

Permitted and Produced Units by Construction Status

Permitted – “Permitted” means a building permit issued by a building official that authorizes the construction of one or more new dwelling units. For all unit types, report the net number of new dwellings, if possible. For example, a detached single-unit dwelling converted to a quadplex would result in a net total of three quadplex units. If you are unable to report the net number of new dwellings, or if any reported units involved significant demolition or redevelopment, please provide additional details in the comments. If the units are part of a mixed-use development, only report the residential portion of the development. For example, a mixed-use development with two dwelling units would be classified as a "duplex".

Produced – “Produced” means a new dwelling unit that has received a certificate of occupancy or a temporary certificate of occupancy. For all unit types, report the net number of new dwellings, if possible. For example, a detached single-unit dwelling converted to a quadplex would result in a net total of three quadplex units. If you are unable to report the net number of new dwellings, or if any reported units involved significant demolition or redevelopment, please provide additional details in the comments. If the units are part of a mixed-use development, only report the residential portion of the development. For example, a mixed-use development with two dwelling units would be classified as a "duplex".

Permitted and Produced Units by Construction Typology

Site-built – a “site-built unit” is any residential unit that is neither a prefabricated or manufactured unit that is issued a building permit or certificate of occupancy.

Prefabricated Structure – [ORS 455.010](#) defines a prefabricated structure as a “building or subassembly that has been in whole or substantial part manufactured or assembled using closed construction at an off-site location to be wholly or partially assembled on-site.” Prefabricated homes are neither manufactured dwellings nor small homes as defined in that chapter.

Manufactured Home – [ORS 446.003](#) defines a manufactured home *"a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction."*

Permitted and Produced Units by Housing Type

Category: Single-unit – “Single-unit” is a category consisting of detached single-unit dwellings and accessory dwelling units, .

Detached single-unit dwelling – A detached single-unit dwelling is not defined in statute. For the purposes of reporting, a “detached single-unit dwelling” is any primary, detached residential unit on an individual lot or parcel, excluding lots or parcels created through a middle housing land division under [ORS 92.031](#).

Accessory dwelling unit (ADU) – [ORS 197A.425](#) defines an “accessory dwelling unit” as “an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-[unit] dwelling.” If an interior, attached, or detached residential structure is accessory to other housing types, it may still be reported as an ADU but should not be categorized with those units described in [ORS 197A.425](#).

Category: Middle housing – [ORS 197A.420](#) defines “middle housing” as “duplexes, triplexes, quadplexes, cottage clusters, and townhouses.”

Duplex – [OAR Chapter 660, Division 046](#) defines a “duplex” as “two attached dwelling units on a lot or parcel. A Medium or Large City may define a Duplex to include two detached dwelling units on a Lot or Parcel.” For the purposes of reporting, report any two units (excluding ADUs) on a lot or parcel. This includes duplexes on lots or parcels created through a middle housing land division under [ORS 92.031](#). Lots or parcels created through a

middle housing land division do not change the underlying middle housing type. Report duplexes on lots or parcels created through a middle housing land division as a duplex, not any other housing type.

Triplex – [OAR Chapter 660, Division 046](#) defines a “triplex” as “three attached dwelling units on a lot or parcel. A Large City may define a Triplex to include any configuration of three detached or attached dwelling units on one Lot or Parcel.” For the purposes of reporting, report any three units (excluding ADUs) on a lot or parcel. This includes triplexes on lots or parcels created through a middle housing land division under [ORS 92.031](#). Lots or parcels created through a middle housing land division do not change the underlying middle housing type. Report triplexes on lots or parcels created through a middle housing land division as a triplex, not any other housing type.

Quadplex – [OAR Chapter 660, Division 046](#) defines a “quadplex” as “four attached dwelling units on a lot or parcel. A Large City may define a Quadplex to include any configuration of three detached or attached dwelling units on one Lot or Parcel.” For the purposes of reporting, report any four units (excluding ADUs) on a lot or parcel. This includes quadplexes on lots or parcels created through a middle housing land division under [ORS 92.031](#). Lots or parcels created through a middle housing land division do not change the underlying middle housing type.

Report quadplexes on lots or parcels created through a middle housing land division as a quadplex, not any other housing type.

Townhouse – [ORS 197A.420](#) defines a “townhouse” as “a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.” Townhouses are sometimes known as “attached single-unit dwellings” or “row houses.”

Cottage Cluster – [ORS 197A.420](#) defines a “cottage cluster” as a “grouping of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard.”

Category: Multi-unit – “Multi-unit” is a category consisting of multi-unit dwellings with five or more units as well as dwellings consisting of single-room occupancies, and homes in manufactured dwelling parks.

Multi-unit dwelling (5+ units) – A multi-unit dwelling is not defined in statute¹. For the purposes of reporting, a “multi-unit dwelling” is five or more units on an individual lot or parcel, not including middle housing, single room occupancies, or manufactured dwelling parks.

Single room occupancy – [ORS 197A.430](#) defines a “single room occupancy” as “a residential development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.”

Manufactured dwelling park – [ORS 446.003](#) defines a “manufactured dwelling park” as “any place where four or more manufactured dwellings or prefabricated structures, as defined in [ORS 455.010](#), that are relocatable and more than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.” Manufactured dwelling parks do not include manufactured dwelling subdivisions or cottage clusters containing manufactured homes. Dwelling units in a manufactured home park can include both manufactured and prefabricated homes.

Category: Other – “Other” is a category consisting of units that do not fall in any of the other reporting categories (i.e. single-unit, middle housing, multi-unit).

¹ Under ORS 197A.465, which authorizes local inclusionary housing policies, “multi-unit structure” is defined to include three or more attached units. However, this statute is limited only to the purpose of authorizing inclusionary housing and the definition does not apply elsewhere in statute.

Boats, RVs, vans, etc. – This category captures structures that do not readily fall into other housing type or construction typology specified elsewhere in the report. For the purposes of reporting, these structures *do not count as dwelling units*, however they are reported and tracked to paint a full picture of the housing outcomes of Oregonians.

Permitted and Produced Units by Characteristic

Fully accessible unit (UFAS) – Fully accessible units refer to those units complying with the Uniform Federal Accessibility Standards (UFAS), [24 C.F.R. § 40, Appendix A](#)

– “Accessible units” refer to those units complying with accessible standards pursuant to the American National Standards Institute (ANSI) [code A117.1-2009](#), Accessible and Usable Buildings and Facilities.

Type A units (ANSI) – “Type A units” refer to those units complying with Type A standards pursuant to the American National Standards Institute (ANSI) [code A117.1-2009](#), Accessible and Usable Buildings and Facilities.

Type B units (ANSI) – “Type B units” refer to those units complying with Type B standards pursuant to the American National Standards Institute (ANSI) [code A117.1-2009](#), Accessible and Usable Buildings and Facilities.

Type C units (ANSI) – “Type C units” refer to visitable units complying with Type C standards pursuant to the American National Standards Institute (ANSI) [code A117.1-2009](#), Accessible and Usable Buildings and Facilities.