11) A Pathway for Planners and Advocates
Toward More Permitted Development
Change In Household Size from 1940 to 2016
One-Person Households as Share of All Households In Five Major U.S. Cities

- **Austin**: 35%
- **Seattle**: 41%
- **Washington, D.C.**: 45%
- **Denver**: 41%
- **New York**: 33%

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**BACKDOOR REVOLUTION**
The Definitive Guide to ADU Development

[Building anADU.com]
Residential Footprint Per capita from 1950 to 2013

- 292 sq ft per capita in 1950
- 1023 sq ft per capita in 2013
Practices evaluated against the Standard Oregon home

Reduction in Lifecycle GHG Emissions Compared to the Standard OR Home (2262 sqft)
Energy Use for a Resident of a Single Family Detached House

- **Conventional Suburban Development**
  - Home Energy Use: 108 million BTU/year
  - Transportation Energy Use: 39 million BTU/year

- **Transit Oriented Development**
  - Home Energy Use: 108 million BTU/year
  - Transportation Energy Use: 39 million BTU/year

See more at [www.epa.gov/smartgrowth/location_efficiency_BTU.htm](http://www.epa.gov/smartgrowth/location_efficiency_BTU.htm)
Energy use depends mostly on where you live

**TOTAL ENERGY COSTS PER YEAR INCREASE:**

- **CSD, SINGLE FAMILY DETACHED:** $1149
- **TOD, SINGLE FAMILY ATTACHED:** $1079
- **CSD, MULTI FAMILY:** $945
- **TOD:** $633
- **TOD:** $559
- **TOD:** $425
% Renters Who Spent More than 30% of Their Income on Rent in Selected Cities, in 2000 and in 2011

- New York
- Seattle
- Denver
- Washington, D.C.
- Austin
- Chicago
- Boston
- San Francisco

BACKDOOR REVOLUTION
The Definitive Guide to ADU Development
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
ADU Permits Issued in Portland, Oregon from 2000-2016

- No minimum lot size
- No parking requirement
- Allowed by right
- No owner occupancy
- Internal/detached ADU
- Up to 800 sq ft
- Reduced impact fees

Relaxed design compatibility
SDC waiver begins in 2010

0 100 200 300 400 500 600 700
# of ADU Permits Issued

24 27 19 23 29 24 32 36 33 24 86 133 164 201 263 615

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Building anADU.com
BUILD SMALL, LIVE LARGE

PORTLAND’S ACCESSORY DWELLING UNIT TOUR
SEPT 9TH – 10TH, 2017

FRIDAY, SEPT 8TH
6PM – 9PM
ADU WORKSHOP
GETTING STARTED
WITH PERMITTING,
FINANCING, & DESIGN
PRESENTED BY KOL PETERSON

SATURDAY, SEPT 9TH
10AM – 4PM
FREE PARTY
AT CARAVAN
THE TINY HOUSE HOTEL
+ MUSIC + BEER + S’MORES
OPEN TINY HOUSES ON WHEELS
$10 ADMISSION FOR PUBLIC

4PM – 8PM
SELF-GUIDED ADU TOUR
NORTHEAST PDX

SUNDAY, SEPT 10TH
10AM – 4PM
SELF-GUIDED ADU TOUR
SOUTHEAST PDX

EARLY BIRD TICKETS
UNTIL AUG 19TH
$25 | $25 | $50 | $75
REGULAR ADMISSION
$30 | $30 | $60 | $90

REGISTER AT:
ACCESSORYDWELLINGS.ORG

BROUGHT TO YOU BY:
IN PARTNERSHIP WITH:
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

<table>
<thead>
<tr>
<th>Action</th>
<th>% Who Expect To Do This in the Next Five Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buy a house</td>
<td>22.4%</td>
</tr>
<tr>
<td>Addition or remodel to add living space</td>
<td>21.2%</td>
</tr>
<tr>
<td>Sell your house or land</td>
<td>16.9%</td>
</tr>
<tr>
<td>Create an ADU for friends and family</td>
<td>13.5%</td>
</tr>
<tr>
<td>Create an ADU for rental income</td>
<td>10.9%</td>
</tr>
</tbody>
</table>

Actions People Expect to Take 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.