

# Modern Middle Housing Virtual Tour

PRESENTED BY THE HOME BUILDERS ASSOCIATION OF METROPOLITAN  
PORTLAND, METRO, AND THE BUILD SMALL COALITION

Project summaries - July 16, 2020

[Watch the webinar - click here](#)



After a 70-year hiatus, new state laws in Oregon have opened the door for middle housing to return to residential neighborhoods. These modestly-sized housing types offer the potential to add attractive homes to our neighborhoods while providing residents with greater choice and more affordable options.

The Modern Middle Housing Virtual Tour was an idea conceived of by the Build Small Coalition that



was produced by Metro and the Home Builders Association of Metropolitan Portland. The tour showcases several projects by Oregon developers who are re-imagining backyard ADUs, townhomes, cottage clusters, multi-plexes, and courtyard apartments for the modern age.

This document summarizes a selection of projects that were highlighted in the virtual tour.



Image: The Greenwich/Marnella Homes

#### **Organized by:**

Ezra Hammer, HBA  
Rebecca Small, Metro  
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#### **Introduction**

Representative Julie Fahey, District 14

#### **Presenters**

Mike Mitchoff, Portland Houseworks  
Douglas MacLeod, Blue Sky Property NW  
Erica Dunn, Green Hammer  
Eli Green, SQFT Studios  
Andrew Morphis, Roost Homes LLC  
Tony Marnella, Marnella Homes

#### **Moderator**

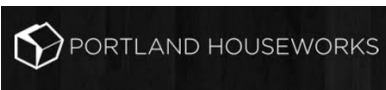
Kol Peterson

## MIDDLE HOUSING STYLE: POCKET NEIGHBORHOOD

### Tabor 77

*Six free-standing small houses around a central common area. These two-story homes combine Northwest Contemporary style with energy-efficient features such as heat pumps and pre-wiring for electric vehicle charging.*

Unit	Sale Prices	Sq. Ft
1	\$379,900	1,414
2	\$395,000	1,490
3	\$441,000	1,533
4	\$425,000	1,533
5	\$385,000	1,414
6	\$383,900	1,279



<https://portlandhouseworks.com/>  
Presented by: Mike Mitchoff/ Portland Houseworks



## MIDDLE HOUSING STYLE: TOWNHOUSE COURTYARD

### Montavilla Court Condominium

*A 12-unit townhouse-style community gathered around a landscaped central courtyard with gas fireplace and polished cement benches.*



Unit	Sale Prices	Sq. Ft
1	\$322,000	851
2	\$326,266	851
3	\$334,900	942
4	\$337,500	851
5	\$344,900	1,032
6	\$344,900	942
7	\$345,000	1,047
8	\$345,000	942
9	\$346,000	851
10	\$350,000	1,032
11	\$350,900	942
12	\$365,000	1,047



Presented by: Douglas MacLeod  
Blue Sky Property NW

**bluesky**  
PROPERTY<sup>nw</sup>

## MIDDLE HOUSING STYLE: COURTYARD COMMUNITY

### Tillamook Row

*A zero energy community that includes five buildings — a mix of 5 owner-occupied units and 11 rental units with front porches and balconies oriented around a central courtyard. All five buildings were designed using Passive House standards and produce all their own energy through onsite solar panels.*



#### Owner-occupied units:

Sq. Ft	Bed/bath
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1,430	3 BR/2BA
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#### Rentals - mix of the following:

Sq. Ft	Bed/bath
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750	1 BR/1 BA
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1,036	2 BR/2 BA
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1,430	3 BR/2 BA
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1,365	4 BR/2 BA
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Presented by: Erica Dunn/Green Hammer

<https://www.greenhammer.com/>



## MIDDLE HOUSING STYLE: BACKYARD ADU

### Detached Backyard ADU

*A 420-sq ft 1-Bedroom ADU with a loft built in the backyard of a single-family residential lot. The design maximizes privacy and a sense of ownership for both residences. This design creates a complete home at a below-market rate to help with the housing crisis by being part of the solution - while still being energynet positive and Earth Advantage Certified: Platinum.*

Estimated Ave Cost	Sq. Ft
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\$175K - 225K	420
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**SQFT**  
Studios

Presented by: Eli Green/ SQFT Studios  
<https://www.sqftstudios.com/>



## MIDDLE HOUSING STYLE: BACKYARD ADU

### 17th Avenue ADU

*A 2 bd/1.5 bath two-story accessory dwelling unit that maximizes available area to create a full-featured home on a small footprint. Built as a long-term rental unit, it features energy-efficient construction to keep utility bills low.*

Rooms	Rent/month	Sq. Ft
2 BR/1.5 BA	\$2,000	796



Presented by: Andrew Morphis/  
Roost Homes LLC  
<https://www.roosthomespdx.com/>





## MIDDLE HOUSING STYLE: MULTIPLEX

### The Greenwich

*A National Green Building Standard™ Emerald and Wellness-certified building consisting of 9 luxury condominiums that start in the low \$300K's. The building is located in a vibrant neighborhood and is within walking distance of a MAX line.*

Unit	Sale Prices	Sq. Ft
1	\$319,950	704
2	\$324,950	704
3	\$309,950	702
4	\$324,950	760
5	\$329,950	760
6	\$324,950	760
7	\$329,950	650
8	\$314,950	706
9	\$317,950	706

Presented by: Tony Marnella/  
Marnella Homes  
<https://www.marnellahomes.com/>

