

RESOLUTION NO. 2126

A RESOLUTION OF THE CITY OF WILSONVILLE ESTABLISHING A PROGRAM TO ALLOW WAIVER OF BUILDING, PLANNING AND ENGINEERING PERMIT FEES FOR AFFORDABLE HOUSING PROJECTS.

WHEREAS, the City has a deficit in the number of needed housing units affordable by households earning less than 60% of area median annual income; and

WHEREAS, the City's Comprehensive Land Use Plan states that, "The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville"; and

WHEREAS, Comprehensive Plan Implementation Measure 4.1.4.m states: "The City will consider the use of the following tools identified by Metro to improve availability of sufficient housing affordable to households of all income levels and manufactured housing to assure a diverse range of available housing types. *** (3) provision of fee waivers and property tax exemptions for projects developed by non-profit organizations or governments serving people at or below 60% of area median income"; and

WHEREAS, the City of Wilsonville has established a policy of approving tax exemptions for projects developed by non-profit organizations or governments serving people at or below 60% of area median income; and

WHEREAS, sixty percent (60%) of 2008 area median household income in the Portland Metro Area for a family of four is \$40,740; and

WHEREAS, according to Oregon Employment Department 2007 Wage Information for Multnomah and Washington Counties, approximately 50% of job classifications pay a average annual wage of less than \$40,000, and nearly one-third pay less than \$30,000 on average annually; and

WHEREAS, those job classifications include such jobs as technicians, aides, and assistants in the medical field, construction workers, product assembly workers, food industry workers, teachers and teaching, and personal care workers, all of which are essential employment categories in our economy; and

WHEREAS, the City of Wilsonville currently has a 2-1 jobs/housing ratio which negatively impacts local and area transportation facilities and livability of the community; and

WHEREAS, permit fees to be waived average around \$1,842 per unit; and


WHEREAS, the primary applicants for waivers under this program in the short/mid-term will likely be the remaining mental health housing units in Villebois, which total approximately 175 additional units, likely over a 10-year period; and

WHEREAS in order to be objective in granting waivers, establishment of criteria for evaluating requests for waivers is essential,

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

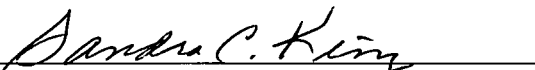
1. A building, planning and engineering permitting fee waiver program is hereby established in the City of Wilsonville for affordable housing projects.
2. The City Manager, or the manager's designee, shall determine whether or not a waiver shall be granted, and if granted, whether the waiver shall be in whole or in part of some or of all of the applicable building, planning, and engineering fees.
3. The evaluation criteria for granting waivers are as follows:
 - a. The proposed project is being developed by a non-profit organization or a government agency;
 - b. The project will serve households earning at or below 60% of area median income;
 - c. The project will maintain affordability at or below 60% of area median income for a minimum of 40 years;
 - d. The applicant shall supply financial data sufficient to illustrate that the waiver will materially benefit the project;
 - e. The City Manager or designee may request such other information to be provided to the City by the applicant that the City Manager determines is reasonable and necessary for a full and complete waiver determination.
4. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of June 2008, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Charlotte Lehan, Mayor - Yes

Alan Kirk, Council President - Yes

Tim Knapp, Councilor - Yes

Michelle Ripple, Councilor - Yes

Celia Núñez, Councilor - Yes