

City of Portland System Development Charge Exemption Program Summary

	Water	Transportation	Parks	Bureau of Environmental Services	Fee Waivers Non-Profit
Program Goal	Exemptions are intended to reduce the development costs for residential units that are made affordable.	Exemptions are intended to reduce the development costs for residential units that are made affordable.	Exemptions are intended to reduce the development costs for residential units that are made affordable.	Exemptions are intended to reduce the development costs for residential units that are made affordable.	Offsets some of the development fees associated with the rehabilitation or new construction of affordable housing units.
Development Benefit	Waives SDC Fee for Water Bureau. Visit www.pdc.us/sdc	Waives SDC Fee for Transportation Bureau. Visit www.pdc.us/sdc	Waives SDC Fee for Parks Bureau. Visit www.pdc.us/sdc	Waives SDC Fee for Bureau of Environmental Services. Visit www.pdc.us/sdc	Waives assorted Development Services Fees. Visit www.pdc.us/sdc
Application Requirements	<ul style="list-style-type: none"> Signed Application Corporate Resolution Affordability Breakdown 	<ul style="list-style-type: none"> Signed Application Corporate Resolution Affordability Breakdown 	<ul style="list-style-type: none"> Signed Application Corporate Resolution Affordability Breakdown 	<ul style="list-style-type: none"> Signed Application Corporate Resolution Affordability Breakdown 	<ul style="list-style-type: none"> Signed Application 501(3)(c) letter Corporate Resolution Affordability Breakdown
Project Eligibility	Rental: 60% MFI Homeownership: 100% MFI	Rental: 60% MFI Homeownership: 100% MFI	Rental: 60% MFI Homeownership: 100% MFI	Rental: 60% MFI Homeownership: 100% MFI	Rental: 60% MFI Homeownership: 100% MFI Cannot receive PDC funding.
Restrictions	<ul style="list-style-type: none"> Applicant signs Regulatory Agreement. Repayment to Bureau if sold/occupied by ineligible occupant. 	<ul style="list-style-type: none"> Applicant signs Regulatory Agreement. Repayment to Bureau if sold/occupied by ineligible occupant. 	<ul style="list-style-type: none"> Applicant signs Regulatory Agreement. Repayment to Bureau if sold/occupied by ineligible occupant. 	<ul style="list-style-type: none"> Applicant signs Regulatory Agreement. Repayment to Bureau if sold/occupied by ineligible occupant. 	<ul style="list-style-type: none"> Applicant signs Regulatory Agreement. Repayment to Bureau if sold/occupied by ineligible occupant.
Designated Areas	City of Portland	City of Portland	City of Portland	City of Portland	City of Portland
Project Review & Approval	PDC evaluates exemption request based upon City Code criteria. If project meets criteria project is entitled to an exemption.	PDC evaluates exemption request based upon City Code criteria. If project meets criteria project is entitled to an exemption	PDC evaluates exemption request based upon City Code criteria. If project meets criteria project is entitled to an exemption	PDC evaluates exemption request based upon City Code criteria. If project meets criteria project is entitled to an exemption	PDC evaluates exemption request based upon City Code criteria. If project meets criteria project is entitled to an exemption
Maximum Fees Exempted	<ul style="list-style-type: none"> \$1600.00 maximum per unit (based on $\frac{5}{8}$" exemption) http://www.water.ci.portland.or.us/devrev/fees.htm#sdc 	<ul style="list-style-type: none"> Single Family \$1776.00 Multi-Family \$1277.00 http://www.trans.ci.portland.or.us/SystemDevelopmentCharge/Rates.htm 	<ul style="list-style-type: none"> Single Family \$2961.00 Multi-Family \$1926.00 http://www.portlandparks.org/Planning/sdc_fees.htm 	<ul style="list-style-type: none"> 100% of Sewer and Storm water SDC's for qualified units. 	<ul style="list-style-type: none"> Single Family \$1700 Multi-Family \$5000 for first 2 units; \$500 per unit after that. Maximum exemption per organization \$50,000
Application Fee	<ul style="list-style-type: none"> None Recording Fee Only 	<ul style="list-style-type: none"> None Recording Fee Only 	<ul style="list-style-type: none"> None Recording Fee Only 	<ul style="list-style-type: none"> None Recording Fee Only 	<ul style="list-style-type: none"> None Recording Fee Only
Homeownership Compliance Requirements	Evidence of homebuyers: <ul style="list-style-type: none"> Gross household Income How many individuals living in the home. 	Evidence of homebuyers: <ul style="list-style-type: none"> Gross household Income How many individuals living in the home. 	Evidence of homebuyers: <ul style="list-style-type: none"> Gross household Income How many individuals living in the home. 	Evidence of homebuyers: <ul style="list-style-type: none"> Gross household Income How many individuals living in the home. 	Evidence of homebuyers: <ul style="list-style-type: none"> Gross household Income How many individuals living in the home.
Rental Compliance Requirements	Annual audit. Project sponsor must document tenant income and rents at the PDC's request.	Annual audit. Project sponsor must document tenant income and rents at the PDC's request.	Annual audit. Project sponsor must document tenant income and rents at the PDC's request.	Annual audit. Project sponsor must document tenant income and rents at the PDC's request.	Annual audit. Project sponsor must document tenant income and rents at the PDC's request.

Parks SDC For Profit credit pool is terminated. PDC will resume issuing SDC exemptions to for-profit developers under new program July 1, 2005.
Updated 6/20/05 by Brian Morisky