

Inclusionary Housing Program Recommendations



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

Slide 1

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

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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

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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>

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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

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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

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