

RESOLUTION No. 36980

Suspend systems development charges for Parks and Recreation, Environmental Services, Transportation, and Water for the construction of accessory dwelling units or the conversion of structures to accessory dwelling units until July 31, 2016 (Resolution)

WHEREAS, system development charges (SDCs) on accessory dwelling units (ADUs) can cost between \$8,000 and \$13,000 on each unit, which is a high proportion of the cost of construction of ADUs; and

WHEREAS, ADUs are integral to the achievement of the City's affordable housing and housing density goals; and

WHEREAS, the high relative cost of SDCs on ADUs is a substantial barrier to the willingness of homeowners and builders to construct them; and

WHEREAS, promoting the construction of ADUs will provide smaller scale construction projects that are easier to finance for homeowners and the struggling construction industry; and

WHEREAS, the suspension of SDCs will make the overall cost of constructing ADUs more attainable for homeowners and builders; and

WHEREAS, the zoning code (Title 33.205) currently addresses what constitutes an ADU, its purpose, where it can be constructed, and applicable design parameters; and

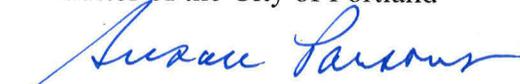
WHEREAS, an ADU may be added to a house, attached house, or manufactured home in a residential zone, except for certain conditions outlined in Title 33.

NOW, THEREFORE, BE IT RESOLVED that city regulations should be amended to extend the current SDC waiver to apply to any newly permitted and constructed ADU conforming to the Title 33 definition of an ADU and should be entitled to a waiver of the SDC fees through July 31, 2016, provided that the ADU receiving the waiver obtains a final inspection and certificate of occupancy no later than June 30, 2017; and

BE IT FURTHER RESOLVED, the City Council directs all affected bureaus (Water, Parks, BES and PBOT) to return to City Council with the code, rate ordinance, and policy changes necessary to implement this resolution by April 10, 2013.

Adopted by the Council: DEC 05 2012  
Commissioner Saltzman

LaVonne Griffin-Valade  
Auditor of the City of Portland

  
By  
Deputy

Prepared by: Matthew Grumm  
November 19<sup>th</sup>, 2012

