

RESOLUTION NO. 3096

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING APPLYING THE CURRENT PARKS SYSTEM DEVELOPMENT CHARGE TO THE MULTIFAMILY PORTION OF THE WILSONVILLE TRANSIT CENTER TRANSIT-ORIENTED DEVELOPMENT PROJECT.

WHEREAS, the City of Wilsonville (“City”) owns certain real property located at 9699 SW Barber Street, Wilsonville, Oregon where the Wilsonville Transit Center is located (the “Property”); and

WHEREAS, the 2020 Equitable Housing Strategic Plan (EHSP) identified exploration of transit-oriented development (TOD) – a mixed-use affordable housing development – on a portion of the Property as a high-priority action the City should explore; and

WHEREAS, in December 2022, following a two-step Request for Qualifications/Request for Proposals process, City Council selected Palindrome as the preferred development partner for the TOD project; and

WHEREAS, the proposed project includes 121 units of housing affordable to households making between 30% and 80% of Area Median Income, including 20 units of Permanent Supportive Housing, along with ground-floor tenants including a welcome center for SMART, a new home for Wilsonville Community Sharing, and a coffee house/taproom space; and

WHEREAS, several funding sources will finance construction of the TOD project; and

WHEREAS, in August 2023, the City Council adopted Resolution No. 3046, updating the City’s Parks System Development Charge (SDC) fee to reflect anticipated population growth and planned parks facilities, which goes into effect on January 1, 2024; and

WHEREAS, the fee for a multifamily dwelling unit will increase to \$9,404 from the current fee of \$5,899, resulting in an unanticipated increase in TOD project costs of \$424,105; and

WHEREAS, applying the current Parks SDC rate for multi-family housing to the TOD project will assist its financial feasibility without requiring additional funding allocation from either the City or Palindrome.

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

Section 1. The Parks SDC rate for multifamily housing in effect as of the date of this Resolution will be applied to the TOD project when SDCs are calculated for the TOD project, and not the new Parks SDC rate going into effect on January 1, 2024.

Section 2. All other uses within the TOD project will be charged the Parks SDC in effect at the time the City receives a completed building permit application, as described in Wilsonville Code 11.030(3). For all uses within the TOD project, including multifamily housing, all other SDCs will be charged at the applicable rates in effect at the time the City receives a completed building permit application.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 18th day of December, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, MAYOR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Linville

Councilor Berry

Councilor Dunwell