

RESOLUTION No.

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 June 30, 2013. (Resolution)

WHEREAS, system development charges (SDCs) on accessory dwelling units (ADUs) can cost between \$7,000 and \$12,000 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 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 system development charges will make the overall cost of constructing ADUs more attainable for homeowners and builders; and

WHEREAS, more ADUs will be constructed if the overall cost is more attainable; and

WHEREAS, the zoning code (Title 33.205) currently addresses what constitutes an accessory dwelling unit (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 exceptions outlined in Title 33; and

NOW, THEREFORE, BE IT RESOLVED, that City regulations should be amended to provide that any newly permitted and constructed ADU conforming to the Title 33 definition of an ADU should be entitled to a waiver of the SDC fees until June 30, 2013. This waiver should apply to all complete building permit submittals for ADU's between the date this resolution is implemented and June 30, 2013, provided that the new ADU receiving a waiver obtains an occupancy permit no later than June 30, 2014; and

BE IT FURTHER RESOLVED, the Council directs all affected bureaus (Water, Parks, BES and PBOT) to return to the City Council with the code and policy changes necessary to implement this resolution by April 15, 2010.

Adopted by the Council:
Mayor Sam Adams
Commissioner Randy Leonard
Commissioner Nick Fish
Sara Petrocine :sp
February 22, 2010

LaVonne Griffin-Valade
Auditor of the City of Portland
By:
Deputy