

# Amendments to Parks SDC Methodology Report and Ordinance to Revise the Ranges of Sizes of Dwelling Units and the Effective Date

1. Amend the Park System Development Charge Methodology Update Report dated April 15, 2015, page 6, text and Table 3.2:

## *B. Persons Per Dwelling Unit*

The Residential Park SDCs are based on costs per person and are calculated based on the number of persons per dwelling unit. To determine the appropriate number of persons per dwelling unit, data was gathered for the City by Portland State University's Population Research Center for ~~the four five sizes ranges~~ of dwelling units size reported in tabulated from the 2009-2011 American Community Housing Survey 3-year estimates. The City analyzed the data to estimate the persons per dwelling unit in the Central City and Non-Central City areas. The average number of persons per dwelling unit in the Central City was found to be approximately 65% of that for the City as a whole, and the average in the Non-Central City was approximately 104% of the City as a whole. These differences are reflected in the calculations displayed in Table 3.2.

**TABLE 3.2**  
**AVERAGE NUMBER OF PERSONS PER DWELLING UNIT**

Dwelling Unit Size	Central City	Non-Central City
Less than 1,000 square feet	0.898	1.449
1,000 – 1,499 square feet	1.259	2.033
1,500 – 2,249 square feet	1.493	2.410
2,250 or more square feet	1.747	2.822
Less than 700 square feet	0.765	1.235
700 – 1,199 square feet	1.144	1.848
1,200 – 1,699 square feet	1.376	2.221
1,700 – 2,199 square feet	1.562	2.522
2,200 or more square feet	1.729	2.792

2. Amend the Park System Development Charge Methodology Update Report dated April 15, 2015, page 15, Table 4.1:

**TABLE 4.1**  
**SERVICE AREA RESIDENTIAL COST PER PERSON AND PER DWELLING UNIT**

Description	Citywide	Central City Local Access	Non-Central City Local Access	
Cost for Residential Growth	\$280,831,806	\$109,069,870	\$121,894,487	
Population Growth	99,452	33,540	65,912	
Cost per Person	\$ 2,824	\$ 3,252	\$ 1,849	
	<b>Persons per Dwelling Unit</b>			<b>Total</b>
<b>Central City</b>				
Less than 1,000 square feet	0.898	\$ 2,535	\$ 2,919	n.a. \$ 5,454

1,000—1,499 square feet	1,259	3,555	4,094	n.a.	7,649
1,500—2,249 square feet	1,493	4,216	4,855	n.a.	9,071
2,250 or more square feet	1,747	4,934	5,683	n.a.	10,617
<b>Non-Central City</b>					
Less than 1,000 square feet	1,449	4,093	n.a.	2,680	6,773
1,000—1,499 square feet	2,033	5,740	n.a.	3,759	9,499
1,500—2,249 square feet	2,410	6,807	n.a.	4,458	11,265
2,250 or more square feet	2,822	7,967	n.a.	5,218	13,185
<b>Central City</b>					
Less than 700 square feet	0.765	\$ 2,160	\$ 2,488	n.a.	\$ 4,648
700 – 1,199 square feet	1.144	3,231	3,721	n.a.	6,953
1,200 – 1,699 square feet	1.376	3,885	4,474	n.a.	8,359
1,700 – 2,199 square feet	1.562	4,411	5,080	n.a.	9,491
2,200 or more square feet	1.729	4,883	5,624	n.a.	10,507
<b>Non-Central City</b>					
Less than 700 square feet	1.235	3,488	n.a.	2,284	5,772
700 – 1,199 square feet	1.848	5,217	n.a.	3,417	8,634
1,200 – 1,699 square feet	2.221	6,273	n.a.	4,108	10,381
1,700 – 2,199 square feet	2.522	7,123	n.a.	4,665	11,787
2,200 or more square feet	2.792	7,885	n.a.	5,164	13,049

3. Amend the Park System Development Charge Methodology Update Report dated April 15, 2015, page 16, Table 4.2:

**TABLE 4.2**

**COST, TAX CREDIT AND PARK SDC RESIDENTIAL RATES PER DWELLING UNIT**

Description	Total Parks Cost per Dwelling Unit	Tax Credit per Dwelling Unit	SDC per Dwelling Unit
<b>Central City</b>			
Less than 1,000 square feet	\$ 5,454	\$ 0	\$ 5,454
1,000—1,499 square feet	7,649	0	7,649
1,500—2,249 square feet	9,071	0	9,071
2,250 or more square feet	10,617	0	10,617
<b>Non-Central City</b>			
Less than 1,000 square feet	6,773	0	6,773
1,000—1,499 square feet	9,499	0	9,499
1,500—2,249 square feet	11,265	0	11,265
2,250 or more square feet	13,185	0	13,185
<b>Central City</b>			
Less than 700 square feet	\$ 4,648	\$ 0	\$ 4,648
700 – 1,199 square feet	6,953	0	6,953
1,200 – 1,699 square feet	8,359	0	8,359
1,700 – 2,199 square feet	9,491	0	9,491
2,200 or more square feet	10,507	0	10,507
<b>Non-Central City</b>			
Less than 700 square feet	5,772	0	5,772
700 – 1,199 square feet	8,634	0	8,634
1,200 – 1,699 square feet	10,381	0	10,381
1,700 – 2,199 square feet	11,787	0	11,787
2,200 or more square feet	13,049	0	13,049

4. Amend Ordinance, Section 1, Paragraph 13:

13. Portland Parks and Recreation requests adoption of the updated Portland Parks & Recreation Park System Development Charges Methodology Update Report, (Exhibit A) dated April 15, 2015 to be implemented ~~July 1, 2015~~ January 1, 2016. Per City Code Chapter 17.13.040, this adopted methodology will set Park SDC Rates on new residential and commercial development and is based on calculated service levels, population growth projections, cost of land and development, average occupancy rates, and administrative and compliance costs.

5. Amend Ordinance, Section 1, Paragraph 14:

14. The adopted Park SDC will be implemented at the following rates for residential dwelling units:

<u>Size of Residential Dwelling Unit</u>	<u>Central City Rate per Dwelling Unit</u>	<u>Non-Central City Rate per Dwelling Unit</u>
All Types: Less than 1,000 sq. ft.	\$ 5,454	\$ 6,773
All Types: 1,000 to 1,499 sq. ft.	7,649	9,499
All Types: 1,500 to 2,249 sq. ft.	9,071	11,265
All Types: 2,250 sq. ft. or more	10,617	13,185

<u>Size of Residential Dwelling Unit</u>	<u>Central City Rate per Dwelling Unit</u>	<u>Non-Central City Rate per Dwelling Unit</u>
All Types: Less than 700 sq. ft.	\$ 4,648	\$ 5,772
All Types: 700 to 1,199 sq. ft.	6,953	8,634
All Types: 1,200 to 1,699 sq. ft.	8,359	10,381
All Types: 1,700 to 2,199 sq. ft.	9,491	11,787
All Types: 2,200 sq. ft. or more	10,507	13,049

6. Amend Ordinance, NOW THEREFORE, the Council directs: Paragraph c:

- c. Amendment of Portland City Code Chapter 17 as shown in Exhibit B, effective ~~July 1, 2015~~ January 1, 2016.