

RESOLUTION NO. 22-11

AMEND AGENT OF RECORD HOUSING INCENTIVE PROGRAM AND CITY SPONSORED PROJECTS

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 initially enacted Resolution 14-12 to introduce a Housing Incentive Program and special projects using Boardman Community Development Association as the agent of record; and

WHEREAS, The Housing Incentive Program has been successful in re-appropriating existing dwellings and property owners with no real new development has taken place since the program began in February 2015; and

WHEREAS, The City of Irrigon seeks to modify and amend the Housing Incentive Program portion of Resolution 16-32 and Resolution 22-09;

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

1. Boardman Community Development Association (BCDA) will remain the agent of record and administration for the Housing Program and other programs that may be established across the 97844-zip code until rescinded.
2. The following will be used in administering housing incentives across the Irrigon area within the 97844-zip code for single family dwelling.
 - A. New home buyers for existing dwellings as primary residence - \$2,000.00
 - B. New dwelling development as primary residence - \$3,000.00
 - C. New framed dwelling construction - \$5,000.00 and may be used toward closing costs. The city will retain a minimum of \$20,000 to be available for commitment(s).
 - D. Residence and ownership (on the deed/title) of applicant must be primary dwelling for a minimum of five years. Applicant(s) must live and work in Morrow County. Additionally, this requirement the owner/occupant may live and work remotely, with a verified business letter on letterhead from the remote employer. If not working, one of the owners, on the deed, must be at least 65 years of age while also living at the residence.
 - E. All and any incentive application is dependent upon funds availability and program may be terminated and or suspended when more than 10 applicants are awaiting funds.
3. City sponsored projects, specifically for the City of Irrigon, may be established by separate resolution from time to time.
4. The City of Irrigon will use Housing Incentive funds that may be available and administered through BCDA (Boardman Community Development Association), to offset System Development Charges (SDC) on new housing development within the City of Irrigon boundaries, as approved under Resolution 22-09, for the following:
 - A. New development (construction) as primary single-family residence. However, approved sub-divisions may have a certain portion of water and sewer SDC's credited toward the development resulting from the installation of such infrastructure by the developer/owner but not part of the Housing Program. Any credit will not exceed the

cost of the noted infrastructure material and labor. Parks SDC and any remaining SDC not credit will be charged against each parcel equally.

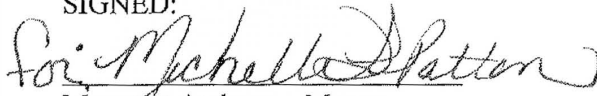
- B. Once a sub-division is approved, platted and developed/built, a minimum of 90% lots are to be developed before any vacant lot is considered infill.
- C. New construction to be either a new manufactured home or framed construction.
- D. This SDC off-Set Program is available for infill or existing stand-alone lots at the time of this resolution's adoption, and not generally for sub-divisions or lots partitioned out that are part of the sub-division original property lot/parcel.
- E. Residence and ownership of applicant must be primary dwelling for a minimum of five years.
- 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 dependent upon funds availability held by BCDA and.
- J. A form/application should 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 until rescinded or modified. 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 lien release of the System Development Charges before any utility services will be turned on.

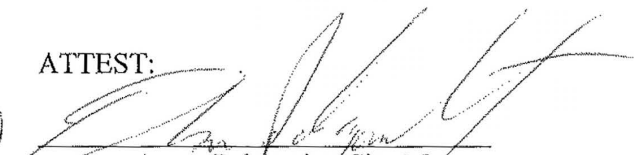
- 5. Administrative charges by BCDA may be required as part of the program(s) administration.

ADOPTED BY THE COMMON COUNCIL AND EFFECTIVE ON THE 20th DAY OF DECEMBER 2022.

SIGNED:


Margaret Anderson, Mayor

ATTEST:


Aaron Palmquist, City Manager