

ACCESSORY DWELLING UNITS



ADU Policy Changes

City of Portland ADU Policy Changes, March 2010:

- **3-year moratorium** on System Development Charges (SDCs).
- **Maximum SF increased** to 75% of primary structure, to 800SF.



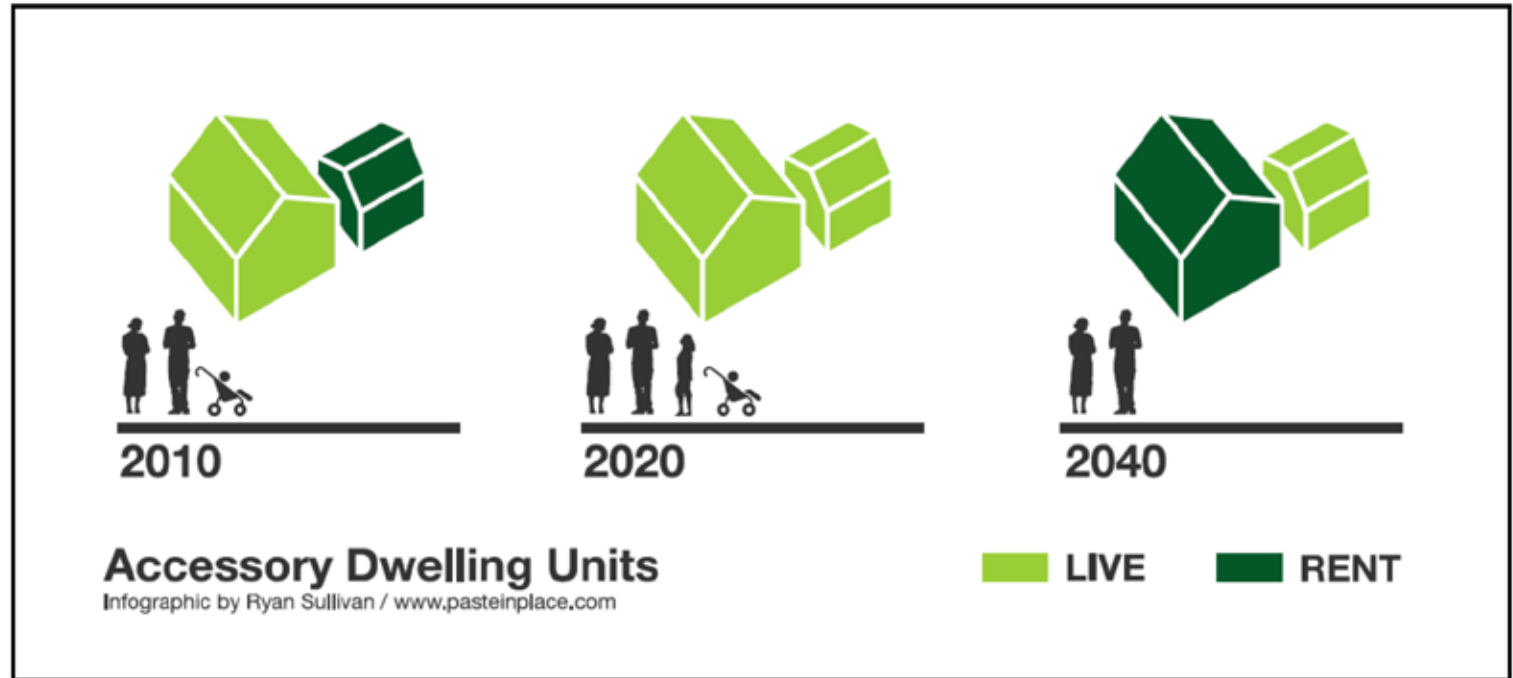
Added Value to Property

How ADUs Add Value to Properties:

- Provide intergenerational living/flex space.
- Add monthly rental income to house budgets.
- Offer high built value.
- Increase structural integrity for existing house.
- Upgrade existing electrical, plumbing & mechanical systems.
- Transform unused SF into living space.



How ADUs Offer Flexible Living Options:

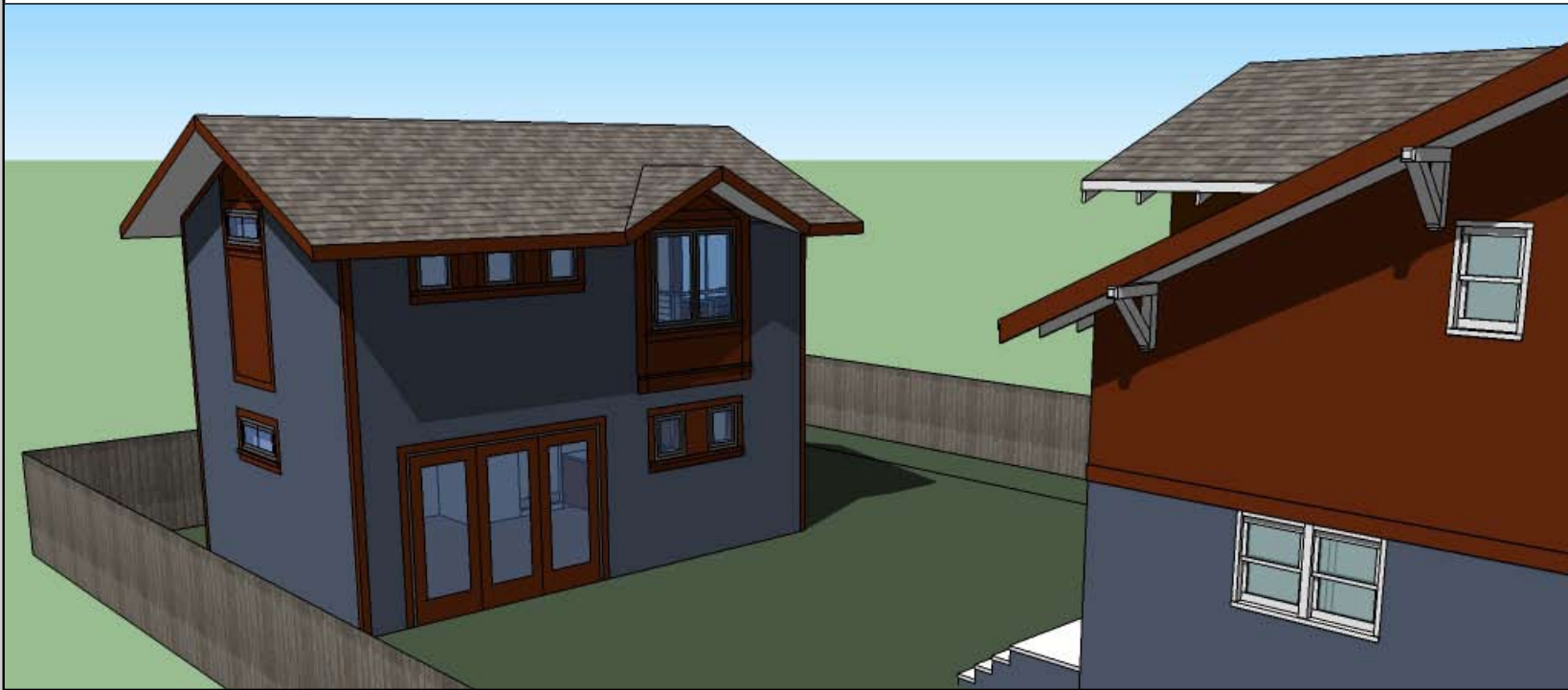


*Image courtesy Jordan Palmeri, Oregon DEQ
designed by Ryan Sullivan, www.pasteinplace.com*

Benefits To Clients

How ADUs Benefit Clients and Their Communities:

- **Local and sustainable** driver of neighborhood prosperity.
- Improved **value and marketability** of properties.
- Inexpensive projects with **high built-value and ROI**.
- **“Plug-And-Play”**, easy and inexpensive to develop.



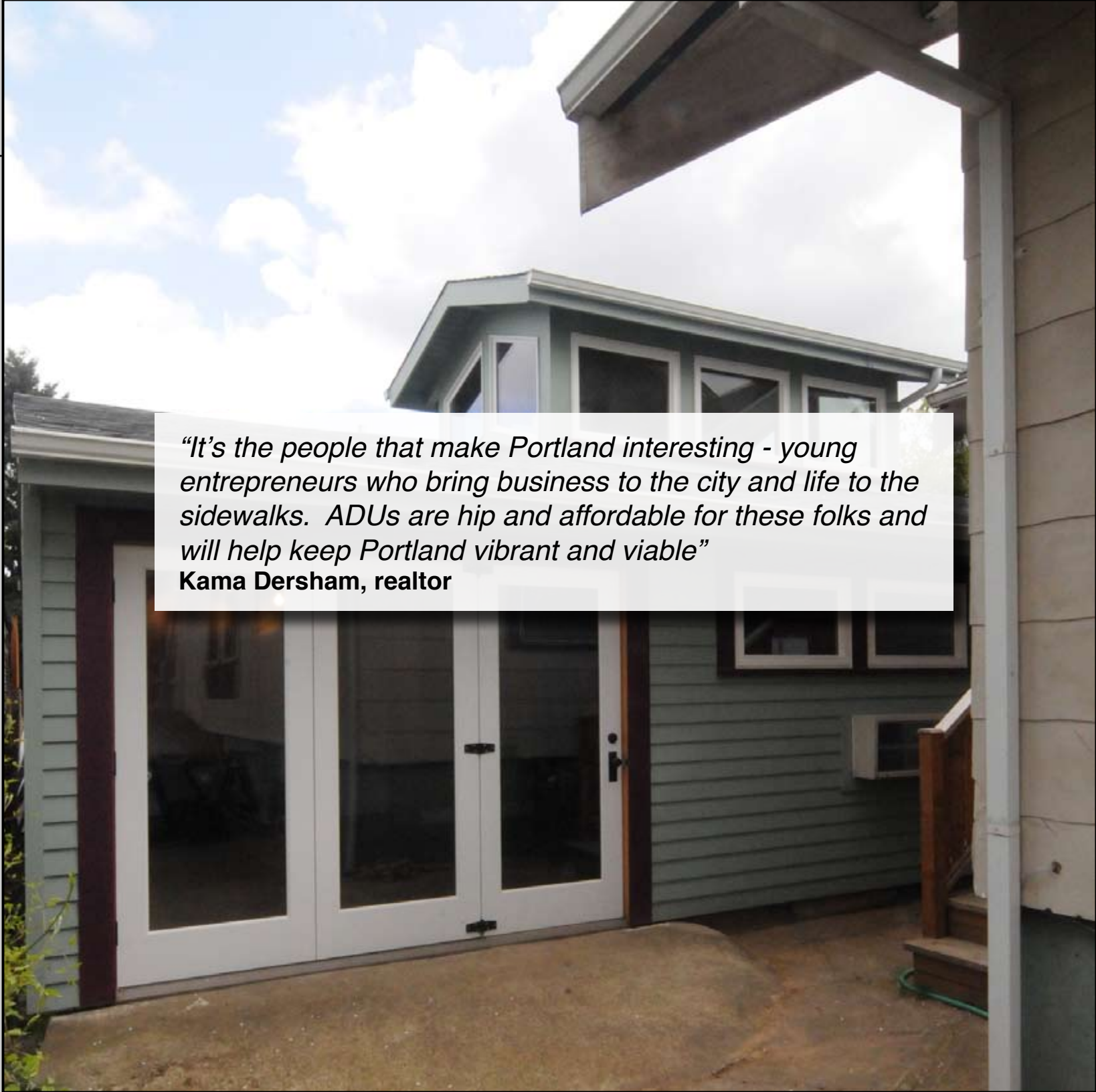
Portland Plan Goals

How ADUs Realize the Portland Plan's "Smart Growth" Goals:

- Incorporate **affordable housing** into existing neighborhoods.
- Support **compact urban form** that supports walking & transit.
- Provide **independent living** option for intergenerational living.
- Generate extra rental income for owners and **tax base** for City.
- Provide **increased residential development**.



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"It's the people that make Portland interesting - young entrepreneurs who bring business to the city and life to the sidewalks. ADUs are hip and affordable for these folks and will help keep Portland vibrant and viable"
Kama Dersham, realtor