

## **MINIMUM AND MAXIMUM UNIT SIZE LIMITATIONS**

Oregon Housing and Community Services has instituted maximum unit sizes and eliminated two bed / two bath units (with exceptions) from developments as two attempts to control continually escalating construction costs on CFC projects. There has been no change in the minimum unit area requirement.

### **Units Researched**

OHCS researched 191 market rate and affordable housing developments representing 19,437 units. The study concentrated on unit types representing the majority of both market rate (conventional) and affordable multi-family units in the market. The year built of the projects ranged from 1995 to 2006. The study included unit size data from various areas of the state encompassing both metro and rural populations. The bulk of the data is from metro areas since other areas of the state obviously have fewer newer projects to research.

Data was totaled and separated into market and affordable projects. Unit size data was included on a project by project basis. First, a single project with more than one size of a single unit type included both the minimum and maximum sized units. Second, the units of all projects were ranged from low to high unit sizes, and then median and average unit sizes were extracted. The suggested maximum unit size was concluded from comparing the median and average unit size conclusions.

Unit types researched included:

- One BD / 1 BA
- Two BD / 1 BA
- Two BD / 2 BA (includes 1 ½ bath)
- Three BD / 2 BA
- Four BD / 2 BA (only one market rate unit available)

### **Conclusions**

When the data from both the market and affordable units was compared, on average the market-rate units were somewhat larger, five to nine percent, than comparable affordable units. To insure affordable units maintain long-term competitiveness and marketability with the market-rate units, the department set maximum unit sizes at the large market-rate unit level rather than the affordable unit level. This insures the affordable unit sizes are comparable to market units and no marketability issues related to unit size should negatively impact the affordable units.

It also relieves any construction or permanent lender concerns over unit size marketability. Maximum sizes are ten to 25% greater than the OHCS minimum sizes. Townhouses and ADA units are allowed an additional 50 square feet for the added needs of these specific unit types. Additionally, exceptions to the limitation can be requested

for extraordinary circumstances. An exception form is included in the CFC application and on the website.

**Second Bath**

OHCS will not accept applications for two-bedroom / two-bath units without significant compelling support for this unit type and without obtaining department approval, via the exception request form. The two bedroom / one bath unit is the standard.

**Current OHCS Minimum and Maximum Allowable Unit Floor Areas**

The following table illustrates the current OHCS minimum and maximum unit sizes.

<u>Unit Type</u>	<u>Minimum Required Unit Floor Area (Square Feet)</u>	<u>Maximum Allowable Unit Floor Area (Square Feet)</u>	<u>Maximum Allowable Floor Areas for Townhouses and Accessible Units</u>
<u>SRO</u>	<u>175</u>		
<u>Studio</u>	<u>350</u>		
<u>1 Bed / 1 Bath</u>	<u>600</u>	<u>690</u>	<u>740</u>
<u>2 Bed / 1 Bath</u>	<u>800</u>	<u>900</u>	<u>950</u>
<u>3 Bed / 2 Bath</u>	<u>1,000</u>	<u>1,200</u>	<u>1,250</u>
<u>4 Bed / 2 Bath</u>	<u>1,250</u>	<u>1,400</u>	<u>1,450</u>
<u>ALF/RCF Studio</u>	<u>300</u>		
<u>ALF/RCF 1 Bed</u>	<u>450</u>		

**Request for Exemption from  
Minimum or Maximum Unit Floor Area Requirements  
Including Requests for Single-Level Two Bedroom /Two-Bath Designs**

Sponsor: \_\_\_\_\_ Project Name: \_\_\_\_\_

Site Address: \_\_\_\_\_

List which Minimum or Maximum Unit Floor Area Limitation(s) your project is unable to meet.  
Include the location and number of specific units affected:

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Describe the reason(s) why the Minimum or Maximum Limitation(s) cannot be met in this/these particular unit design(s):

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Describe the specific reasons it is necessary to include two full baths in your two-bedroom unit design(s):

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**Please refer any questions regarding your Exemption Request to:**

John Czarnecki, OHCS Architect  
503-986-0972  
email: [john.czarnecki@hcs.state.or.us](mailto:john.czarnecki@hcs.state.or.us)

\_\_\_\_\_ Approved

\_\_\_\_\_ Not Approved

\_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Visitability Exemption Request

Sponsor: \_\_\_\_\_ Project Name: \_\_\_\_\_

Site Address: \_\_\_\_\_

**Visitability Exemption Category** (check all that apply). See OAR 813-310-080

<input type="checkbox"/>	Topographical Concerns	<input type="checkbox"/>	Funding Conflicts
<input type="checkbox"/>	Undue Costs	<input type="checkbox"/>	Undue Constraints
<input type="checkbox"/>	Initial Project Rejection	<input type="checkbox"/>	Community and Design Standards
<input type="checkbox"/>	Community Powder Room / Adaptable Powder Rooms in each Visitable Unit		

### Number of Units Requesting Exemption:

Full Exemption: \_\_\_\_\_ Partial Exemption: \_\_\_\_\_

Describe the circumstances relating to the exemption request. Be as specific as possible. Use other sheets and provide documentation drawings, cost information or other data as necessary. Be sure to provide justification for each exemption category requested.

If the exemption request is based upon conflicting community design standards, provide a written statement below stating whether it would be reasonably possible to obtain from the local government an exemption from the local design standard.

Describe the effect the requested exemption would have on visitability for the mobility impaired.

### Please refer any questions regarding your Visitability Exemption Request to:

John Czarnecki, OHCS Architect  
503-986-0972  
email: [john.czarnecki@hcs.state.or.us](mailto:john.czarnecki@hcs.state.or.us)

\_\_\_\_\_ Approved

\_\_\_\_\_ Not Approved

\_\_\_\_\_ Not Applicable

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title