



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

Inclusionary Housing Program

PHAC Meeting
March 6, 2018

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Inclusionary Housing Program

- New developments with 20 or more units – both rental and homeownership
- 20% of units affordable to households earning 80% or less of area median family income (MFI)
- Several options including:
 - 10% of units affordable to households earning 60% or less of area MFI
 - Reconfiguration to provide family-size units
 - Off-site in new or existing development (10-25% at 30-60% MFI)
 - Pay a fee-in-lieu
- 99 years of affordability
- Incentives available to projects include: MULTE, SDC exemptions, & affordable housing CET exemptions (FAR or density bonus, parking exemptions approved by BDS Planning & Zoning)

Inclusionary Housing Outcomes

- IH has been in effect for one year.
- 45 additional projects have applied for Early Assistance to explore development requirements

February 1, 2017 – January 31, 2018

| Inclusionary Housing Pipeline | Projects | Total Units | IH Units |
|-------------------------------|-----------|--------------|------------|
| Private Market | 12 | 654 | 89 |
| PHB Funded | 5 | 353 | 28 |
| Total | 17 | 1,007 | 117 |



Permitting Pipeline

- Includes project with 20 or more units
- This represents 74% of all residential units permitted in 2017

February 1, 2017 – January 31, 2018

| Permit Pipeline | Projects | Units |
|---|-----------|---------------|
| Building Permit Under Review/Applied | 57 | 4,998 |
| Land Use Review Vested, but not submitted for building permit | 24 | 5,019 |
| Total Pipeline not Final/Under Inspection | 81 | 10,017 |

