

Inclusionary Housing Program Recommendations



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

Mixed Use Zones

Mandatory Inclusionary Requirement	<ul style="list-style-type: none">• 20% of Units at 80% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus• 10 Year Property Tax Exemption on Affordable Units• CET Exemption on Affordable Units• Density Bonus Units Exempt from Parking Requirements

Deeper Affordability Option	<ul style="list-style-type: none">• 10% of Units at 60% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus• 10 Year Property Tax Exemption on Affordable Units• CET Exemption on Affordable Units• Density Bonus Units Exempt from Parking Requirements• SDC Waivers on Affordable Units

Zones with Base FAR below 5.0

Mandatory Inclusionary Requirement	<ul style="list-style-type: none">• 20% of Units at 80% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus of 3.0 FAR• 10 Year Property Tax Exemption on Affordable Units• CET Exemption on Affordable Units

Deeper Affordability Option	<ul style="list-style-type: none">• 10% of Units at 60% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus of 3.0 FAR• 10 Year Property Tax Exemption on Affordable Units• CET Exemption on Affordable Units• SDC Waivers on Affordable Units

Zones with Base FAR between 5.0 and 6.0

Mandatory Inclusionary Requirement	<ul style="list-style-type: none"> • 20% of Units at 80% Area Median Income
Incentives	<ul style="list-style-type: none"> • Density Bonus of 3.0 FAR • CET Exemption on Affordable Units • To be determined: <ul style="list-style-type: none"> • <i>10 year property tax exemption on all residential units, or</i> • <i>Direct subsidy per affordable unit</i>

Deeper Affordability Option	<ul style="list-style-type: none"> • 10% of Units at 60% Area Median Income
Incentives	<ul style="list-style-type: none"> • Density Bonus of 3.0 FAR • CET Exemption on Affordable Units • SDC Waivers on Affordable Units • To be determined: <ul style="list-style-type: none"> • <i>10 year property tax exemption on all residential units, or</i> • <i>Direct subsidy per affordable unit</i>

Zones with Base FAR above 6.0

Mandatory Inclusionary Requirement	<ul style="list-style-type: none">• 20% of Units at 80% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus of 3.0 FAR• 10 Year Property Tax Exemption on All Residential Units• CET Exemption on Affordable Units

Deeper Affordability Option	<ul style="list-style-type: none">• 10% of Units at 60% Area Median Income
Incentives	<ul style="list-style-type: none">• Density Bonus of 3.0 FAR• 10 Year Property Tax Exemption on All Residential Units• CET Exemption on Affordable Units• SDC Waivers on Affordable Units

All Zones, Next Steps

Fee-In-Lieu	<ul style="list-style-type: none">• To be determined, next steps
Build Off Site Option	<ul style="list-style-type: none">• To be determined, next steps