

RESOLUTION NO. 21-04

SPECIFIC CITY SPONSORED PROJECT WITHIN THE HOUSING INCENTIVE PROGRAM FOR OFF-SET OF SYSTEM DEVELOPMENT CHARGES

WHEREAS, there continues to be housing constraints in Irrigon and across Morrow County that have a significant impact on economic development; and

WHEREAS, The City of Irrigon enacted Resolution 14-12 introducing the Housing Incentive Program and Special City Projects; and

WHEREAS, The City of Irrigon Resolution 16-32 provides for processing for administering the Housing Incentive Programs for single family dwellings; and

WHEREAS, Section 3 of Resolution 16-32 allows the City of Irrigon to establish additional and separate city sponsored projects within the established Housing Incentive Program;

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF IRRIGON THAT THE FOLLOWING IS DECLARED AND RESOLVED:

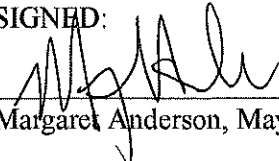
1. Procedures and processes for the Housing Incentive Program as outline in Resolution 16-32 remain in effect.
2. The City of Irrigon will use Housing Incentive funds, administered through BCDA (Boardman Community Development Association), be to off-set System Development Charges (SDC) on new housing development within the City of Irrigon boundaries for the following:
 - A. New development (construction) as primary single-family residence.
 - B. Residence and ownership of applicant must be primary dwelling for a minimum of five years.
 - C. New construction to be either a new manufactured home or framed construction.
 - D. This SDC off-Set Program is only available to infill or existing stand-alone lots at the time of this resolution adoption, and not for sub-divisions or lots partitioned out that are part of the sub-division original property lot/parcel.
 - E. Once a sub-division is approved, platted and developed/built, a minimum of 90% lots are to be developed before any vacant lot is considered infill.
 - F. Requirement of Living and Working in Morrow County is waived for this SDC off-set program.
 - G. The Home Buyer Course requirement is waived for this SDC Off-set Program.
 - H. No other Housing Incentive allowed if using the SDC off-set program.
 - I. This Housing SDC Incentive Program is not to exceed \$150,000.00 of available housing incentive funds held by BCDA and is dependent upon funds availability.
 - J. A form/application must be completed in order to request the use of the SDC off-set program.
 - K. This resolution and SDC Housing SDC Incentive Program is in effect for 1-year from date of council adoption.

3. These SDC Off-set Program funds may be used for new development of a business which has the requirement for SDCs to be paid as part of the development. Such SDC off-sets will be limited to one (1) ERU (Equivalent Residential Unit) and not the full amount of SDCs that may be charged per the specific development and code requirement.
4. Upon a Site Review for development of a parcel the SDC amounts will be noted on the Site Review Report of availability of program funds and that there will be a lien against the property for the amount of the SDCs.

The contractor will not have to pay the SDC fees but shall have full open disclosure to any realtor and/or buyer that the price is reflected lower as the SDC charges are placed against the property and must be paid by the future buyer. Following closing and possession of the property the buyer will make application to the City of Irrigon (on the city provided application) requesting reimbursement of the System Development Charges before any utility services will be turned on.

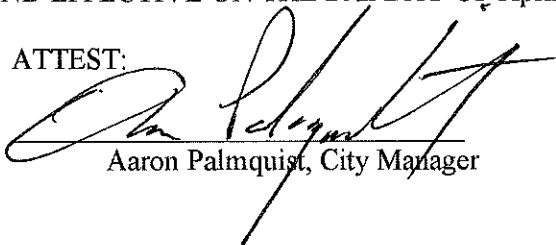
ADOPTED BY THE COMMON COUNCIL AND EFFECTIVE ON THE 20th DAY OF April 2021.

SIGNED:



Margaret Anderson, Mayor

ATTEST:



Aaron Palmquist, City Manager