

May 2nd, 2018



Mayor and Commissioners.

My name is Schuyler Silva, Co-owner and founder of SQFT Studios, a Design/Build firm specializing in Accessory Dwelling Units and Home Studios. We are also working on the “A Place For You” program with Enhabit and Multnomah County to build ADUs for the homeless. I have come here to give testimony on the Resolution to extend the Waiver of Service Development Charges for ADUs on behalf of our past, current, and future clients as well as their communities; not on behalf of our company. This Resolution, should it pass, would be of great benefit to our company; that is no doubt, but as a Design/Build firm, we value our clients’ needs first.

A majority of our ADU clients approach us wanting to leverage their asset of property to create housing, adding a revenue stream for the homeowner. Many uses of our ADUs include long-term rental, serving as a guest house for friends and family, multigenerational living, and occasionally the use of Short Term Rental services during vacancies to supplement the expense. These above reasons are all a win/win proposition. ADUs create additional housing while creating an easily achievable investment with return for the homeowner.

We believe that extending the SDC Waiver for ADUs will continue the win/win proposition for homeowners and renters. The City of Portland has been revolutionary in its support for ADUs and, without its continued support, the unique opportunity of investment and increased housing will falter.

SQFT Studios would also like to applaud City Council for upholding its goal to increase density rather than relying on sprawl. Our city planners must also be applauded for their continuing efforts to maintain the Urban Growth Boundary.

Finally, we would like to acknowledge that this resolution is in response to a nuanced issue that requires continuous, thoughtful solutions. SQFT Studios supports continued study and regular review of the issues affecting housing in Portland. As citizens of Portland ourselves, we would encourage City Council and the affected bureaus to find alternate streams of revenue to fill the gap of the SDC Waiver for ADUs. With increased density comes increased wear and tear on our infrastructure, which is already in a state of disrepair.

Thank you for your time.

Schuyler Silva