

# Inclusionary Housing Program Recommendations

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## **PORTLAND HOUSING BUREAU**

Dan Saltzman, Commissioner  
Kurt Creager, Director

# Data Indicators for Tracking Impact

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- Disaggregated multifamily permitting data
  - By unit count, unit characteristics
  - By distribution throughout the city
- Disaggregated multifamily production data
  - By unit count and unit characteristics
  - By distribution throughout the city
- FAR and zone designation utilization

# Data Indicators for Tracking Impact

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- Disaggregated multifamily market data
  - Rent levels, vacancies, and absorption
- Disaggregated household data
  - By demographic indicators, and housing cost indicators
- Regulation unit production data
- Tracking cost of incentives and production of affordability

# Central City Calibration

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- As outlined in the memo yesterday afternoon
  - Sites with a lower FAR with the application of the full property tax exemption on all residential units more than offset the cost of any inclusionary housing requirement to the point where the residual land value could be 3 times higher than with a 100% market rate building
  - As a site's FAR increases, the likelihood that steel and concrete construction would occur increases, thus requiring a higher level of offset due to the higher cost of construction

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