

Discussion: Retire the SDC Exemption for ADUs

DRAC

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Retire the SDC exemption for ADUs

- Background
- ADU SDC Waiver
- Analysis: parity and equity
- Discussion

Background: Zoning changes

The Residential Infill Project (RIP) phases 1 and 2 and House Bill (HB) 2001 have introduced new housing types and density in single dwelling zones. New options for increased density include allowing:

- ▶ Duplexes
- ▶ Triplexes
- ▶ Fourplexes
- ▶ Cottage Clusters
- ▶ ADU with a duplex
- ▶ Up to two Accessory Dwelling Units (ADU) on a lot with a single-dwelling home



Background: ADU and Waiver



ADUs

- ▶ ADUs are Accessory Dwelling Units. They must exist as a unit that is "accessory" to a detached single family dwelling unit.
- ▶ ADUs can be detached structures or be interior to a single dwelling unit.
- ▶ ADUs can be no larger than 800 sq. ft.

SDC waiver covenant

- ▶ Prohibits use as a short-term rental.
- ▶ Does not require the ADU to be rented as a long-term rental, it allows for flex space, guest or in-law spaces.

Discussion re: Retirement of the ADU SDC waiver

Why?

Applying the SDC ADU exemption alongside the new density allowed under RIP and HB 2001 results in a lack of parity for similar developments.

Developments that look materially the same—zoning, # of units—will have drastic differences in their SDCs depending on whether units are classified as ADUs or not.

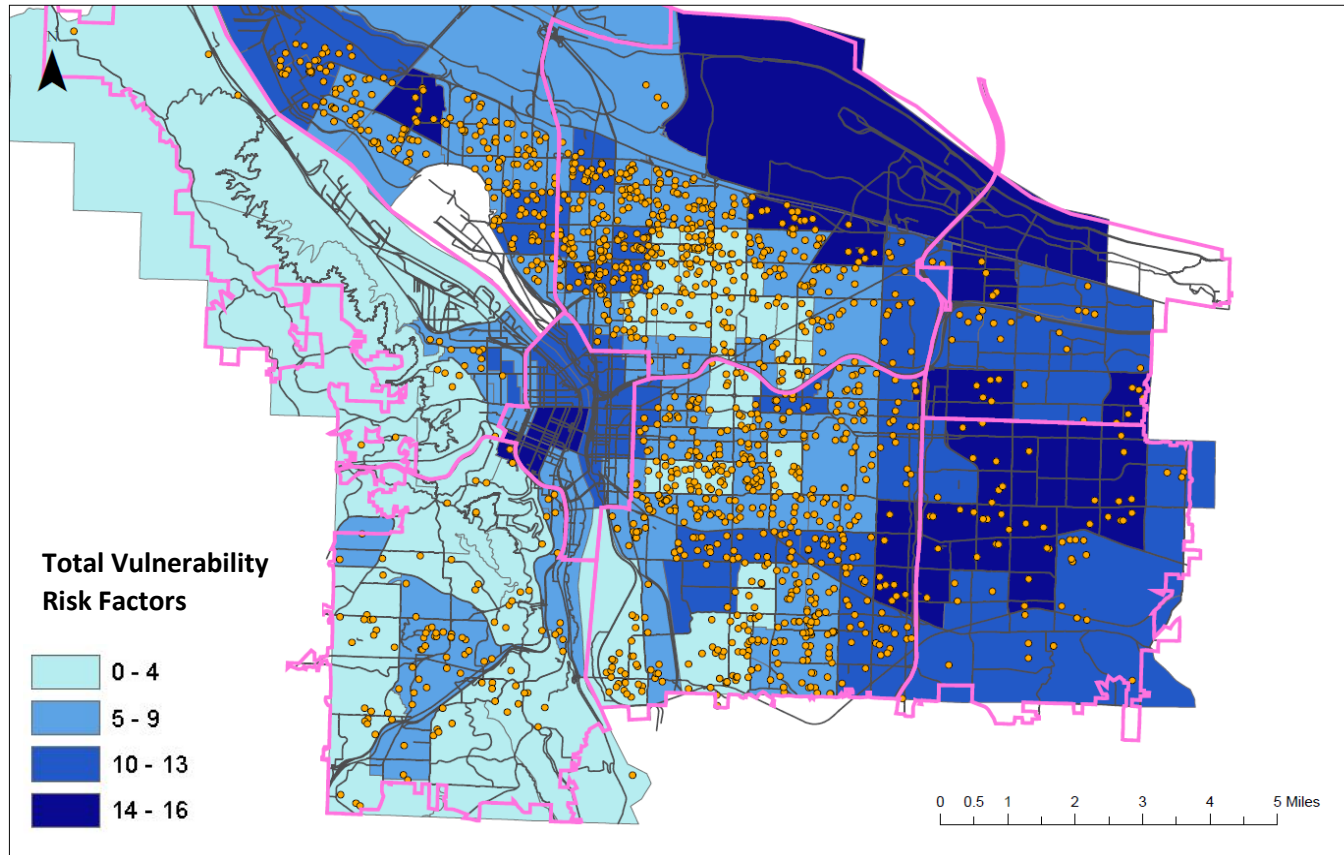
Analysis: SDC Parity

	Total SDCs (typical)	Difference
Two Units		
House w/ 1 exempt ADU	\$35,282	\$19,011
Duplex	\$54,293	
Three Units		
House w/ 2 exempt ADUs	\$33,802	\$35,527
Triplex	\$69,329	



Top photo: Backyard cottage. Available via Sightline [Missing Middle Homes Library](#).

Analysis: Exemption Locations and Equity



**ADU exemptions by
vulnerability risk factors**

	Total ADUs	Total % by Risk Factors
0-4	342	23%
5-9	723	48%
10-13	341	23%
14-16	94	6%
Total	1500	100%

Figure: ADU exemptions compared to the City's vulnerability risk factors for FY 17/18 through 20/21.

Discussion



Thank you.



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