Portland is changing

By 2035:
• 260,000 new people
• 123,000 new households
Portland, OR WWII Article

Defense Housing Projects Built for the Shipyards on the Columbia River

As the United States entered into World War II demand for war materials required a massive effort to fill those needs. Portland, Oregon located at the confluence of the Columbia and Willamette Rivers was an ideal location for the manufacturing plants that were required to equip the military effort. In 1939, the recently completed Bonneville Dam, supplied the essential electricity to power those plants. The migration of people who came to fill the demand for workers included about 194,000 people. Of these about 22,500 were African-Americans. Over 150,000 people worked in 85 shipyards in the area in 1945. The change in the demographic makeup of Portland due to this migration would define legacy for many years to come.[1]

Henry Kaiser was the mastermind behind ship building on the Columbia River when the United States entered World War II. He built and operated three shipyards, one in Vancouver and two in Portland, which began operation in early 1942. By the end of 1942, they employed 76,000 people. The number of people a year later had grown to 97,000. To meet the needed housing for workers they built six housing projects. The projects housed 45,000 people.[2] When city officials were slow to begin the needed housing, he purchased 648 acres outside of Portland to build a large project. He feared that workers would leave because there was a shortage of housing.[3]
An ordinance relaxing in certain particulars the Housing Code and other codes and ordinances relating to buildings during the war emergency, on certain conditions and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. It appearing to the Council that as a result of the national defense emergency and war conditions this City has become a vital center of large scale industrial and other operations in behalf of the national defense and prosecution of the wars; that in consequence a vast influx of population has been experienced with a resulting shortage of housing, particularly lower priced housing; that many employees in shipyards and other industries are required to travel to and from their employment long distances both within and without the city, thereby making traffic more congested and endangering life and limb; and it is believed that the provisions hereof will bring about more housing accommodations within the city and close to places of employment and thus render the streets more convenient and safe for public use, and that an application of the provisions hereof will be more in the interest of public safety, health and welfare than to continue applying the full provisions of the Housing Code and other codes; now, therefore, the provisions hereof wherever applicable shall supersede the provisions of any and all codes and ordinances of the City of Portland insofar as the provisions hereof apply, and, during the time mentioned in Section 10 hereof the alteration of buildings and dwellings and the construction of new buildings arranged to be used as apartments or housekeeping rooms, or as single family dwellings, may be in accordance with the regulations of the following sections, and the regulations of existing Housing, Building and other codes if in conflict with the regulations of this ordinance shall not apply to property which shall have been brought under the provisions hereof. In other particulars, the buildings brought under this ordinance shall comply with the regulations of the Housing, Building and other codes.

Section 2. Minimum floor areas. Minimum floor areas shall be as follows: For a one-room apartment or housekeeping room, one hundred (100)
Building and Housing Codes, in full compliance with the regulations for a hotel or lodging house, may be used for housekeeping with purposes, if such rooms comply with Sections 2, 4 and 6 hereof.

Section 15. Zoning Regulations. No new building coming under the regulations of this ordinance shall be located in a Class I residential district or in a Class I special two-family residential district, as designated in the zoning ordinance.

An existing building in a Class I residential district or in a Class I special two-family residential district may be altered and used under the regulations of this ordinance, provided there is filed with the Bureau of Buildings on forms supplied by the Bureau, the written consent of the owners of at least sixty percent (60%) in area of all privately owned property within a radius of two hundred (200) feet of the property on which the building which is proposed to be altered is located.

Section 16. Limit of Time. The owner of any building coming under the regulations of this ordinance shall sign an agreement approved by the City Attorney as to form, that within six (6) months after the war is over and a declaration of peace has been made, the owner will change the building and its use to comply with the Housing, Building and other codes applying to existing or new buildings, as the case may.
Missing Middle Housing & Walking Tour &
Portland's Comprehensive Planning Map (2016) &

Yellow (R5): Single Dwelling (1 unit per 5,000 square feet)
Light Orange (R2.5): Single Dwelling (1 unit per 2,500 square feet)
Blue (R1): Medium Density Multifamily (1 unit per 1,000 square feet)
Dark Orange (CM2): Commercial / Mixed Use