

City of Portland System Development Charge Exemption Program Summary

	Water	Transportation	Parks	BES	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.
Designated Areas	City of Portland	City of Portland	City of Portland	City of Portland	City of Portland
Development Benefit	Exempts SDC Fee for Water Bureau. Visit www.pdc.us/sdc	Exempts SDC Fee for Transportation Bureau. Visit www.pdc.us/sdc	Exempts SDC Fee for Parks Bureau. Visit www.pdc.us/sdc	Exempts SDC Fee for Bureau of Environmental Services. Visit www.pdc.us/sdc	Waives assorted Development Services Fees. Visit www.pdc.us/sdc
Maximum Fees Exempted	<ul style="list-style-type: none"> • Maximum per unit (based on 5/8" exemption) 1,760 http://www.water.ci.portland.or.us/devrev/fees.htm#sdc	<ul style="list-style-type: none"> • Single Family (1-3 units) \$2,180 (1/1/2008) • Multi-Family (4 or more) \$1,577 • Rowhouse/Condo \$1,375 http://www.portlandonline.com/transportation/index.cfm?c=36168	<ul style="list-style-type: none"> • Single Family \$3,986 • Multi-Family \$2,616 *See below for important information http://www.portlandonline.com/parks/index.cfm?c=38516	<ul style="list-style-type: none"> • Sanitary Single Family \$3,520 • Sanitary MF \$2,816 per unit • Stormwater single or two-family \$651, Triplex \$754, Four-plex \$1,033 http://www.portlandonline.com/bes/index.cfm?c=29323 or 503-823-7761	<ul style="list-style-type: none"> • Single Family \$1,700 • Multi-Family \$5,000 for first 2 units; \$500 per unit after that. • Maximum exemption \$50,000 per organization
Restrictions / Criteria	<ul style="list-style-type: none"> • Rental: 60% MFI • Homeownership: 100% MFI • Applicant signs Regulatory Agreement. 	<ul style="list-style-type: none"> • Rental: 60% MFI • Homeownership: 100% MFI • Applicant signs Regulatory Agreement. 	<ul style="list-style-type: none"> • Rental: 60% MFI • Homeownership: 100% MFI • Applicant signs Regulatory Agreement. 	<ul style="list-style-type: none"> • Rental: 60% MFI • Homeownership: 100% MFI • Applicant signs Regulatory Agreement. 	<ul style="list-style-type: none"> • Rental: 60% MFI • Homeownership: 100% MFI • Applicant signs Regulatory Agreement. • First-time homeowner
Application Requirements	<ul style="list-style-type: none"> • Signed Application • Corporate Resolution • Affordability Breakdown - Rental • Proof of site control (title) 	<ul style="list-style-type: none"> • Signed Application • Corporate Resolution • Affordability Breakdown - Rental • Proof of site control (title) 	<ul style="list-style-type: none"> • Signed Application • Corporate Resolution • Affordability Breakdown - Rental • Proof of site control (title) 	<ul style="list-style-type: none"> • Signed Application • Corporate Resolution • Affordability Breakdown - Rental • Proof of site control (title) 	<ul style="list-style-type: none"> • Signed Application • 501(3)(c) letter • Corporate Resolution • Affordability Breakdown - Rental
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
Project Review & Approval	PDC evaluates exemption request based upon City Code criteria. If project meets criteria it is entitled to an exemption. Applicant enters into Regulatory Agreement.	PDC evaluates exemption request based upon City Code criteria. If project meets criteria it is entitled to an exemption. Applicant enters into Regulatory Agreement.	PDC evaluates exemption request based upon City Code criteria. If project meets criteria it is entitled to an exemption. Applicant enters into Regulatory Agreement.	PDC evaluates exemption request based upon City Code criteria. If project meets criteria it is entitled to an exemption. Applicant enters into Regulatory Agreement.	PDC evaluates exemption request based upon City Code criteria. If project meets criteria it is entitled to an exemption. Applicant enters into Regulatory Agreement.
Homeownership Compliance Requirements	Evidence of homebuyers: <ul style="list-style-type: none"> • Submit form: http://www.pdc.us/pdf/housing_serv/homeowner_compliance.pdf • Gross income at 100% MFI adjusted for household size confirmed by verification of current income [W2s and pay stubs or tax returns and profit and loss]. 	Evidence of homebuyers: <ul style="list-style-type: none"> • Submit form: http://www.pdc.us/pdf/housing_serv/homeowner_compliance.pdf • Gross income at 100% MFI adjusted for household size confirmed by verification of current income [W2s and pay stubs or tax returns and profit and loss]. 	Evidence of homebuyers: <ul style="list-style-type: none"> • Submit form: http://www.pdc.us/pdf/housing_serv/homeowner_compliance.pdf • Gross income at 100% MFI adjusted for household size confirmed by verification of current income [W2s and pay stubs or tax returns and profit and loss]. 	Evidence of homebuyers: <ul style="list-style-type: none"> • Submit form: http://www.pdc.us/pdf/housing_serv/homeowner_compliance.pdf • Gross income at 100% MFI adjusted for household size confirmed by verification of current income [W2s and pay stubs or tax returns and profit and loss]. 	Evidence of homebuyers: <ul style="list-style-type: none"> • Submit form: http://www.pdc.us/pdf/housing_serv/homeowner_compliance.pdf • Gross income at 100% MFI adjusted for household size confirmed by verification of current income [W2s and pay stubs or tax returns and profit and loss].
Repayment under Default of Agreement	<ul style="list-style-type: none"> • Repayment of current permit fees to Bureau if sold/occupied by ineligible occupant will include repayment fee and interest. 	<ul style="list-style-type: none"> • Repayment of current permit fees to Bureau if sold/occupied by ineligible occupant will include repayment fee and interest. 	<ul style="list-style-type: none"> • Repayment of current permit fees to Bureau if sold/occupied by ineligible occupant 	<ul style="list-style-type: none"> • Repayment of current permit fees to Bureau if sold/occupied by ineligible occupant will include repayment fee and interest. 	<ul style="list-style-type: none"> • Repayment to Bureau if sold/occupied by ineligible occupant.
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.

* The Department of Parks and Recreation has a gradual and **notable fee increase culminating on January 1, 2010**. The matrix information is current as of the January 1, 2009 increase. For more information, please go to their website at: <http://www.portlandonline.com/parks/index.cfm?c=38516>