



**INCLUSIONARY HOUSING PROGRAM OPTION MATRIX**

Options	Required Percentage of Affordable Units	10 Year Tax Exemption?		Construction Excise Tax Exemption for Affordable Units?	SDC Exemption for Affordable Units?	Parking Exemption? (Sending Site for Options 3 & 4)**		FAR Bonus**
		All Residential Units	Affordable Units			Whole Property	Affordable Units	
<b>Option 1: 80% AMI</b>								
<b>Inside Central City</b>								
<b>Base FAR 5:1 or &gt;</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	20%	X		X		X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	20%	X		X			X	X
<b>Base FAR &lt; 5:1</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	20%		X	X		X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	20%		X	X			X	X
<b>Outside Central City*</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	15%		X	X		X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	15%		X	X			X	X
<b>Option 2: 60% AMI</b>								
<b>Inside Central City</b>								
<b>Base FAR 5:1 or &gt;</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	10%	X		X	X	X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	10%	X		X	X		X	X
<b>Base FAR &lt; 5:1</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	10%		X	X	X	X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	10%		X	X	X		X	X
<b>Outside Central City*</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	8%		X	X	X	X		X
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	8%		X	X	X		X	X
<b>Option 3: Build Off-Site</b>								
<b>Units at 60% AMI</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	20%	Eligibility will be reviewed on a case-by-case basis.		X	X	X		X (Sending Site Only)
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	20%	Eligibility will be reviewed on a case-by-case basis.		X	X		X	X (Sending Site Only)
<b>Units at 30% AMI</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	10%	Eligibility will be reviewed on a case-by-case basis.		X	X	X		X (Sending Site Only)
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	10%	Eligibility will be reviewed on a case-by-case basis.		X	X		X	X (Sending Site Only)
<b>Option 4: Designate Existing Units</b>								
<b>Units at 60% AMI</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	25%					X		X (Sending Site Only)
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	25%						X	X (Sending Site Only)
<b>Units at 30% AMI</b>								
Site w/in 1500 ft from Transit Station or w/in 500 ft from transit street w/ frequent peak service	15%					X		X (Sending Site Only)
Site is more than 1500 ft from Transit Station or more than 500 ft from transit street w/ frequent peak service	15%						X	X (Sending Site Only)
<b>Option 6: Fee-In-Lieu</b>								
Payment of Fee-In-Lieu Factor per total gross square footage of building.	0%							X (Bonus Fee-in-Lieu Factor applies)

\* Percentage of required IH Units for buildings outside of Central City Plan District will increase, effective January 1, 2019, to match the percentages required of buildings inside Central City Plan District.

\*\*These requirements are described in Title 33, the City of Portland zoning code, which is administered by the Bureau of Development Services. For more information visit or call the Planning and Zoning Staff in the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526. Current Zoning Code is available at [www.portlandoregon.gov/zoningcode](http://www.portlandoregon.gov/zoningcode)