

RESOLUTION No. 37201 As Amended

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, 2018 (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, 2018, provided that the ADU receiving the waiver obtains a final inspection and certificate of occupancy no later than June 30, 2020; 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 May 18, 2016.

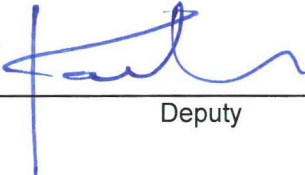
Adopted by the Council: APR 13 2016
Commissioner Saltzman

Prepared by: Matthew Grumm
March 15, 2016

Mary Hull Caballero
Auditor of the City of Portland

By 
Deputy

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Charlie Hales, Commissioner Dan Saltzman</p>	<p>CLERK USE: DATE FILED <u>APR 05 2016</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration—Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  _____ Deputy</p> <p>ACTION TAKEN:</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: NA Bureau Head: NA</p> <p>Prepared by: Matthew Grumm Date Prepared: 3/31/16</p> <p>Financial Impact & Public Involvement Statement</p> <p>Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date 4/13/16</p>	

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 20 minutes (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	