Legal living options in Portland as of 8/1/2021 and what it'd cost to build them*

These four options **can't be built** in most cases at Portland's current rents and costs. But if rents rise, the less expensive options would start to be built first:

- **A. New single-detached**
  - 2,500 sqft, 5 bedrooms.
  - Buildable if rent reaches: $7,500 (244% of affordability at area median income).

- **B. Remodeled older home**
  - 784 sqft, 2 bedrooms.
  - Buildable if rent reaches: $3,581 (165% AMI).

- **C. Triplex**
  - 1,166 sqft/home, 3 bedrooms.
  - Buildable if rent reaches: $3,252 (131% AMI).

- **D. Fourplex**
  - 875 sqft/home, 2 bedrooms.
  - Buildable if rent reaches: $2,478 (116% AMI).

These three options **can now be built** on many lots at Portland’s current rents and costs. They should soon be helping prevent prices from rising further:

- **E. Double ADU**
  - 800 sqft/home, 2 bedrooms.
  - Market can build it for: $1,760/month (83% of AMI).

- **F. 7 bedroom co-living**
  - 2,500 sqft home, remodeled for sharing.
  - Market can build it for: $919/month (56% AMI).

- **G. Home on wheels**
  - New 250sqft weatherized trailer or tiny home with kitchen, bathroom, A/C, plumbing & electric.
  - Market can build it for: $464/month (29% AMI).

*Affordability ratios, via Portland Housing Bureau, vary by bedroom count. Assumes a 5k sqft lot in R5 zone. A, C, & D demolish existing 784 sqft home. B & F remodel existing homes. E & G develop backyard with no demolition or remodel.