MDU Survey

Research questionnaire and respondent-flow documentation | Portland, Oregon | November 2026

Purpose

This document preserves the wording, question order, answer choices, section headings, and stated routing instructions of the 2026 MDU Survey. It is formatted as a reusable research instrument rather than as a Google Forms printout. Original printed global item numbers appear in square brackets; the survey's own question numbering remains part of every prompt.

Reading the respondent pathways

A respondent first sees the introduction, consent information, unique-ID and contact/property questions [001–005]. The answer to [005] selects exactly one of Parts A–E. Once that path is complete, the form routes the respondent to Demographic Questions [006–014] and then Final Questions [093–095]. Question-level skip instructions and within-part conditional subsections are preserved at the relevant items. Thus, the order in this document reflects the respondent pathway rather than the numerical order of the full printed Google Forms export.

Respondent paths and original question ranges:

Part A MDU resident owns the unit, not the land; printed items [015–092]

Part B MDU resident rents the unit; printed items [096–145]

Part C Property owner owns and rents out the MDU; printed items [146–234]

Part D Property owner rents a space for a resident-provided MDU; printed items [235–299]

Part E Property owner resides in an MDU on their own land; printed items [300–376]

Source and transcription conventions

Primary source: "MDU Survey Official - Google Form questions.pdf," 168-page printout dated November 21, 2026. Respondent-facing survey: https://forms.gle/nUxfvwH2ypEAQyg16. The form's original spelling, capitalization, option labels, and occasional inconsistencies are retained to support reproducibility. "*" means the source marked the item as required. "Select one," "Select all," and "Response matrix" restate the printed answer controls; "Open response" denotes an item without fixed options. Any [Skip to question …] note reproduces the original routing.

Research-use note

This document describes the questionnaire and routing only; it does not contain respondent data. It does not independently reproduce an externally attached informed-consent sheet. The supporting illustrations printed with several questions are included below; source-page headers and Google Forms footers have been removed.

Survey introduction and informed consent

In 2021, Portland Oregon made mobile dwellings (RVs and Tiny Homes on Wheels) legal for full time residency. This survey, led by Portland State University, aims to understand how well this program is working by collecting demographic information on who is using this type of housing and their living conditions. The information collected here will help inform policymakers who want to provide these housing options.

This survey refers to these housing types as mobile dwellings or mobile dwelling units (MDUs)

To receive a $25 electronic gift card to Fred Meyer, enter your e-mail address below. After your survey is reviewed to be complete you will receive an email from Accessory Dwelling Strategies with your gift card. Available to the first 200 respondents who respond by November 22nd.

If you are in the Cully neighborhood, and did not receive a postcard but think you should have because you are the property owner or occupant of an MDU, please contact us (clarall@pdx.edu) so that we can ascertain whether you should receive a new unique ID to fill out the survey. For example, if there are multiple MDUs at your property, each MDU is entitled to fill out one survey. Lastly, if you are both the property owner and MDU occupant, you should only fill out the survey one time even though both of the mailed postcards apply to you.

Survey results will be stripped of personally identifiable information (full name, email, address) before being published by Portland State University. This study has received financial support from the Sightline Institute and Accessory Dwelling Strategies.

Consent to Participate in Research

Please carefully look over the information below about this research study and ask questions about anything you do not understand.

Research Information for Informed Consent

I have had the opportunity to read and consider the attached consent information. I understand that I may ask questions at any time while I take part in the research.

By continuing, I understand that I am volunteering to take part in this research. I understand that I am not waiving any legal rights and have been provided with a copy of this consent form.

Thank you for your Participation in this Project!

Common start: respondent and property details

[001] Enter Unique ID from postcard. *

This unique ID is automatically filled out if you scanned the QR code on the postcard.
Open response (no fixed answer options).

[002] 1. Name *

Open response (no fixed answer options).

[003] 2. Email Address *

Required for receive e-gift card after completing this survey.
Open response (no fixed answer options).

[004] 3. Address of property being described *

If multiple properties please fill out one form per address.
Open response (no fixed answer options).

[005] 4. Please select the section below that describes your particular living situation *

Select one.

- ○ Part A - I am a Mobile Dwelling Unit Resident who owns my MDU but not the land under it *[Skip to question 15]*
- ○ Part B - I am a Mobile Dwelling Unit Resident who rents my MDU from my landlord *[Skip to question 96]*
- ○ Part C - I am a Property owner who owns an MDU and rents it out to others *[Skip to question 146]*
- ○ Part D - I am a Property owner who rents space for an MDU that the resident provided *[Skip to question 235]*
- ○ Part E - I am a Property owner who lives in an MDU on my own land *[Skip to question 300]*

Part A — I am a Mobile Dwelling Unit Resident who owns my MDU but not the land under it

For respondents choosing Part A at item [005]. This part ends by routing to Demographic Questions [006–014]; see the shared closing sequence at the end of the document.

1. General Questions

Section 1 of 8

[015] 1. What best describes your relationship with the property owner? *

Select one.

- ○ Family
- ○ Friends
- ○ Did not know prior
- ○ Other:

[016] 2. How long have you lived at this property? *

Select one.

- ○ <1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ Over 5 years

[017] 3. Does the property owner occupy the primary house? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[018] 4. Is any part of the primary house rented? *

i.e. the property owner lives on-site, but rents a room in the house. Select yes if the whole house is rented.

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[019] 5. What best describes the permanent dwelling(s) on the property? *

i.e. on foundations

Select one.

- ○ A single-family detached house
- ○ A duplex
- ○ A triplex
- ○ A cluster of four or more homes
- ○ A single-family detached house with one accessory dwelling unit
- ○ A single-family detached house with two accessory dwelling units

[020] 6. How many total mobile dwellings are there on the property? *

Select one.

- ○ 1
- ○ 2
- ○ 3
- ○ 4 or more

After this page/section → continue at form item 21.

2. Regulations

Section 2 of 8

[021] 1. Are you aware that it is legal to live in tiny homes on wheels and RVs in *

Portland?

Select one.

- ○ Yes
- ○ No

[022] 1a. If yes, did that affect your decision to live in a mobile dwelling in Portland? *

If no, answer N/A

Select one.

- ○ Yes
- ○ No
- ○ N/A

[023] 2. Did you learn about any of the City of Portland regulations before you began *

living in your mobile dwelling?

Select one.

- ○ Yes *Skip to question 24*
- ○ No

2. Regulations [what rules were troublesome]

[024] 1. Were any of the following city rules troublesome or confusing? *

Response matrix · select one choice for each row

Column choices: Troublesome or confusing · No issue · Unsure - wasn't my responsibility · Unaware of this regulation

Rows: Utility connection requirements | Ban on short term rentals | Limit of 1 MDU per residential property | Where the MDU was allowed to be placed

[025] 1a. If the city regulations on where the MDU was able to be placed was *

troublesome or confusing, what was the issue? Select all that apply. If no issue, select N/A.

Select all that apply.

- ☐ N/A
- ☐ Multiple homes on the property already
- ☐ Property has multiple sides facing the street i.e. corner lot, thru lot
- ☐ House is set far back from the street
- ☐ Driveway was only space available
- ☐ Other:

[026] 3. Has code enforcement ever visited the property with the MDU due to a MDU- *

related complaint?

Select one.

- ○ Yes *Skip to question 27*
- ○ No
- ○ I don't know

2. Regulations [continued]

[027] 3a. If yes, what was the outcome of that process? *

If 'No' or 'I don't know', select "N/A"

Select one.

- ○ N/A
- ○ No violation was found

- ○ I resolved the issue
- ○ I paid a fine
- ○ I am in an active dispute
- ○ Other:

After this page/section → continue at form item 28.

3. Living Habits

Section 3 of 8

[028] 1. What best describes your living situation before living in the mobile dwelling? *

Select one.

- ○ Renting with other people
- ○ Renting alone
- ○ Owned my own home, living alone
- ○ Owned my own home, living with others
- ○ Living with family
- ○ Travelling
- ○ Lived at school
- ○ Lived in my MDU on another property
- ○ I did not have stable housing

[029] 2. How much were your monthly housing costs prior to living in the MDU? *

Select one.

- ○ Zero
- ○ 0 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month

[030] 3. What best describes your reasons for choosing to live in an MDU? *

Select all that apply.

Select all that apply.

- ☐ Wanted to live near family
- ☐ Was looking for housing and seemed nice
- ☐ Have my own private space
- ☐ Lower living expenses
- ☐ Health issue that affected my income
- ☐ Only housing I could afford where I wanted to live
- ☐ Save money for a down payment
- ☐ In process of building/renovating a primary residence
- ☐ Childcare assistance
- ☐ Adult caregiving assistance
- ☐ Transition into retirement
- ☐ Loss of partner (divorce/breakup/death)
- ☐ Job loss
- ☐ I would have been homeless otherwise
- ☐ Environmentally friendly
- ☐ Minimalist lifestyle
- ☐ Wanted custom design features
- ☐ Access to outdoor space
- ☐ Other:

[031] 4. Optional: If you feel comfortable, tell us the whole story of your reasoning for choosing to live in a mobile dwelling.

Open response (no fixed answer options).

[032] 5. What are your favorite things about living in an MDU? *

Check all that apply

Select all that apply.

- ☐ Easy to clean
- ☐ Affordable
- ☐ Custom designed for me
- ☐ Can move elsewhere if needed
- ☐ Having a place of my own
- ☐ Living near others
- ☐ Access to outdoor space
- ☐ Other:

[033] 6. How many occupants live in the MDU? *

Remember to count yourself.

Response matrix · select one choice for each row

Column choices: 0 · 1 · 2 · 3 · 4 or more

Rows: Adults | Children | Pets

After this page/section → continue at form item 34.

4. Unit Features

Section 4 of 8

[034] 1. How would you describe the MDU? *

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[035] 1a. If you answered RV in the question above, which best describe the RV? *

If not an RV, select N/A

Select one.

- ○ N/A
- ○ Travel trailer
- ○ Motorhome
- ○ Airstream
- ○ Other:

[036] 2. What kind of toilet does the MDU use? *

Select one.

- ○ Standard residential toilet (ie. flushes to city sewer)
- ○ Composting
- ○ Incinerating
- ○ None - they use bathroom in main house
- ○ Sewage gets pumped/dumped from holding tank as needed
- ○ Other:

[037] 3. What is the MDU plugged into? *

Select one.

- ○ Outlet on the main house

- ○ Dedicated pedestal
- ○ Other:

[038] 4. How much electricity is the MDU supplied with? *

Select one.

- ○ 20 Amps
- ○ 30 Amps
- ○ 50 Amps
- ○ I don't know
- ○ Other:

[039] 5. Does the MDU use propane? *

Select one.

- ○ Yes
- ○ No

[040] 5a. If yes, which appliances use propane? *

If no, select N/A

Select one.

- ○ N/A
- ○ Hot water
- ○ Stove
- ○ Other:

[041] 6. Does the MDU have a stepless entry? i.e. a ramp *

Select one.

- ○ Yes
- ○ No



Illustration included with this item in the original form.

[042] 7. Where is the bed located? *

Select one.

- ○ N/A
- ○ Main floor
- ○ Upstairs loft
- ○ Elevated from main floor (several steps)

[043] 8. Is the MDU anchored to the ground? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know



Illustration included with this item in the original form.

[044] 9. Does the MDU have skirting around the base? *

Select one.

- ○ Yes
- ○ No

[045] 10. Does the MDU have a shed roof? *

Select one.

- ○ Yes
- ○ No Example of shed roof, not flat



Illustration included with this item in the original form.

[046] 11. How do you heat & cool the MDU? *

Select all that apply.

- ☐ Mini-Split
- ☐ Air conditioner unit
- ☐ Electric wall heaters
- ☐ Electric plug-in heaters
- ☐ Gas or woodstove heating
- ☐ Radiant floor heating
- ☐ Other:

[047] 11. Do you have any issues with the quality of the MDU? *

Select all that apply.

- ☐ No issues
- ☐ Too cold in winter
- ☐ Cold floors

- ☐ Too hot in the summer
- ☐ Leaks from outside
- ☐ Poor ventilation
- ☐ Mold
- ☐ Doesn't feel structurally sound
- ☐ Hot & cold water inconsistent
- ☐ Construction feels cheap
- ☐ Exposed wiring
- ☐ Other:

[048] 11a. Optional: If comfortable, explain more regarding quality issues in your dwelling.

Open response (no fixed answer options).

5. MDU Build/Purchase

Section 5 of 8

[049] 1. What year did you purchase or build the MDU? *

i.e. 2021

Open response (no fixed answer options).

[050] 2. What best describes how you got a tiny house on wheels or RV? *

Select one.

- ○ Got or purchased new *Skip to question 51*
- ○ Got or purchased pre-owned *Skip to question 55*
- ○ Built myself *Skip to question 58*
- ○ Partially built myself i.e. purchased half completed MDU and finished it *[Skip to question 58]*

5. MDU Build/Purchase - New

Section 5 of 8

[051] 1. How much did you spend on the MDU? *

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[052] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[053] 2. If new build, how long did it take to get the MDU after ordering? *

Select one.

- ○ 1-3 months
- ○ 3-6 months
- ○ 6-9 months
- ○ 9 months - 1 year
- ○ Over 1 year
- ○ N/A

[054] 3. Did you have any complaints about your builder or dealer?

Check all that apply

Select all that apply.

- ☐ N/A - No issues
- ☐ Dwelling took longer to build than anticipated
- ☐ Cost more than anticipated
- ☐ Did was not totally finished
- ☐ I filed a complaint against the builder
- ☐ Dwelling was missing title
- ☐ Dwelling was missing certifications that I expected
- ☐ Appliances were not installed correctly
- ☐ I had to hire people to fix issues with my dwelling post-installation
- ☐ Other:

After this page/section → continue at form item 60.

5. MDU Build/Purchase - Pre-owned

Section 5 of 8

[055] 1. How much did you spend on the MDU? *

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[056] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[057] 2. What year was the MDU originally built? *

Can enter "unknown" or your best estimate

Open response (no fixed answer options).

After this page/section → continue at form item 60.

5. MDU Build/Purchase - Self-built

Section 5 of 8

[058] 1. What is your best estimate of your out-of-pocket costs? *

Select one.

- ○ Nothing - got supplies for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[059] 2. What is your best estimate of your sweat equity contribution? *

Select one.

- ○ I don't know
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

After this page/section → continue at form item 60.

5. MDU Build/Purchase - continued

Section 5 of 8

[060] 3. Do you feel the value of your mobile dwelling was worth what you spent? *

Select one.

- ○ Yes
- ○ No

[061] 4. How did you finance your MDU? *

Select one.

- ○ Savings (cash) *Skip to question 62*
- ○ Borrowed against primary residence
- ○ Personal loan *Skip to question 63*
- ○ Chattel loan/RV loan *Skip to question 63*
- ○ Other:

5. MDU Build/Purchase - Used savings

Section 5 of 8

[062] 4a. If you chose savings, which best applies to your situation? *

Select one.

- ○ General savings
- ○ Proceeds from previous house sale
- ○ Retirement savings
- ○ Other:

After this page/section → continue at form item 67.

5. MDU Build/Purchase - Loan

Section 5 of 8

[063] 4a. What is your monthly payment? *

Select one.

- ○ I already paid off my dwelling
- ○ $1 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month
- ○ N/A

[064] 4b. Optional: What was the exact monthly payment?

Rounding to the nearest $10 or $100 is okay. i.e 540

Open response (no fixed answer options).

[065] 4c. What were the loan terms? *

Interest rate %

Open response (no fixed answer options).

[066] 4d. What were the loan terms? *

Length of loan in years

Open response (no fixed answer options).

After this page/section → continue at form item 67.

5. MDU Build/Purchase - Insurance

Section 5 of 8

[067] 5. Do you have insurance for your MDU? *

Select one.

- ○ Yes
- ○ No

[068] 5a. If yes, how much does your insurance cost? *

Select one.

- ○ I do not have insurance
- ○ 0 - $50/month
- ○ $51 - 100/month
- ○ $101 - $150/month
- ○ $151 - $200/month
- ○ Over $200/month

6. MDU Build/Purchase - Construction Specifics

Section 6 of 8

[069] 1. Does the MDU have double-paned windows? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[070] 2. Was the MDU built with standard 2x4s? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[071] 2a. If yes, do you know the spacing of the studs? *

If no, please select N/A

Select one.

- ○ N/A
- ○ 16 inches on center
- ○ 24 inches on center
- ○ I don't know

[072] 3. What level of insulation was used in the MDU? *

Response matrix · select one choice for each row

Column choices: I don't know · R-11 · R-13 · R-15 · R-19 · R-21 · R-30 · Above R-30
Rows: Walls | Floor | Ceiling

[073] 4. Is the MDU certified by any agency? *

Select all that apply.

- ☐ Washington L&I
- ☐ NOAH
- ☐ RVIA
- ☐ Not certified
- ☐ I don’t know
- ☐ Other:

[074] 5. Did you hire anyone to do a third party inspection of the MDU? *

Select one.

- ○ Yes
- ○ No

[075] 6. If you were to sell your MDU on the second hand market today, approximately how much would you be able to conservatively sell it for?

Open response (no fixed answer options).

7. Property Details

Section 7 of 8

[076] 1. How long did it take for the MDU to be operational after it arrived on the property? *

Select one.

- ○ < 1 week
- ○ 1-4 weeks
- ○ 1-2 months
- ○ Over 2 months

[077] 2. Do you have a formal lease? *

Select one.

- ○ Yes
- ○ No

[078] 3. What is your current lot rent? *

Select one.

- ○ No rent
- ○ $1-$200/month
- ○ $201-$400/month
- ○ $401-$600/month
- ○ $601-$800/month
- ○ $801-$1000/month
- ○ $1001-$1200/month
- ○ Over $1200/month

[079] 4. How do you receive your mail and deliveries? *

Select one.

- ○ Gets sent to main house
- ○ PO Box
- ○ We put up a separate number and add delivery instructions when needed
- ○ Other:

[080] 5. How long do you expect to live in this MDU? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - I can imagine this as my forever home

[081] 6. How long do you expect to live at this location? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - as long as the owners allow it

[082] 7. Have you previously lived on other properties in this MDU? *

Select one.

- ○ Yes
- ○ No *Skip to question 83*

7. Property Details - continued

Section 7 of 8

[083] 4. How do you split utility payments for water, sewer, electric, trash, and internet? *

Select all that apply.

- ☐ Flat fee
- ☐ Fraction of the total utility costs for the property
- ☐ Included in rent
- ☐ Electric submeter
- ☐ Work trade
- ☐ Other:

[084] 5. Did you provide any financial assistance to the property owner to install *

utilities?

Select one.

- ○ Yes *Skip to question 85*
- ○ No *Skip to question 87*

7. Property Details - Utility Assistance

Section 7 of 8

[085] 1. What is your best estimate of how much money you contributed to utility upgrades? *

Open response (no fixed answer options).

[086] 2. Which utilities did you provide assistance for? *

Select all that apply

Select all that apply.

- ☐ Upgraded electrical panel
- ☐ Sewer connection
- ☐ Water Service
- ☐ Other:

After this page/section → continue at form item 87.

8. Shared/Outdoor Space

Section 8 of 8

[087] 1. Does the MDU have private yard space separated by a fence? *

Select one.

- ○ Yes
- ○ No

[088] 2. Do all residents of the property share any common outdoor space? *

Select one.

- ○ Yes
- ○ No

[089] 3. Does the MDU occupant have regular access to the main house? *

Select one.

- ○ Yes
- ○ No

[090] 4. Where is the MDU located on the property? *

Select one.

- ○ Backyard
- ○ Side of house
- ○ In front yard, between house and street
- ○ Not on property, parked on street near house

[091] 5. Can you see the MDU from the street? *

Select one.

- ○ Yes
- ○ No

[092] 6. What is the MDU parked on? *

Select one.

- ○ Driveway
- ○ Gravel pad
- ○ Concrete pad
- ○ Yard (grass, mulch)
- ○ Concrete footings
- ○ Other:

After this page/section → continue at form item 6.

Part B — I am a Mobile Dwelling Unit Resident who rents my MDU from my landlord

For respondents choosing Part B at item [005]. This part ends by routing to Demographic Questions [006–014]; see the shared closing sequence at the end of the document.

1. General Questions

Section 1 of 6

[096] 1. What best describes your relationship with the property owner? *

Select one.

- ○ Family
- ○ Friends
- ○ Did not know prior
- ○ Other:

[097] 2. How long have you lived at this property? *

Select one.

- ○ <1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ Over 5 years

[098] 3. Does the property owner occupy the primary house? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[099] 4. Is any part of the primary house rented?

i.e. your landlord rents a room in the house. Select yes if the whole house is rented.

Select one.

- ○ Yes
- ○ No
- ○ I don't know

[100] 5. What best describes the other permanent dwelling(s) on the property?

i.e. on foundations

Select one.

- ○ A single-family detached house
- ○ A duplex
- ○ A triplex
- ○ Cluster of four or more homes
- ○ A single-family detached house with 1 accessory dwelling unit
- ○ A single-family detached house with 2 accessory dwelling units

[101] 6. How many total mobile dwellings are on the property?

Select one.

- ○ 1
- ○ 2
- ○ 3
- ○ 4 or more

After this page/section → continue at form item 102.

2. Regulations

Section 2 of 6

[102] 1. Are you aware that it is legal to live in tiny homes on wheels and RVs in *

Portland?

Select one.

- ○ Yes
- ○ No

[103] 1a. If yes, did that affect your decision to live in an MDU? *

If no, answer N/A

Select one.

- ○ Yes
- ○ No
- ○ N/A

[104] 2. Did you learn about any of the City of Portland regulations before you began *

living in your MDU?

Select one.

- ○ Yes *Skip to question 105*
- ○ No

2. Regulations [what rules were troublesome]

[105] 1. Were any of the following city rules troublesome or confusing? *

Response matrix · select one choice for each row

Column choices: Troublesome or confusing · No issue · Unsure - wasn't my responsibility · Unaware of this regulation

Rows: Utility connection requirements | Ban on short term rentals | Limit of 1 MDU per residential property | Where the MDU was allowed to be placed

[106] 1a. If the city regulations on where the MDU was able to be placed was *

troublesome or confusing, what was the issue? Select all that apply. If no issue, select N/A.

Select all that apply.

- ☐ N/A
- ☐ Multiple homes on the property already
- ☐ Property has multiple sides considered the front yard (corner lot, thru lot)
- ☐ House is set far back from the street
- ☐ Driveway was the only space available
- ☐ Other:

[107] 2. Has a code enforcement ever visited the property with the MDU due to a *

complaint?

Select one.

- ○ Yes *Skip to question 108*
- ○ No
- ○ I don't know

2. Regulation [Outcome]

[108] 3a. If yes, what was the outcome of that process?

If 'No' or 'I don't know', select "N/A"

Select one.

- ○ N/A
- ○ No violation was found

- ○ I resolved the issue
- ○ I paid a fine
- ○ I am in an active dispute
- ○ Other:

After this page/section → continue at form item 109.

3. Living Habits

Section 3 of 6

[109] 1. What best describes your living situation before living in the MDU? *

Select one.

- ○ Renting with other people
- ○ Renting alone
- ○ Owned my own home, living alone
- ○ Owned my own home, living with others
- ○ Living with family
- ○ Travelling
- ○ Lived at school
- ○ Lived in my MDU on another property
- ○ I did not have stable housing

[110] 2. How much were your monthly housing costs prior to living in the MDU? *

Select one.

- ○ Zero
- ○ 0 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month

[111] 3. What best describes your reason for choosing to live in an MDU?

Select all that apply.

Select all that apply.

- ☐ Wanted to live with family
- ☐ Was looking for housing and this seemed nice
- ☐ Live near others but have my own private space
- ☐ Lower living expenses
- ☐ Health issue that affected my income
- ☐ Only housing I could afford where I wanted to live
- ☐ Save money for a down payment
- ☐ Past living expenses were not sustainable for me
- ☐ Childcare assistance
- ☐ Adult caregiving assistance
- ☐ Loss of partner (divorce/breakup/death)
- ☐ Transition into retirement
- ☐ Job loss
- ☐ I would have been homeless otherwise
- ☐ In process of building/renovating a primary residence
- ☐ Access to outdoor space
- ☐ Wanted custom design features
- ☐ Minimalist lifestyle
- ☐ Environmentally friendly
- ☐ Other:

[112] 4. Optional: If you feel comfortable, tell us the whole story of your reasoning for choosing to live in a mobile dwelling.

Open response (no fixed answer options).

[113] 5. What are your favorite things about living in an MDU? *

Select all that apply.

- ☐ Easy to clean
- ☐ Affordable
- ☐ Custom designed for me
- ☐ Can move elsewhere if needed
- ☐ Having a place of my own
- ☐ Living near others
- ☐ Access to outdoor space
- ☐ Other:

[114] 6. How many occupants live in the MDU?

Remember to count yourself.

Response matrix · select one choice for each row

Column choices: 0 · 1 · 2 · 3 · 4 or more

Rows: Adults | Children | Pets

After this page/section → continue at form item 115.

4. Unit Features

Section 4 of 6

[115] 1. How would you describe the current MDU? *

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[116] 1a. If you answered RV in the question above, which best describe the MDU? *

Select one.

- ○ N/A
- ○ Travel trailer
- ○ Motorhome
- ○ Airstream

[117] 2. What kind of toilet does the MDU use? *

Select one.

- ○ Standard residential toilet (ie. flushes to city sewer)
- ○ Composting
- ○ Incinerating
- ○ None - they use bathroom in main house
- ○ Sewage gets pumped/dumped from holding tank as needed
- ○ Other:

[118] 3. Does the MDU use propane? *

Select one.

- ○ Yes
- ○ No

[119] 3a. If yes, which appliances use propane?

Select one.

- ○ Hot water
- ○ Stove
- ○ Other:

[120] 4. Does the MDU have a stepless entry? i.e. a ramp *

Select one.

- ○ Yes
- ○ No



Illustration included with this item in the original form.

[121] 5. Where is the bed located? *

Select one.

- ○ N/A
- ○ Main floor
- ○ Upstairs loft
- ○ Elevated from main floor (several steps)

[122] 6. Is the MDU anchored to the ground? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know what these are



Illustration included with this item in the original form.

[123] 7. Does the MDU have skirting around the base? *

Select one.

- ○ Yes
- ○ No

[124] 8. How do you heat & cool your dwelling? *

Select all that apply.

- ☐ Mini-split
- ☐ Air conditioning unit
- ☐ Electric wall heaters
- ☐ Electric plug-in heaters
- ☐ Gas or woodstove heating
- ☐ Radiant floor heating

[125] 9. Do you have any issues with the quality of your dwelling? *

Select all that apply.

- ☐ Too cold in winter
- ☐ Cold floors
- ☐ Too hot in summer
- ☐ Leaks from Outside
- ☐ Poor ventilation
- ☐ Mold
- ☐ Not structurally sound
- ☐ Hot & cold water inconsistent
- ☐ Construction feels cheap
- ☐ Exposed wiring
- ☐ N/A - No issues
- ☐ Other:

[126] 9a. If you feel comfortable, please explain the issues with the quality of your dwelling.

Open response (no fixed answer options).

After this page/section → continue at form item 127.

5. Property Details

Section 5 of 6

[127] 1. Do you have a formal lease?

Select one.

- ○ Yes
- ○ No

[128] 2. What is your current rent? *

Select one.

- ○ No rent
- ○ $1-$500/month
- ○ $501-$700/month
- ○ $701-$900/month
- ○ $901-$1,100/month
- ○ $1,101-$1,300/month
- ○ $1,301-$1,500/month
- ○ $1,501-$1,700/month
- ○ $1,700-$1,900/month
- ○ $1,901-$2,100/month
- ○ Over $2,100/month

[129] 3. How do you receive your mail and deliveries? *

Select one.

- ○ Gets sent to main house
- ○ PO Box

- ○ We put up a separate number and add delivery instructions when needed
- ○ Other:

[130] 4. How long do you expect to live in this MDU? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - I can imagine this as my forever home

[131] 5. How long do you expect to live at this location? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - as long as the owners allow it

[132] Have you previously lived on other properties in this MDU?

Select one.

- ○ Yes
- ○ No

5. Property Details - Past properties

[133] 1. What was the neighborhood or jurisdiction?

i.e. Sunnyside in Portland or Vancouver, WA

Open response (no fixed answer options).

[134] 2. How long did you live there?

Select one.

- ○ <1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ Over 5 years

[135] 2b. What best describes your reason for moving?

Select all that apply.

Select all that apply.

- ☐ Property owner sold property
- ☐ Property owner did not renew lease
- ☐ Personality conflicts with other tenants
- ☐ Forced to move by city/county code enforcement
- ☐ Wanted more privacy
- ☐ Wanted to live in a different neighborhood
- ☐ Opportunity to live with someone I knew
- ☐ Wanted cheaper lot rent
- ☐ Other:

5. Property Details - Continued

[136] 3. How do you split utility payments for water, sewer, electric, trash, and internet? *

Select all that apply.

- ☐ Flat fee

- ☐ Fraction of the total utility costs for the property
- ☐ Included in rent
- ☐ Electric submeter
- ☐ Work trade
- ☐ Other:

[137] 5. Did you provide any financial assistance to the property owner to install *

utilities?

Select one.

- ○ Yes
- ○ No

[138] 5a. If yes, for which utilities?

Select one.

- ○ Upgraded electrical panel
- ○ Sewer connection
- ○ Water service
- ○ Other:

[139] 5b. If yes, how much financial assistance?

Open response (no fixed answer options).

After this page/section → continue at form item 140.

6. Shared/Outdoor Space

Section 6 of 6

[140] 1. Does the MDU have private yard space separated by a fence? *

Select one.

- ○ Yes
- ○ No

[141] 2. Do all residents of the property share any common outdoor space? *

Select one.

- ○ Yes
- ○ No

[142] 3. Does the MDU occupant have regular access to the main house? *

Select one.

- ○ Yes
- ○ No

[143] 4. Where is the MDU located on the property? *

Select one.

- ○ Backyard
- ○ Side of house
- ○ In front yard, between house and street
- ○ Not on property, parked on street near house

[144] 5. Can you see it from the street? *

Select one.

- ○ Yes
- ○ No

[145] 6. What is the MDU parked on? *

Select one.

- ○ Driveway
- ○ Gravel pad
- ○ Concrete pad
- ○ Yard (grass, mulch)
- ○ Concrete footings
- ○ Other:

After this page/section → continue at form item 6.

Part C — I am a Property owner who owns an MDU and rents it out to others

For respondents choosing Part C at item [005]. This part ends by routing to Demographic Questions [006–014]; see the shared closing sequence at the end of the document.

1. General Questions

Section 1 of 9

[146] 1. When did you purchase the property? *

i.e. 2018

Open response (no fixed answer options).

[147] 2. Who resides in the primary house with the MDU? *

Select one.

- ○ Yourself
- ○ Family
- ○ Friends (including me as the owner)
- ○ Tenants (friends, or others who I did not know previously)
- ○ Did not know prior
- ○ Other:

[148] 3. What was the original motivation for adding a mobile dwelling? *

Select all that apply.

- ☐ Extra income
- ☐ Split cost of property among multiple people
- ☐ I knew someone who needed housing
- ☐ I had extra space I was not using
- ☐ I wanted to provide affordable housing
- ☐ Assistance with childcare/ adult caregiving
- ☐ Wanted more community nearby
- ☐ I wanted to add a ADU but could not afford it
- ☐ Intentionally bought property with space for a tiny house
- ☐ Wanted to live with family
- ☐ Other:

After this page/section → continue at form item 149.

2. Regulations

Section 2 of 9

[149] 1. Are you aware that it is legal to live in tiny homes on wheels and RVs in *

Portland?

Select one.

- ○ Yes
- ○ No

[150] 1a. If yes, did that affect your decision to host an MDU?

Select one.

- ○ Yes
- ○ No

[151] 2. Did you learn about any of the City of Portland regulations before you began *

renting out an MDU?

Select one.

- ○ Yes *Skip to question 152*
- ○ No

2. Regulations [what rules were troublesome]

[152] 2a. If yes, were any of the city rules troublesome or confusing?

Response matrix · select one choice for each row

Column choices: Troublesome or confusing · Not troublesome or confusing · Unsure - wasn't my responsibility · Unaware of this regulation

Rows: Utility connection requirements | Ban on short term rentals | Limit of 1 MDU per residential property | Where the MDU was allowed to be placed

[153] 2b. If the city regulations on where the MDU was able to be placed was troublesome or confusing, what was the issue?

Select all that apply. If no issue, select N/A.

Select all that apply.

- ☐ N/A
- ☐ Multiple homes on the property already
- ☐ Property has multiple sides considered the front yard (corner lot, thru lot)
- ☐ House is set far back from the street
- ☐ Driveway was the only space available
- ☐ Other:

2. Regulations [continued]

[154] 3. Has code enforcement ever visited the property with the MDU due to a MDU- *

related complaint?

Select one.

- ○ Yes
- ○ No

[155] 3a. If yes, what was the outcome of that process?

Select one.

- ○ N/A
- ○ No violation was found
- ○ I resolved the issue
- ○ I paid a fine
- ○ I am in an active dispute

After this page/section → continue at form item 156.

3. Site Prep

Section 3 of 9

[156] 1. What year were the MDU hookups added? *

Open response (no fixed answer options).

[157] 2. How did you use the area the MDU is parked on before? *

Select one.

- ○ Yard space
- ○ Patio
- ○ Garden

- ○ Driveway
- ○ Existing structure (garage, shed, etc)
- ○ Other:

[158] 3. What utility infrastructure did you install? *

Select all that apply.

- ☐ Connected water through existing spigot on main house
- ☐ Added new water service using a yard hydrant
- ☐ Added dedicated outlet or RV subpanel for MDU
- ☐ Added new sewer cleanout to existing sewer lateral
- ☐ Dug trench to underground utility connections
- ☐ No infrastructure was added or modified
- ☐ Other:

[159] 3a. Did these RV hookups require that you had to do any of the following? *

Select one.

- ○ Upgraded electrical panel for main house
- ○ Upgraded water service to the primary house
- ○ Had to upgrade the primary sewer lateral
- ○ N/A

[160] 3b. Did the RV hookup work (Water, Electric, Sewer) require that you obtain *

permits from the city?

Select one.

- ○ Yes
- ○ No
- ○ I don't know
- ○ N/A

[161] 3c. If yes, did you obtain the permits? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[162] 4. What earthwork did you do to prepare a parking spot for an MDU? *

Select all that apply.

- ☐ Leveled surface
- ☐ Removed landscaping
- ☐ Demolished structure
- ☐ Gravel pad
- ☐ Concrete pad
- ☐ No earthwork was done to prepare the parking spot

3. Site Prep - Continued

[163] 5. How much did it cost to prepare the site & add utility hookups? *

Select one.

- ○ Zero
- ○ $1 - $2,000
- ○ $2,001 - $4,000
- ○ $4,001 - $6,000
- ○ $6,001 - $8,000
- ○ $8,001 - $10,000

- ○ $10,001 - $12,000
- ○ $12,001 - $14,000
- ○ $14,001 - $16,000
- ○ $16,001 - $18,000
- ○ $18,001 - $20,000
- ○ Over $20,000

[164] 6. How long did the on-site work take to prepare the property for an MDU? *

Select one.

- ○ 1-2 weeks
- ○ 2-4 weeks
- ○ 4-6 weeks
- ○ 6-8 weeks
- ○ 2-3 months
- ○ 3-4 months
- ○ 4-6 months
- ○ Over 6 months

[165] 7. How are you planning to use the area the MDU is parked on in the future? *

Select one.

- ○ I want to keep using it as an MDU space
- ○ I plan to build permanent housing in the future
- ○ I plan to move out of my current residence and live in an MDU there
- ○ Revert to original use (e.g. yard, parking)
- ○ Other:

After this page/section → continue at form item 166.

4. Current Tenants

Section 4 of 9

[166] 1. How is the MDU currently being used? *

Select one.

- ○ Short term residence (< 30 days)
- ○ Long term residence (>30 days)
- ○ House guests
- ○ Business use (i.e. art studio, office)
- ○ Other:

[167] 2. How long has the current occupant been living in the MDU? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ Over 5 years

[168] 3. How would you describe your relationship to the current occupant when they *

first moved into the MDU?

Select one.

- ○ Family
- ○ Friends
- ○ Did not know them previously
- ○ Other:

[169] 4. How many people currently reside in the MDU? *

Select one.

- ○ 0
- ○ 1
- ○ 2
- ○ 3
- ○ 4
- ○ 5+

[170] 4a. How many adults (age 18 and over) live in the MDU?

Open response (no fixed answer options).

[171] 4b. How many children (under age 18) live in the MDU?

Open response (no fixed answer options).

[172] 5. Do any pets currently live in the MDU? *

Select one.

- ○ Yes
- ○ No

After this page/section → continue at form item 173.

5. Rental Details

Section 5 of 9

[173] 1. Are you currently receiving rent from the MDU occupant? *

Select one.

- ○ Yes
- ○ No

[174] 1a. How much rent are you currently receiving from the MDU? *

Select one.

- ○ No rent
- ○ $1 - $500/month
- ○ $501 - $700/month
- ○ $701 - $900/month
- ○ $901 - $1,100/month
- ○ $1,101 - $1,300/month
- ○ $1,301 - $1,500/month
- ○ $1,501 - $1,700/month
- ○ $1,700 - $1,900/month
- ○ $1,901 - $2,100/month
- ○ Over $2,100/month

[175] 2. Do you have a formal lease? *

Select one.

- ○ Yes
- ○ No

[176] 3. Do you split utility payments for water, sewer, electric, trash, and internet? *

Select all that apply.

- ☐ Flat fee
- ☐ Fraction of the total utility costs for the property
- ☐ Included in rent
- ☐ Electric submeter
- ☐ Work trade

☐ Other:

[177] 4. Did the MDU tenants provide any financial assistance to install utilities? *

Select one.

- ○ Yes
- ○ No

[178] 4a. If yes, how much financial assistance? And for which utilities?

i.e. upgraded electrical panel, sewer connection, water service.

Open response (no fixed answer options).

[179] 5. How does your MDU tenant receive mail and deliveries? *

Select one.

- ○ Gets sent to main house
- ○ PO Box
- ○ We put up a separate number and add delivery instructions when needed
- ○ Other:

After this page/section → continue at form item 180.

6. Unit Features

Section 6 of 9

[180] 1. How would you describe the current MDU? *

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[181] 1a. If you answered RV in the question above, which best describe the MDU?

Select one.

- ○ N/A
- ○ Travel trailer
- ○ Motorhome
- ○ Airstream

[182] 2. What kind of toilet does the MDU use? *

Select one.

- ○ Standard residential toilet (ie. flushes to city sewer)
- ○ Composting
- ○ Incinerating
- ○ None - they use bathroom in main house
- ○ Sewage gets pumped/dumped from holding tank as needed
- ○ Other:

[183] 3. Does the MDU use propane? *

Select one.

- ○ Yes
- ○ No

[184] 3a. If yes, which appliances use propane?

Select one.

- ○ Hot water
- ○ Stove
- ○ Other:

[185] 4. Does the MDU have a stepless entry? i.e. a ramp *

Select one.

- ○ Yes
- ○ No



Illustration included with this item in the original form.

[186] 5. Where is the bed located? *

Select one.

- ○ N/A
- ○ Main floor
- ○ Upstairs loft
- ○ Elevated from main floor (several steps)

[187] 6. Is the MDU anchored to the ground? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know what these are



Illustration included with this item in the original form.

[188] 7. Does the MDU have skirting around the base? *

Select one.

- ○ Yes
- ○ No

[189] 8. How do you heat & cool your dwelling? *

Select all that apply.

- ☐ Mini-split

- ☐ Air conditioning
- ☐ Electric wall heaters
- ☐ Electric plug-in heaters
- ☐ Gas or woodstove heating
- ☐ Radiant floor heating

[190] 9. Do you have any issues with the quality of your dwelling? *

Select all that apply.

- ☐ Too cold in winter
- ☐ Cold floors
- ☐ Too hot in summer
- ☐ Leaks from outside
- ☐ Poor ventilation
- ☐ Mold
- ☐ Not structurally sound
- ☐ Hot & cold water inconsistent
- ☐ Construction feels cheap
- ☐ Exposed wiring
- ☐ N/A - No issues
- ☐ Other:

[191] 9a. Explain the issues with the quality of your dwelling, if you feel comfortable doing so.

Open response (no fixed answer options).

After this page/section → continue at form item 192.

7. MDU Build/Purchase

Section 7 of 9

[192] 1. How much did you spend on the MDU? *

Out of pocket costs, plus an estimate of your sweat equity contribution.

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[193] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[194] 2. Where did you get your mobile dwelling? *

Select one.

- ○ Purchased new from a builder/dealer *Skip to question 195*
- ○ Purchased pre-owned *Skip to question 198*
- ○ Built myself *Skip to question 201*

7. MDU Build/Purchase - New

[195] 2a. If new build, how long did it take to get the MDU after ordering?

Select one.

- ○ 1-3 months
- ○ 3-6 months
- ○ 6-9 months
- ○ 9 months - 1 year
- ○ Over 1 year
- ○ N/A

[196] 2b. If new, did you have any complaints about your builder/dealer? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[197] 2c. If yes, what best describes the issues?

Check all that apply

Select all that apply.

- ☐ Dwelling took longer to build than anticipated
- ☐ Cost more than anticipated
- ☐ Did not get what I ordered
- ☐ Builder stopped communicating with me
- ☐ Builder went out of business shortly after my home
- ☐ I filed a complaint against the builder
- ☐ Dwelling was missing title
- ☐ Dwelling was missing certifications that I expected
- ☐ Appliances were not installed correctly
- ☐ I had to hire people to fix issues with my dwelling post-installation

After this page/section → continue at form item 203.

7. MDU Build/Purchase - Pre-Owned

[198] 1. How much did you spend on the MDU?

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[199] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[200] 2. What year was the MDU originally built?

Can enter "unknown" or your best estimate

Open response (no fixed answer options).

After this page/section → continue at form item 203.

7. MDU Build/Purchase - Self-built

[201] 1. What is your best estimate of your out-of-pocket costs?

Select one.

- ○ Nothing - got supplies for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[202] 2. What is your best estimate of your sweat equity contribution?

Select one.

- ○ I don't know
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

7. MDU Build/Purchase - Continued

[203] 3. Do you feel like you got a good deal? *

Select one.

- ○ Yes
- ○ No

[204] 4. How did you finance your MDU? *

Select one.

- ○ Savings (cash) *Skip to question 205*
- ○ Borrowed against primary residence *Skip to question 210*
- ○ Personal loan *Skip to question 210*
- ○ Chattel loan/RV loan *Skip to question 206*
- ○ Other:

7. MDU Build/Purchase - Used savings

[205] 4a. If you chose savings, which best applies to your situation?

Select one.

- ○ General savings
- ○ Proceeds from previous house sale
- ○ Used retirement savings
- ○ Other:

7. MDU Build/Purchase - Loan

[206] 4b. If you chose Chattel loan/RV loan, could you tell us more about the loan terms?

Interest rate %

Open response (no fixed answer options).

[207] 4c. If you chose Chattel loan/RV loan, could you tell us more about the loan terms?

Length of loan (i.e. 10 years)

Open response (no fixed answer options).

[208] 5. What is your monthly payment if financed? *

Select one.

- ○ I already paid off my dwelling
- ○ $1 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month
- ○ N/A

[209] 5a. Optional: What was the exact monthly payment?

Rounding to the nearest $10 or $100 is okay. i.e 540

Open response (no fixed answer options).

7. MDU Build/Purchase - Continued

[210] 6. Is your MDU certified by any agency? *

Select all that apply.

- ☐ Washington L&I
- ☐ NOAH
- ☐ RVIA
- ☐ Not certified
- ☐ I don't know
- ☐ Other:

[211] 7. Did you hire anyone to do a third party inspection of your MDU? *

Select one.

- ○ Yes
- ○ No

[212] 8. Do you have insurance for your MDU? *

Select one.

- ○ Yes
- ○ No

[213] 8a. If yes, how much does your insurance cost?

Select one.

- ○ 0 - $50/month
- ○ $51 - 100/month
- ○ $101 - $150/month
- ○ $151 - $200/month
- ○ Over $200/month

After this page/section → continue at form item 214.

8. Rental History - Optional

Section 8 of 9

[214] 1. How many people lived in the MDU?

Response matrix · select one choice for each row

Column choices: 1 · 2 · 3 · 4 · 5+

Rows: Adults (over age 18) | Children

[215] 2. Type of MDU?

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[216] 3. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[217] 4. Reason they left?

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[218] 5. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).

[219] 6. Do you have more rental history to add?

Select one.

- ○ Yes *Skip to question 220*
- ○ No *Skip to question 229*

After this page/section → continue at form item 229.

8. Rental History - Optional

Section 8 of 9

[220] 1. How many people lived in the MDU?

Response matrix · select one choice for each row

Column choices: 1 · 2 · 3 · 4 · 5+

Rows: Adults (over age 18) | Children

[221] 2. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[222] 3. Reason they left?

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[223] 4. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).

[224] 5. Do you have more rental history to add?

Select one.

- ○ Yes *Skip to question 225*
- ○ No *Skip to question 229*

After this page/section → continue at form item 229.

8. Rental History - Optional

Section 8 of 9

[225] 1. How many people lived in the MDU?

Response matrix · select one choice for each row

Column choices: 1 · 2 · 3 · 4 · 5+

Rows: Adults (over age 18) | Children

[226] 2. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[227] 3. Reason they left?

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[228] 4. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).

After this page/section → continue at form item 229.

9. Shared/Outdoor Space

Section 9 of 9

[229] 1. Does the MDU have private yard space separated by a fence? *

Select one.

- ○ Yes
- ○ No

[230] 2. Do all residents of the property share any common outdoor space *

Select one.

- ○ Yes
- ○ No

[231] 3. Does the MDU occupant have access to the main house? *

Select one.

- ○ Yes
- ○ No

[232] 4. Where is the MDU located on the property? *

Select one.

- ○ Backyard
- ○ Side of house
- ○ In front yard, between house and street
- ○ Not on property, parked on street near house

[233] 5. Can you see it from the street? *

Select one.

- ○ Yes
- ○ No

[234] 6. What is the MDU parked on? *

Select one.

- ○ Driveway
- ○ Gravel pad
- ○ Concrete pad
- ○ Yard (grass, mulch)
- ○ Concrete footings
- ○ Other:

After this page/section → continue at form item 6.

Part D — I am a Property owner who rents space for an MDU that the resident provided

For respondents choosing Part D at item [005]. This part ends by routing to Demographic Questions [006–014]; see the shared closing sequence at the end of the document.

1. General Questions

Section 1 of 8

[235] 1. What year did you purchase the property? *

Open response (no fixed answer options).

[236] 2. Who resides in the primary house with the MDU? *

Select one.

- ○ Yourself
- ○ My Family
- ○ Friends (including me as the owner)
- ○ Did not know prior
- ○ Tenants (friends, or others who I did not know previously).
- ○ Other:

[237] 2. What was the original motivation for adding a mobile dwelling? *

Check all that apply

Select all that apply.

- ☐ Extra income
- ☐ Split cost of property among multiple people
- ☐ I knew someone who needed housing
- ☐ I had extra space I was not using
- ☐ I wanted to provide affordable housing
- ☐ Assistance with childcare/ adult caregiving
- ☐ Wanted more community nearby
- ☐ I wanted to add a ADU but could not afford it
- ☐ Intentionally bought property with space for a tiny house
- ☐ Wanted to live with family
- ☐ Other:

After this page/section → continue at form item 238.

2. Regulations

Section 2 of 8

[238] 1. Are you aware that it is legal to live in tiny homes on wheels and RVs in *

Portland?

Select one.

- ○ Yes
- ○ No

[239] 1a. If yes, did that affect your decision to host an MDU? *

Select one.

- ○ Yes
- ○ No

[240] 2. Did you learn about any of the City of Portland regulations before you began *

renting out space for an MDU?

Select one.

- ○ Yes
- ○ No

2. Regulations [what rules were troublesome]

[241] 2a. If yes, were any of the city rules troublesome or confusing?

Response matrix · select one choice for each row

Column choices: Troublesome or confusing · Not troublesome or confusing · Unsure - wasn't my responsibility · Unaware of this regulation

Rows: Utility connection requirements | Ban on short term rentals | Limit of 1 MDU per residential property | Where the MDU was allowed to be placed

[242] 2b. If you had difficulty placing the MDU, what was the issue?

Select all that apply.

Select all that apply.

- ☐ N/A
- ☐ Multiple homes on the property already
- ☐ Property has multiple sides considered the front yard (corner lot, thru lot)
- ☐ House is set far back from the street
- ☐ Driveway was the only space available
- ☐ Other:

2. Regulations [continued]

[243] Has code enforcement ever visited the property with the MDU due to a MDU- *

related complaint?

Select one.

- ○ Yes
- ○ No

[244] 3a. If yes, what was the outcome of that process?

If 'No' or 'I don't know', select "N/A"

Select one.

- ○ N/A
- ○ No violation was found
- ○ I resolved the issue
- ○ I paid a fine
- ○ I am in an active dispute

3. Site Prep

Section 3 of 8

[245] 1. What year were the MDU hookups added? *

Open response (no fixed answer options).

[246] 2. How did you use the area the MDU is parked on before? *

Select one.

- ○ Yard space
- ○ Patio
- ○ Garden
- ○ Driveway

- ○ Existing structure (garage, shed, etc)

[247] 3. What utility infrastructure did you install? *

Select all that apply.

- ☐ Connected water through existing spigot on main house
- ☐ Added new water supply from main house
- ☐ Added dedicated outlet for MDU
- ☐ Upgraded electrical panel for main house
- ☐ Connected sewer line to the main house
- ☐ Dug trench to underground utility connections
- ☐ No infrastructure was added or modified
- ☐ Other:

[248] 4. Did you get permits from the city for water? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[249] 5. Did you get permits from the city for electric? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[250] 5. Did you get permits from the city for sewer? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[251] 6. What earthwork did you do to prepare a parking spot for an MDU? *

Select all that apply.

- ☐ Leveled surface
- ☐ Removed landscaping
- ☐ Demolished structure
- ☐ Gravel pad
- ☐ Concrete pad
- ☐ No earthwork was done to prepare the parking spot
- ☐ N/A

3. Site Prep - Continued

[252] 7. How much did it cost to prepare the site & add utility hookups? *

Select one.

- ○ Zero
- ○ $1 - $2,000
- ○ $2,001 - $4,000
- ○ $4,001 - $6,000
- ○ $6,001 - $8,000
- ○ $8,001 - $10,000
- ○ $10,001 - $12,000
- ○ $12,001 - $14,000
- ○ $14,001 - $16,000

- ○ $16,001 - $18,000
- ○ $18,001 - $20,000
- ○ Over $20,000

[253] 8. How long did the on-site work take to prepare the property for an MDU? *

Select one.

- ○ 1-2 weeks
- ○ 2-4 weeks
- ○ 4-6 weeks
- ○ 6-8 weeks
- ○ 2-3 months
- ○ 3-4 months
- ○ 4-6 months
- ○ Over 6 months

[254] 9. How are you planning to use the area the MDU is parked on in the future? *

Select one.

- ○ I want to keep using it as an MDU space
- ○ I plan to build permanent housing in the future
- ○ I plan to move out of my current residence and live in an MDU there
- ○ Revert to original use (e.g. yard, parking)

After this page/section → continue at form item 255.

4. Current Tenants

Section 4 of 8

[255] 1. How is the MDU currently being used? *

Select one.

- ○ Short term residence (< 30 days)
- ○ Long term residence (>30 days)
- ○ Business use (i.e. art studio, office)

[256] 2. How long has the current occupant been living in the MDU on this property? *

Select one.

- ○ Less than 1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[257] 3. How would you describe your relationship to the current occupant when they *

first moved into the MDU?

Select one.

- ○ Family
- ○ Friends
- ○ Did not know them previously
- ○ Other:

[258] 4. How many occupants live in the MDU?

Remember to count yourself.

Response matrix · select one choice for each row

Column choices: 0 · 1 · 2 · 3 · 4 or more

Rows: Adults | Children | Pets

After this page/section → continue at form item 259.

5. Rental Details

Section 5 of 8

[259] 1. Are you currently receiving rent from the MDU occupant? *

Select one.

- ○ Yes
- ○ No

[260] 2. How much rent are you currently receiving from the MDU? *

Select one.

- ○ No rent
- ○ $1 - $500/month
- ○ $501 - $700/month
- ○ $701 - $900/month
- ○ $901 - $1,100/month
- ○ $1,101 - $1,300/month
- ○ $1,301 - $1,500/month
- ○ $1,501 - $1,700/month
- ○ $1,700 - $1,900/month
- ○ $1,901 - $2,100/month
- ○ Over $2,100/month

[261] 3. Do you have a formal lease? *

Select one.

- ○ Yes
- ○ No

[262] 4. Do you split utility payments for water, sewer, electric, trash, and internet? *

Select all that apply.

- ☐ Flat fee
- ☐ Fraction of the total utility costs for the property
- ☐ Included in rent
- ☐ Electric submeter
- ☐ Work trade
- ☐ Other:

[263] 5. Did the MDU tenants provide any financial assistance to install utilities? *

Select one.

- ○ Yes
- ○ No

[264] 5a. If yes, how much financial assistance? And for which utilities?

i.e. upgraded electrical panel, sewer connection, water service.

Open response (no fixed answer options).

[265] 6. How does your MDU tenant receive mail and deliveries? *

Select one.

- ○ Gets sent to main house
- ○ PO Box
- ○ We put up a separate number and add delivery instructions when needed
- ○ Other:

After this page/section → continue at form item 266.

6. Unit Features

Section 6 of 8

[266] 1. How would you describe the current MDU? *

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[267] 1a. If you answered RV in the question above, which best describe the MDU? *

Select one.

- ○ N/A
- ○ Travel trailer
- ○ Motorhome
- ○ Airstream

[268] 2. What kind of toilet does the MDU use? *

Select one.

- ○ Standard residential toilet (ie. flushes to city sewer)
- ○ Composting
- ○ Incinerating
- ○ None - they use bathroom in main house
- ○ Sewage gets pumped/dumped from holding tank as needed
- ○ Other:

[269] 3. Does the MDU use propane? *

Select one.

- ○ Yes
- ○ No

[270] 3a. If yes, which appliances use propane?

Select one.

- ○ N/A
- ○ Hot water
- ○ Stove
- ○ Other:

[271] 4. Does the MDU have a stepless entry? i.e. a ramp *

Select one.

- ○ Yes
- ○ No



Illustration included with this item in the original form.

[272] 5. Where is the bed located? *

Select one.

- ○ N/A
- ○ Main floor
- ○ Upstairs loft
- ○ Elevated from main floor (several steps)

[273] 6. Is the MDU anchored to the ground? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know what these are



Illustration included with this item in the original form.

[274] 7. Does the MDU have skirting around the base? *

Select one.

- ○ Yes
- ○ No

[275] 7. How do you heat & cool your dwelling? *

Select all that apply.

- ☐ N/A
- ☐ Mini-split
- ☐ Air conditioning
- ☐ Electric wall heaters
- ☐ Electric plug-in heaters
- ☐ Gas or woodstove heating
- ☐ Radiant floor heating

[276] 8. Do you have any issues with the quality of your dwelling? *

Select all that apply.

- ☐ Too cold in winter
- ☐ Cold floors
- ☐ Too hot in summer
- ☐ Leaks from Outside
- ☐ Poor ventilation
- ☐ Mold
- ☐ Not structurally sound

- ☐ Hot & cold water inconsistent
- ☐ Construction feels cheap
- ☐ Exposed wiring
- ☐ N/A - No issues
- ☐ Other:

[277] 8a. Explain the issues with the quality of your dwelling, if you feel comfortable doing so.

Open response (no fixed answer options).

After this page/section → continue at form item 278.

7. Rental History - Optional

Section 7 of 8

[278] 1. How many people lived in the MDU?

Response matrix · select one choice for each row

Column choices: 1 · 2 · 3 · 4 · 5+

Rows: Adults (over age 18) | Children

[279] 2. Type of MDU?

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[280] 3. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[281] 4. Reason they left?

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[282] 5. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).

[283] 6. Do you have more rental history to add?

Select one.

- ○ Yes *Skip to question 284*
- ○ No *Skip to question 293*

After this page/section → continue at form item 293.

7. Rental History - Optional

Section 7 of 8

[284] 1. How many people lived in the MDU?

Response matrix · select one choice for each row

Column choices: 1 · 2 · 3 · 4 · 5+
Rows: Adults (over age 18) | Children

[285] 2. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[286] 3. Reason they left? *

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[287] 4. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).

[288] 5. Do you have more rental history to add?

Select one.

- ○ Yes *Skip to question 289*
- ○ No *Skip to question 293*

After this page/section → continue at form item 293.

7. Rental History - Optional

Section 7 of 8

[289] 1. How many people lived in the MDU?

Response matrix · select one choice for each row
Column choices: 1 · 2 · 3 · 4 · 5+
Rows: Adults (over age 18) | Children

[290] 2. Length of tenure?

Select one.

- ○ <1 year
- ○ 1-3 years
- ○ 3-6 years
- ○ Over 6 years

[291] 3. Reason they left?

Select one.

- ○ Did not like small space
- ○ Bought their own land and/or house
- ○ Moved to another city
- ○ Moved to another property
- ○ Sold tiny house
- ○ Other:

[292] 4. Additional comments about what worked or didn't with those landmates.

Open response (no fixed answer options).
After this page/section → continue at form item 293.

8. Shared/Outdoor Space

Section 8 of 8

[293] 1. I would recommend an MDU as a housing option for others.

Select one.

- ○ Yes
- ○ No

[294] 2. Does the MDU have private yard space separated by a fence? *

Select one.

- ○ Yes
- ○ No

[295] 3. Do all residents of the property share any common outdoor space *

Select one.

- ○ Yes
- ○ No

[296] 4. Does the MDU occupant have regular access to the main house? *

Select one.

- ○ Yes
- ○ No

[297] 5. Where is the MDU located on the property? *

Select one.

- ○ Backyard
- ○ Side of house
- ○ In front yard, between house and street
- ○ Not on property, parked on street near house

[298] 6. Can you see it from the street? *

Select one.

- ○ Yes
- ○ No

[299] 7. What is the MDU parked on? *

Select one.

- ○ Driveway
- ○ Gravel pad
- ○ Concrete pad
- ○ Yard (grass, mulch)
- ○ Concrete footings
- ○ Other:

After this page/section → continue at form item 6.

Part E — I am a Property owner who lives in an MDU on my own land

For respondents choosing Part E at item [005]. This part ends by routing to Demographic Questions [006–014]; see the shared closing sequence at the end of the document.

1. General Questions

Section 1 of 8

[300] 1. What year did you purchase the property? *

Open response (no fixed answer options).

[301] Who resides in the primary house with the MDU? *

Select one.

- ○ Yourself
- ○ My family
- ○ Friends (including me as the owner)
- ○ Did not know prior
- ○ Tenants (friends, or others who I did not know previously)
- ○ Other:

[302] 3. What was the original motivation for adding a mobile dwelling? *

Select all that apply.

- ☐ Extra income
- ☐ Split cost of property among multiple people
- ☐ I knew someone who needed housing
- ☐ I had extra space I was not using
- ☐ I wanted to provide affordable housing
- ☐ Assistance with childcare/ adult caregiving
- ☐ Wanted more community nearby
- ☐ I wanted to add a ADU but could not afford it
- ☐ Intentionally bought property with space for a tiny house
- ☐ Wanted to live with family
- ☐ Other:

After this page/section → continue at form item 303.

2. Regulations

Section 2 of 8

[303] 1. Are you aware that it is legal to live in tiny homes on wheels and RVs in *

Portland?

Select one.

- ○ Yes
- ○ No

[304] 1a. If yes, did that affect your decision to live in an MDU? *

Select one.

- ○ Yes
- ○ No

[305] 2. Did you learn about any of the City of Portland regulations before you began *

living in your MDU?

Select one.

- ○ Yes *Skip to question 306*

○ No

2. Regulations [what rules were troublesome]

[306] 2a. If yes, were any of the city rules troublesome or confusing?

Response matrix · select one choice for each row

Column choices: Troublesome or confusing · Not troublesome or confusing · Unsure - wasn't my responsibility · Unaware of this regulation

Rows: Utility connection requirements | Ban on short term rentals | Limit of 1 MDU per residential property | Where the MDU was allowed to be placed

[307] 2b. If you had difficulty placing the MDU, what was the issue?

Select all that apply.

Select all that apply.

☐ N/A
☐ Multiple homes on the property already
☐ Property has multiple sides considered the front yard (corner lot, thru lot)
☐ House is set far back from the street
☐ Driveway was the only space available
☐ Other:

2. Regulations [continued]

[308] Has code enforcement ever visited the property with the MDU due to a MDU- *

related complaint?

Select one.

○ Yes
○ No

[309] 3a. If yes, what was the outcome of that process?

Select one.

○ N/A
○ No violation was found
○ I resolved the issue
○ I paid a fine
○ I am in an active dispute

After this page/section → continue at form item 310.

3. Living Habits

Section 3 of 8

[310] 1. Tell me about your living situation before living in the MDU? *

Select one.

○ Renting with other people
○ Renting alone
○ Owned my own home, living alone
○ Owned my own home, living with others
○ Living with family
○ Travelling
○ Lived at school
○ Lived in my MDU on another property
○ I did not have stable housing

[311] 2. How much were your monthly housing costs prior to living in the MDU? *

Select one.

- ○ Zero
- ○ 0 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month

[312] 3. What best describes your reasons for choosing to live in an MDU? *

Select all that apply.

- ☐ Live near family
- ☐ Lower living expenses
- ☐ Minimalist lifestyle
- ☐ Environmentally friendly
- ☐ Live in separate dwelling in community
- ☐ Childcare assistance
- ☐ Adult caregiving assistance
- ☐ Lost partner (divorce/breakup/death)
- ☐ Health issue that affected my income
- ☐ Only housing I could afford where I wanted to live
- ☐ Transition into retirement
- ☐ Job loss
- ☐ Renovation to primary residence
- ☐ In process of building a primary residence
- ☐ Past living expenses were not sustainable for me
- ☐ Save money for a down payment
- ☐ Wanted custom design features
- ☐ I would have been homeless otherwise
- ☐ Other:

[313] 4. What are your favorite things about living here? *

Select all that apply.

- ☐ Easy to clean
- ☐ Affordable
- ☐ Custom designed for me
- ☐ Can move elsewhere if needed
- ☐ Having a place of my own
- ☐ Living near others
- ☐ Other:

After this page/section → continue at form item 314.

4. Site Prep

Section 4 of 8

[314] 1. What year were the MDU hookups added? *

Open response (no fixed answer options).

[315] 2. How did you use the area the MDU is parked on before? *

Select one.

- ○ Yard space
- ○ Patio
- ○ Garden

- ○ Driveway
- ○ Existing structure (garage, shed, etc)

[316] 3. What utility infrastructure did you install? *

Select all that apply.

- ☐ Connected water through existing spigot on main house
- ☐ Added new water supply from main house
- ☐ Added dedicated outlet for MDU
- ☐ Upgraded electrical panel for main house
- ☐ Connected sewer line to the main house
- ☐ Dug trench to underground utility connections
- ☐ No infrastructure was added or modified
- ☐ Other:

[317] 4. Did you get permits from the city for water? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[318] 5. Did you get permits from the city for electric? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[319] 6. Did you get permits from the city for sewer? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[320] 7. What earthwork did you do to prepare a parking spot for an MDU? *

Select all that apply.

- ☐ Leveled surface
- ☐ Removed landscaping
- ☐ Demolished structure
- ☐ Gravel pad
- ☐ Concrete pad
- ☐ No earthwork was done to prepare the parking spot

4. Site Prep - Continued

[321] 8. How much did it cost to prepare the site & add utility hookups? *

Select one.

- ○ Zero
- ○ $1 - $2,000
- ○ $2,001 - $4,000
- ○ $4,001 - $6,000
- ○ $6,001 - $8,000
- ○ $8,001 - $10,000
- ○ $10,001 - $12,000
- ○ $12,001 - $14,000
- ○ $14,001 - $16,000

- ○ $16,001 - $18,000
- ○ $18,001 - $20,000
- ○ Over $20,000

[322] 9. How long did the on-site work take to prepare the property for an MDU? *

Select one.

- ○ 1-2 weeks
- ○ 2-4 weeks
- ○ 4-6 weeks
- ○ 6-8 weeks
- ○ 2-3 months
- ○ 3-4 months
- ○ 4-6 months
- ○ Over 6 months

[323] 10. How are you planning to use the area the MDU is parked on in the future? *

Select one.

- ○ I want to keep using it as an MDU space
- ○ I plan to build permanent housing in the future
- ○ I plan to move out of my current residence and live in an MDU there
- ○ Revert to original use (e.g. yard, parking)

After this page/section → continue at form item 324.

5. Property Details

Section 5 of 8

[324] 1. What is your relationship with the main house resident? *

Select one.

- ○ They rent from me
- ○ We co-own the property
- ○ There is no main house
- ○ Other:

[325] 2. How long did it take for the MDU to be operational after it arrived on the property? *

Select one.

- ○ < 1 week
- ○ 1-4 weeks
- ○ 1-2 months
- ○ Over 2 months

[326] 3. Have you previously lived on other properties in this MDU? *

Select one.

- ○ Yes
- ○ No

5. Property Details - Past property

[327] 1. What was the neighborhood or jurisdiction?

i.e. Sunnyside in Portland or Vancouver, WA

Open response (no fixed answer options).

[328] 2. How long did you live there?

Select one.

- ○ <1 year

- ○ 1-2 years
- ○ 2-5 years
- ○ Over 5 years

[329] 3. What best describes your reason for moving? *

Select all that apply

Select all that apply.

- ☐ Property owner sold property
- ☐ Property owner did not renew lease
- ☐ Personality conflicts with other tenants
- ☐ Forced to move by city/county code enforcement
- ☐ Wanted more privacy
- ☐ Wanted to live in a different neighborhood
- ☐ Opportunity to live with someone I knew
- ☐ Wanted cheaper lot rent
- ☐ Other:

5. Property Details - Continued

[330] 4. How do you split utility payments for water, sewer, electric, trash, and internet? *

Check all that apply

Select all that apply.

- ☐ Flat fee
- ☐ Fraction of the total utility costs for the property
- ☐ Included in rent
- ☐ Electric submeter
- ☐ Work trade
- ☐ Other:

[331] 5. How long do you expect to live in this MDU? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - I can imagine this as my forever home

[332] 6. How long do you expect to live at this location? *

Select one.

- ○ Less than 1 year
- ○ 1-2 years
- ○ 2-5 years
- ○ 5-10 years
- ○ Indefinitely - as long as the owners allow it

[333] 7. How do you receive your mail and deliveries? *

Select one.

- ○ Gets sent to main house
- ○ PO Box
- ○ We put up a separate number and add delivery instructions when needed
- ○ Other:

After this page/section → continue at form item 334.

6. Unit Features

Section 6 of 8

[334] 1. How would you describe the current MDU? *

Select one.

- ○ RV (travel oriented)
- ○ Tiny House on Wheels
- ○ Converted school bus
- ○ Other:

[335] 1a. If you answered RV in the question above, which best describe the MDU?

Select one.

- ○ N/A
- ○ Travel trailer
- ○ Motorhome
- ○ Airstream
- ○ Other:

[336] 2. What kind of toilet does the MDU use? *

Select one.

- ○ Standard residential toilet (ie. flushes to city sewer)
- ○ Composting
- ○ Incinerating
- ○ None - they use bathroom in main house
- ○ Sewage gets pumped/dumped from holding tank as needed
- ○ Other:

[337] 3. Does the MDU use propane? *

Select one.

- ○ Yes
- ○ No

[338] 3a. If yes, which appliances use propane?

Select one.

- ○ Hot water
- ○ Stove
- ○ Other:

[339] 4. Does the MDU have a stepless entry? i.e. a ramp *

Select one.

- ○ Yes
- ○ No



Illustration included with this item in the original form.

[340] 5. Where is the bed located? *

Select one.

- ○ N/A
- ○ Main floor
- ○ Upstairs loft
- ○ Elevated from main floor (several steps)

[341] 6. Is the MDU anchored to the ground? *

Select one.

- ○ Yes
- ○ No
- ○ I don't know what these are



Illustration included with this item in the original form.

[342] 7. Does the MDU have skirting around the base? *

Select one.

- ○ Yes
- ○ No

[343] 8. How do you heat & cool your dwelling? *

Select all that apply.

- ☐ Mini-split
- ☐ Air conditioning
- ☐ Electric wall heaters
- ☐ Electric plug-in heaters
- ☐ Gas or woodstove heating
- ☐ Radiant floor heating

[344] 9. Do you have any issues with the quality of your dwelling? *

Select all that apply.

- ☐ Too cold in winter
- ☐ Cold floors
- ☐ Too hot in summer
- ☐ Leaks from Outside
- ☐ Poor ventilation
- ☐ Mold
- ☐ Not structurally sound
- ☐ Hot & cold water inconsistent

- ☐ Construction feels cheap
- ☐ Exposed wiring
- ☐ N/A - No issues
- ☐ Other:

[345] 9a. Explain the issues with the quality of your dwelling, if you feel comfortable doing so.

Open response (no fixed answer options).

After this page/section → continue at form item 346.

7. MDU Build/Purchase

Section 7 of 8

[346] 1. How much did you spend on the MDU? *

Out of pocket costs, plus an estimate of your sweat equity contribution.

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[347] 1a. If you recall the exact purchase price, what was it?

Leave blank, if not applicable

Open response (no fixed answer options).

[348] 2. Where did you get your mobile dwelling? *

Select one.

- ○ Purchased new from a builder/dealer *Skip to question 349*
- ○ Purchased pre-owned *Skip to question 354*
- ○ Built myself *Skip to question 358*

7. MDU Build/Purchase - New

[349] 1. How much did you spend on the MDU?

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[350] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[351] 2. If new build, how long did it take to get the MDU after ordering? *

Select one.

- ○ 1-3 months
- ○ 3-6 months
- ○ 6-9 months
- ○ 9 months - 1 year
- ○ Over 1 year
- ○ N/A

[352] 2b. If new, did you have any complaints about your builder/dealer? *

Select one.

- ○ Yes
- ○ No
- ○ N/A

[353] 3. Did you have any complaints about your builder or dealer?

Check all that apply

Select all that apply.

- ☐ N/A - No issues
- ☐ Dwelling took longer to build than anticipated
- ☐ Cost more than anticipated
- ☐ Did not get what I ordered
- ☐ Builder stopped communicating with me
- ☐ Builder went out of business shortly after my home
- ☐ I filed a complaint against the builder
- ☐ Dwelling was missing title
- ☐ Dwelling was missing certifications that I expected
- ☐ Appliances were not installed correctly
- ☐ I had to hire people to fix issues with my dwelling post-installation
- ☐ Other:

7. MDU Build/Purchase - Pre-owned

[354] 1. How much did you spend on the MDU?

Select one.

- ○ Nothing - got for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Other:

[355] 1a. If you recall the exact purchase price, what was it?

Open response (no fixed answer options).

[356] 2. What year was the MDU originally built?

Open response (no fixed answer options).

[357] 2d. If purchased pre-owned, do you know the manufacturer and model name of your MDU?

i.e. TruFormTiny

Open response (no fixed answer options).

7. MDU Build/Purchase - Self-built

[358] 1. What is your best estimate of your out-of-pocket costs?

Select one.

- ○ Nothing - got supplies for free
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

[359] 2. What is your best estimate of your sweat equity contribution?

Select one.

- ○ I don't know
- ○ $1 - $30,000
- ○ $30,001 - $60,000
- ○ $60,001 - $90,000
- ○ $90,001 - $120,000
- ○ $120,001 - $150,000
- ○ $150,001 - $180,000
- ○ $180,001 - $200,000
- ○ Over $200,001

7. MDU Build/Purchase - Continued

[360] 3. Do you feel like you got a good deal? *

Select one.

- ○ Yes
- ○ No

[361] 4. How did you finance your MDU? *

Select one.

- ○ Savings (cash) *Skip to question 362*
- ○ Borrowed against primary residence *Skip to question 367*
- ○ Personal loan *Skip to question 367*
- ○ Chattel loan/RV loan *Skip to question 363*
- ○ Other:

7. MDU Build/Purchase - Used savings

[362] 4a. If you chose savings, which best applies to your situation?

Select one.

- ○ Proceeds from previous house sale
- ○ Used retirement savings
- ○ Other:

7. MDU Build/Purchase - Loan

[363] 4b. If you chose Chattel loan/RV loan, could you tell us more about the loan terms?

Interest rate %

Open response (no fixed answer options).

[364] 4c. If you chose Chattel loan/RV loan, could you tell us more about the loan terms?

Length of loan (i.e. 10 years)

Open response (no fixed answer options).

[365] 5. What is your monthly payment if financed? *

Select one.

- ○ I already paid off my dwelling
- ○ $1 - $500/month
- ○ $501 - $1000/month
- ○ $1001 - $1500/month
- ○ $1501 - $2000/month
- ○ Over $2001/month

[366] 5a. What is the exact amount of your monthly payment if financed?

Open response (no fixed answer options).

7. MDU Build/Purchase - Continued

[367] 6. Is your MDU certified by any agency? *

Check all that apply

Select all that apply.

- ☐ Washington L&I
- ☐ NOAH
- ☐ RVIA
- ☐ Not certified
- ☐ I don’t know
- ☐ Other:

[368] 7. Did you hire anyone to do a third party inspection of your MDU? *

Select one.

- ○ Yes
- ○ No

[369] 8. Do you have insurance for your MDU? *

Select one.

- ○ Yes
- ○ No

[370] 8a. If yes, how much does your insurance cost?

Select one.

- ○ N/A
- ○ 0-$50/month
- ○ $51-100/month
- ○ $101-$150/month
- ○ $151-$200/month
- ○ Over $200/month

8. Shared/Outdoor Space

[371] 1. Do you have private yard space separated by a fence? *

Select one.

- ○ Yes
- ○ No

[372] 2. Do all residents of the property share any common outdoor space? *

Select one.

- ○ Yes
- ○ No

[373] 3. Does the MDU occupant have regular access to the main house? *

Select one.

- ○ Yes
- ○ No

[374] 4. Where is the MDU located on the property? *

Select one.

- ○ Backyard
- ○ Side of house
- ○ In front yard, between house and street
- ○ Not on property, parked on street near house

[375] 5. Can you see it from the street? *

Select one.

- ○ Yes
- ○ No

[376] 6. What is the MDU parked on? *

Select one.

- ○ Driveway *Skip to question 6*
- ○ Gravel pad *Skip to question 6*
- ○ Concrete pad *Skip to question 6*
- ○ Yard (grass, mulch) *Skip to question 6*
- ○ Concrete footings *Skip to question 6*
- ○ Other:

Shared closing sequence — completed after any Part A–E

Demographic Questions

Almost done! Please tell us more about yourself so we can understand who uses mobile dwellings.

[006] 1. With which gender do you most identify?

Select one.

- ○ Female
- ○ Male
- ○ Non Binary
- ○ Prefer not to Answer
- ○ Other:

[007] 2. What is your age? *

Open response (no fixed answer options).

[008] 3. Which race do you identify as? *

Select all that apply.

Select all that apply.

- ☐ White or Caucasian
- ☐ Asian
- ☐ Pacific Islander
- ☐ Black or African American
- ☐ Hispanic or Latino
- ☐ Prefer not to Answer
- ☐ Other:

[009] 4. Do you have a disability that makes it difficult to live independently? *

Select one.

- ○ Yes
- ○ No
- ○ Prefer not to Answer

[010] 5. What's your approximate household income? *

Select one.

- ○ No income
- ○ $10,000 - $19,999
- ○ $20,000 - $29,999
- ○ $30,000 - $39,999
- ○ $40,000 - $49,999
- ○ $50,000 - $59,999
- ○ $60,000 - $69,999
- ○ $70,000 - $79,999
- ○ $80,000 - $89,999
- ○ $90,000 - $99,999
- ○ $100,000 - $149,999
- ○ More than $150,000
- ○ Prefer not to Answer

[011] 6. What best describes your situation? *

Select one.

- ○ I work full-time

- ○ I work part-time
- ○ I am a student
- ○ I am not working due to a health issue
- ○ I am currently unemployed and seeking work
- ○ I am retired
- ○ Prefer not to Answer

[012] 7. From your answer above, what do you do for work/study? *

Answer N/A if this doesn't apply.

Open response (no fixed answer options).

[013] 8. What is your level of education? *

Select one.

- ○ Did not complete high school
- ○ High school
- ○ Trade certificate
- ○ Associates degrees
- ○ Bachelors degree
- ○ Post-graduate degree
- ○ Prefer not to Answer

[014] 9. Marital status *

Select one.

- ○ Married
- ○ Not Married
- ○ Prefer not to Answer

After this page/section → continue at form item 93.

Final Questions

Thank you for participating in this study!

[093] 1. I would recommend an MDU as a housing option for others *

Select one.

- ○ Yes
- ○ No

[094] 2. Is there anything else you think researchers should know?

Open response (no fixed answer options).

[095] 3. Are you willing to be contacted for a follow up interview if needed?

Select one.

- ○ Yes
- ○ No

Technical appendix: form branching reference

The original source uses printed global question IDs. A form builder can use the links below to reproduce the major respondent-selection routing, as well as the repeated common closing sequence. Within-path choice-specific skips are annotated directly beside the relevant answer choices in the sections above.

[005] Part A → [015]; Part B → [096]; Part C → [146]; Part D → [235]; Part E → [300].

After Part A [092], Part B [145], Part C [234], Part D [299], or Part E [376] → [006] Demographics.

After Demographics [014] → [093] Final Questions; the survey ends after [095].

For exact conditional branching at the question level, follow the italic “Skip to question…” text following individual response options and the end-of-section routing notes. Keep the source wording when adapting the instrument for a future study.