

Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

Development Bonus and Density Transfer | Concepts

Objective: Prioritize affordable housing as a development outcome, and provide incentives for historic preservation and tree preservation.

Background: Currently, buildings can be larger if they provide specific amenities or affordable units; these are called development bonuses. However, the affordable housing bonus is limited to 25 percent, while the other bonuses can be combined for up to 50 percent more development. This is not sufficient to meet the city's need for more affordable housing.

Concept 12: Prioritize affordable housing by increasing the inclusionary housing development bonus and discontinuing all other development bonuses.



Concept 13: Retain an incentive to preserve trees by modifying allowances for transfers of development rights to prioritize tree preservation along with historic preservation.



EXISTING DEVELOPMENT BONUSES	PROPOSED CONCEPT DIRECTION
Affordable housing	Prioritize in the Zoning Code.
Outdoor recreation facilities Play areas for children Large outdoor areas	Remove as a development bonus, but address through new requirements for shared outdoor space.
Three bedroom units Storage areas Sound insulation Crime prevention Solar water heating	Remove as a development bonus.
Tree preservation	Remove as a development bonus, but address through a transfer of development rights allowance for tree preservation.

