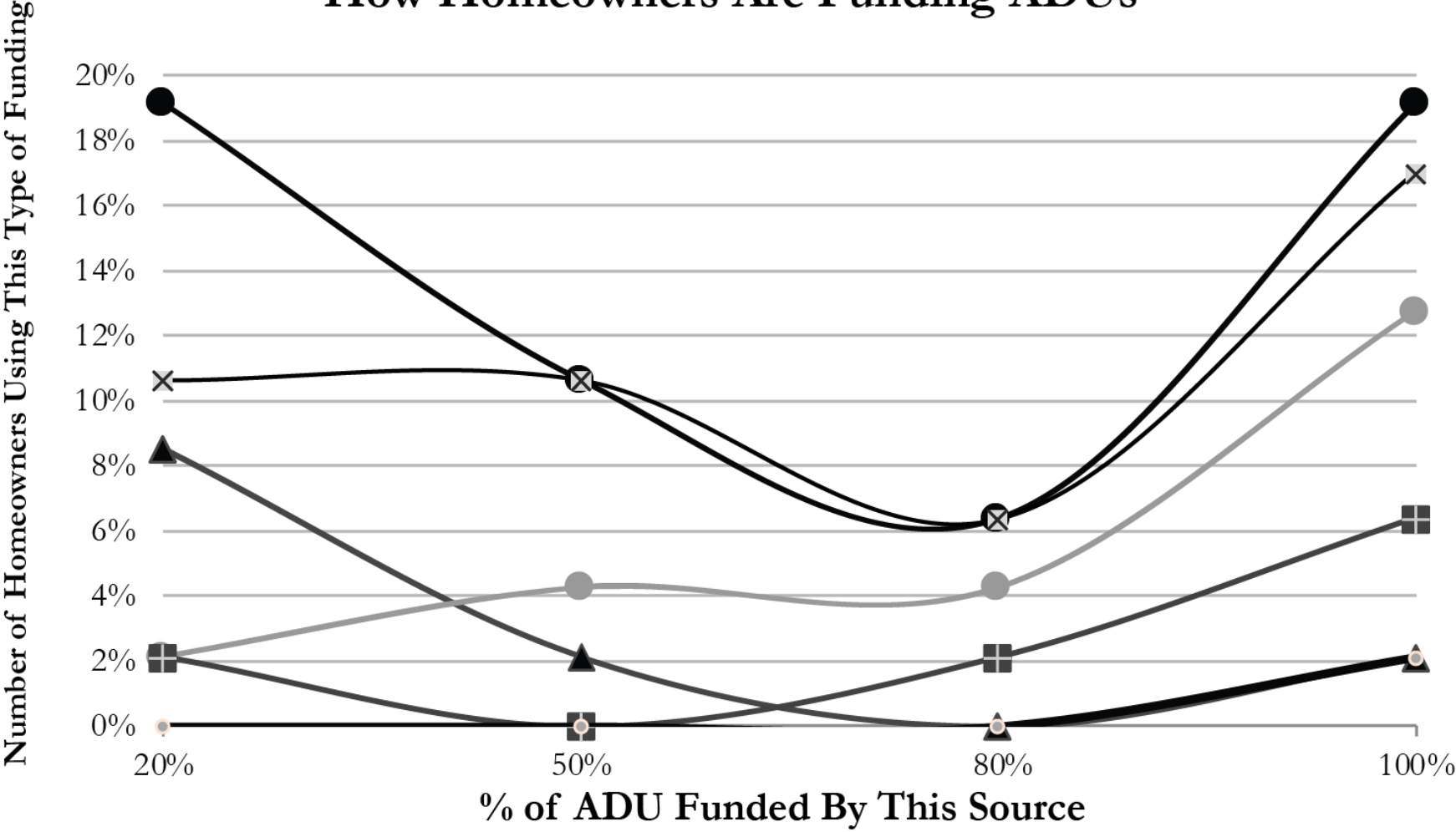
- Simpler
- Cheaper
- No property tax increase



Good news

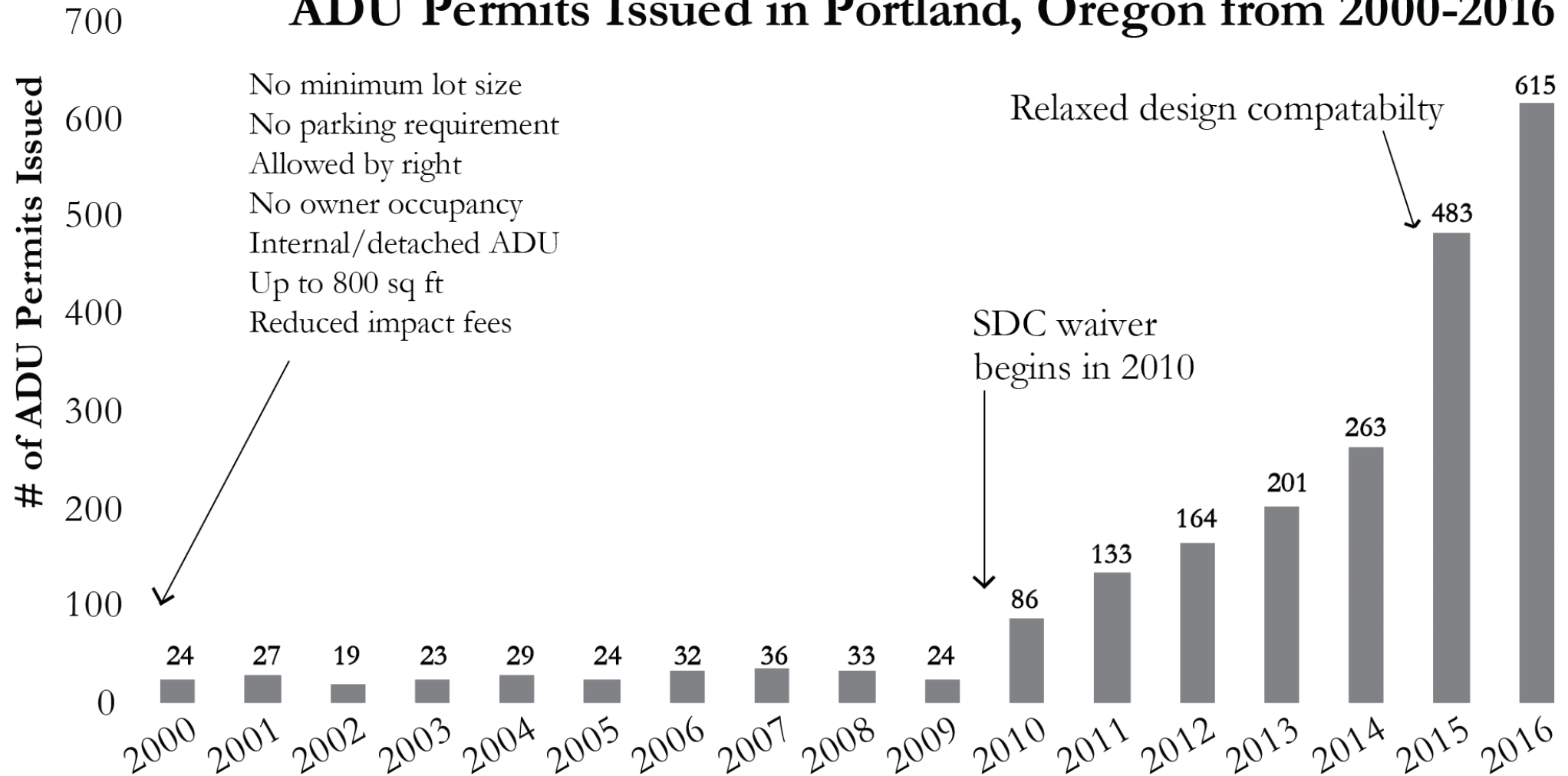
- ADU neighborhood impacts already exist
- Nothing to fear
- Inducing more permitted ADUs will provide safer housing

How Homeowners Are Funding ADUs



- Cash savings
- ✕ Home Equity Line of Credit
- Renovation Loan
- ▲ Personal loans (family or associate)
- Cash out Refi
- Rehab Loan

ADU Permits Issued in Portland, Oregon from 2000-2016





A 746 garage sq ft conversion



Shed roof on a 640 sq ft detached ADU



800 sq ft basement conversion in Irvington Historic District
Photography by Jim Heuer



A 450 sq ft ADU



Large glass door over balcony on corner lot ADU above the garage



A 250 sq ft ADU



Interior of alley ADU



ADU above a garage



Corner lot, 379 sq ft ADU



An 800 sq ft ADU



Modern interior



A 500 sq ft granny flat in a barn

BUILD SMALL,
LIVE LARGE



PORTLAND'S ACCESSORY DWELLING UNIT TOUR SEPT 9TH - 10TH, 2017

EARLY BIRD TICKETS
UNTIL AUG 19TH

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

REGULAR ADMISSION

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

REGISTER AT:
ACCESSORYDWELLINGS.ORG

BROUGHT TO YOU BY:



IN PARTNERSHIP WITH:



FRIDAY,
SEPT 8TH

6PM-9PM

ADU WORKSHOP
GETTING STARTED
WITH PERMITTING,
FINANCING, & DESIGN
PRESENTED BY KOL PETERSON

SATURDAY,
SEPT 9TH

10AM-4PM

SELF-GUIDED
ADU TOUR
NORTHEAST PDX

4PM-8PM

FREE PARTY
AT CARAVAN
THE TINY HOUSE HOTEL
• MUSIC • BEER • S'MORES •
OPEN TINY HOUSES ON WHEELS
\$10 ADMISSION FOR PUBLIC

SUNDAY,
SEPT 10TH

10AM-4PM

SELF-GUIDED
ADU TOUR
SOUTHEAST PDX



granny flat' off an alley



1 story, 608 sq detached ADU
exterior



740 sq ft new detached ADU



ed 2nd story next to ADU
om window with shutters
t to catwalk with custom
guardrail



740 sq ft new detached ADU



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Climate Planning Sustainability Garbage, Recycling And Composting Zoning Code PSC News Calendar About

Planning Residential Infill Project

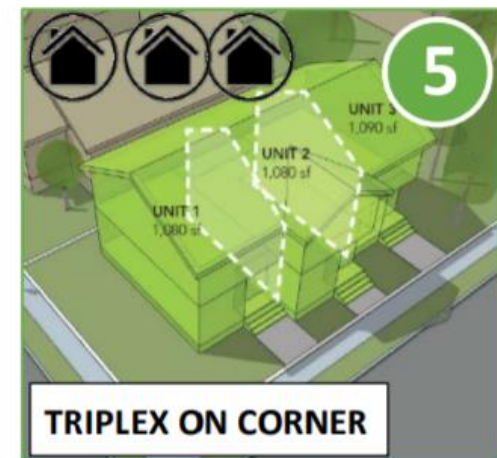
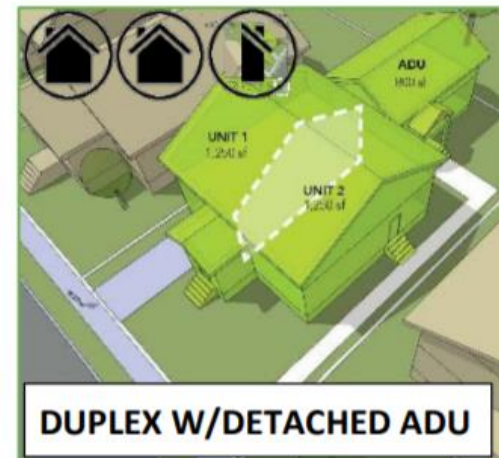
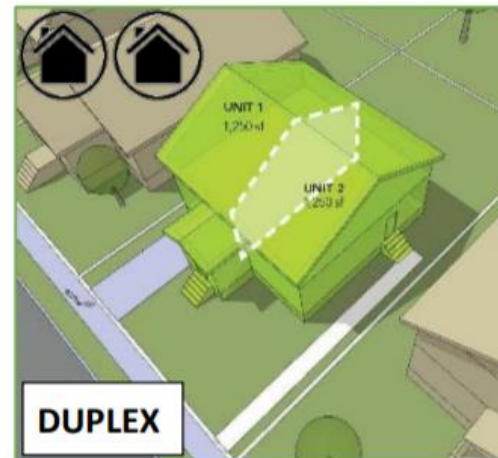
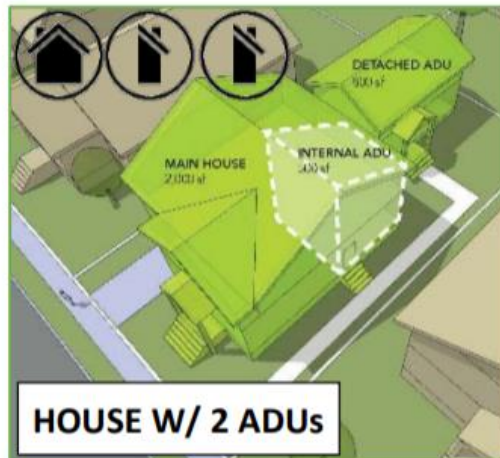
News and Updates
Calendar
Documents and Resources
Stakeholder Advisory Committee
Stay informed

Public review period of Residential Infill Project Discussion Draft closes

Comments on code and map changes will be summarized in a report to be posted in January 2018.
[READ MORE...](#)

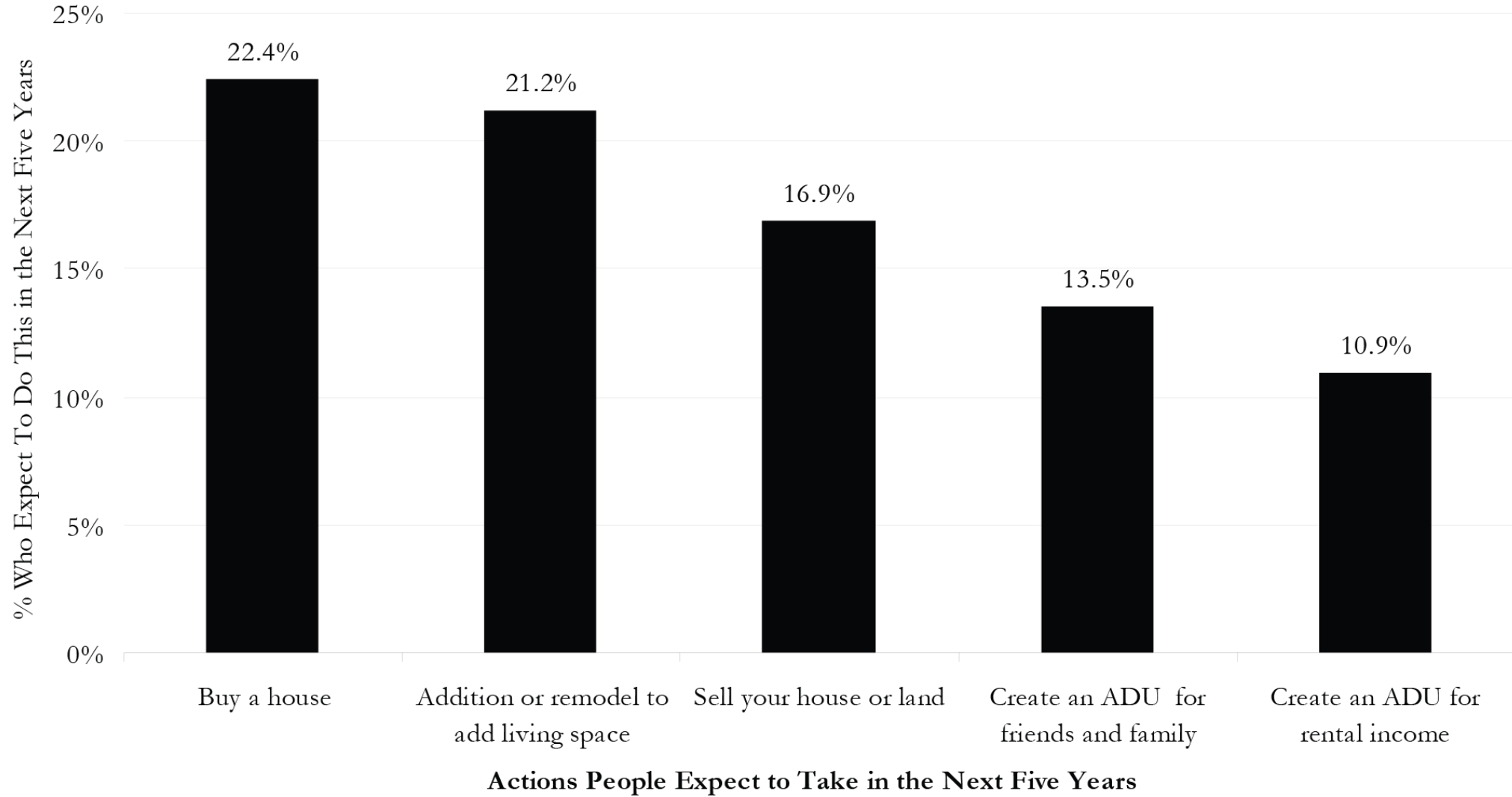
Residential Infill Project

Housing Opportunity
What is the feasibility and appropriateness of more duplexes, triplexes and accessory dwelling units (ADUs) to provide more housing options in single-dwelling zones?



Lots in the new 'a' overlay would be allowed these additional housing types, provided they meet minimum lot size requirements.

What Portlanders Expect To Do With Their Property in the Next Five Years



Preconditions of an ADU Movement

- Affordable Rental Housing Crisis & High Land Values
- Predominance of 'Single Family' Residential Zoning
- Political Leadership

- Reasonable Zoning and Flexible Development Regulations
 - No poison pill regulations, reasonable design standards
- Faith in Government
- Permitting Office Transparency
- Access to Capital (typically from Increased Home Equity due to Land Value Inflation)

"Over the last seven years, I've witnessed Kol's leadership in the small house movement first-hand, from starting the first tiny house hotel, to educating thousands of homeowners on how to develop ADUs, to his advocacy work on small housing policy."

—DEE WILLIAMS, author of *The Big Tiny*

"*Backdoor Revolution* is an A–Z manual on how to create ADUs, written by one of the most passionate, knowledgeable and experienced people in this burgeoning movement. Kol leads the reader through the challenges of permitting, financing and building ADUs, and lays out the opportunities for bringing this grassroots phenomenon into a viable housing option."

—ROSS CHAPIN, author of *Pocket Neighborhoods*

ACCESSORY DWELLING UNITS are a form of residential infill housing that are poised to revolutionize housing in the U.S. Unlike other urban development trends, this one is being driven by homeowners, not professional developers.

Through case studies, expert interviews, first-hand anecdotes, images, and data analysis, *Backdoor Revolution* reveals the opportunities, challenges and best practices of ADU development for homeowners, including costs, financing, design, zoning barriers, and regulatory loopholes.

With sections written for policymakers and small housing advocates, *Backdoor Revolution* offers insightful analysis and succinct prescription for solutions to municipal and institutional barriers for ADU development.



KOL PETERSON is an ADU expert based in Portland, Oregon, who has helped catalyze the exponential growth of ADUs over the last decade through advocacy, education, consulting, and policy work. He owns Caravan - The Tiny House Hotel, organizes Portland's popular ADU Tour, co-edits AccessoryDwellings.org, and has taught ADU classes to thousands of homeowners and realtors. Kol has a master's degree in environmental planning from Harvard's Graduate School of Design.

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Cover design by Olivia M. Croom

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