



One Year Review of Inclusionary Housing

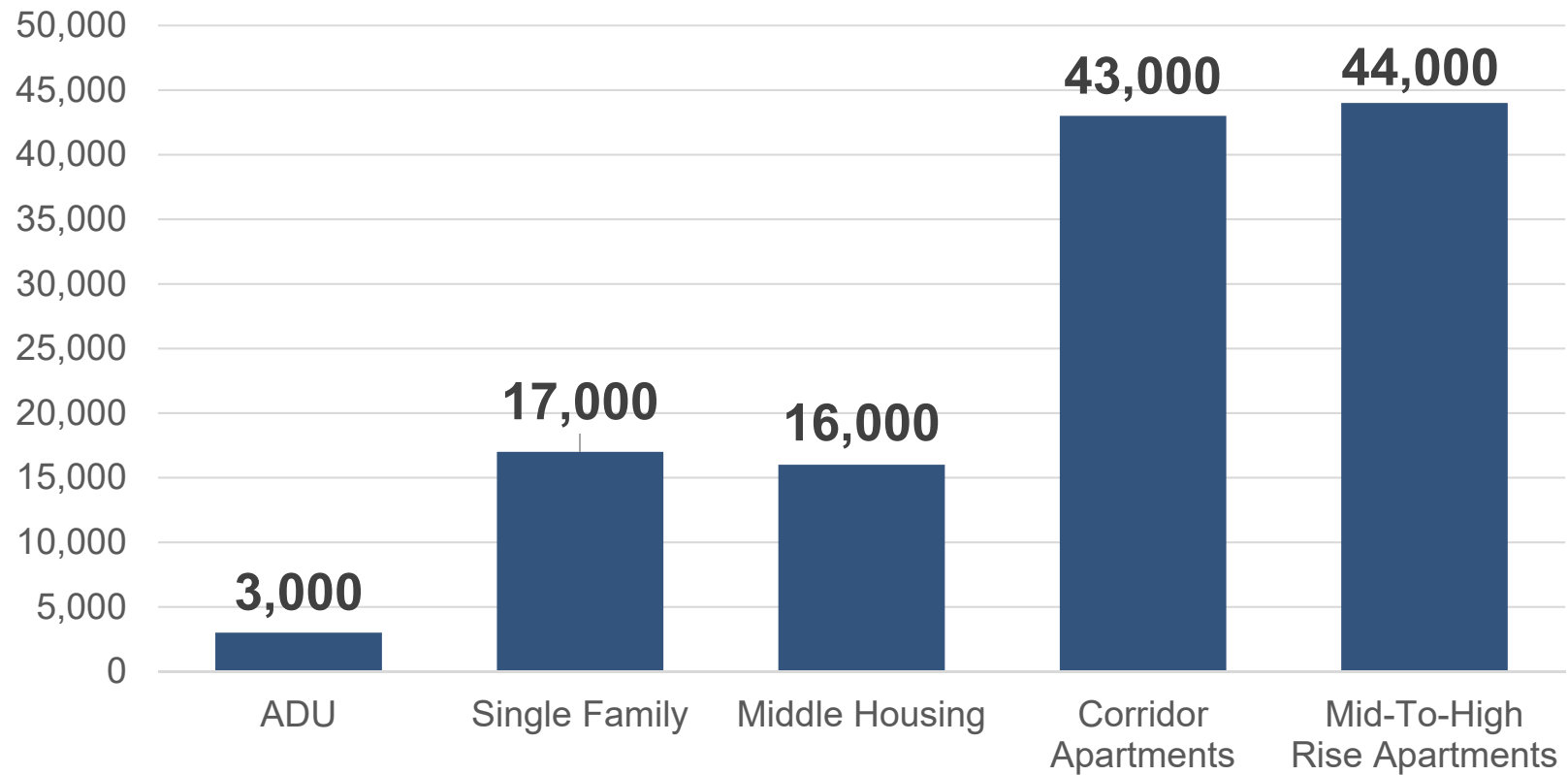
February 13, 2018



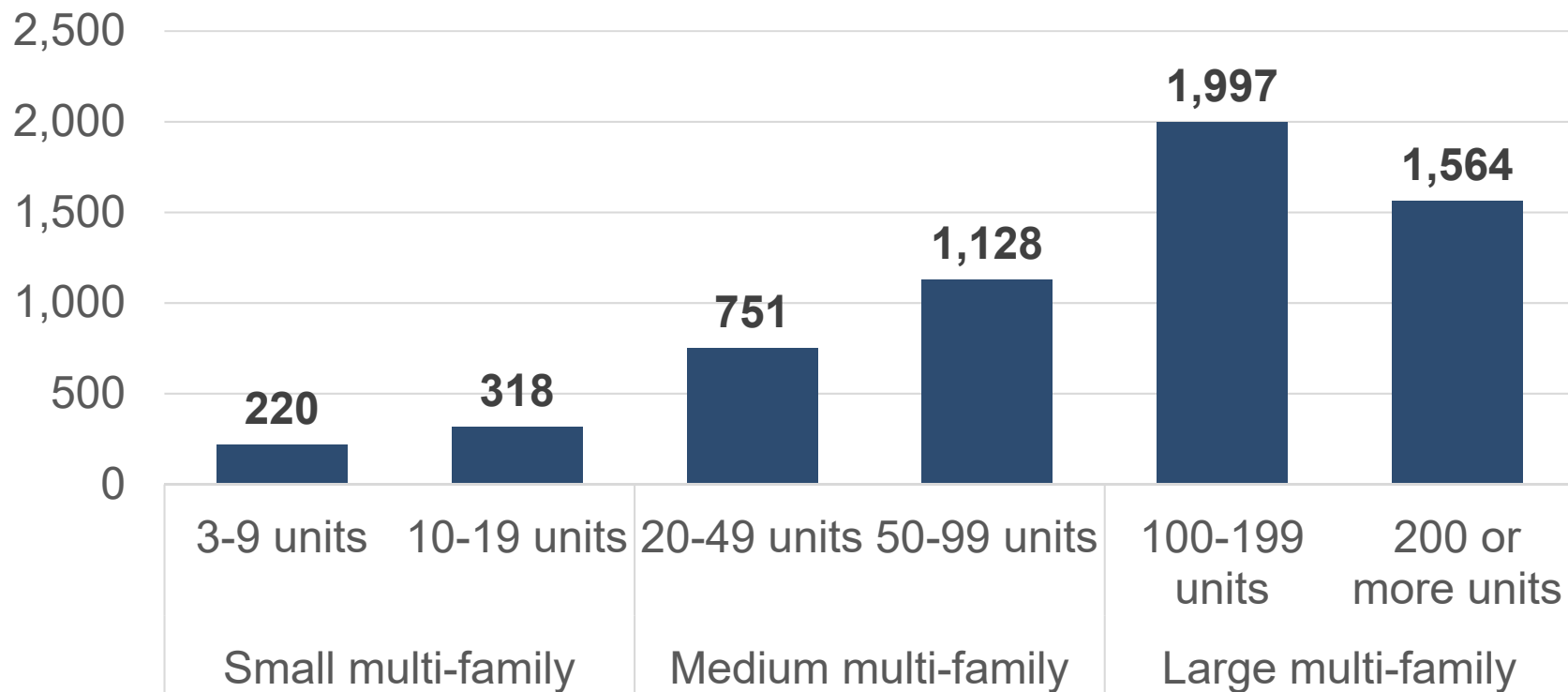
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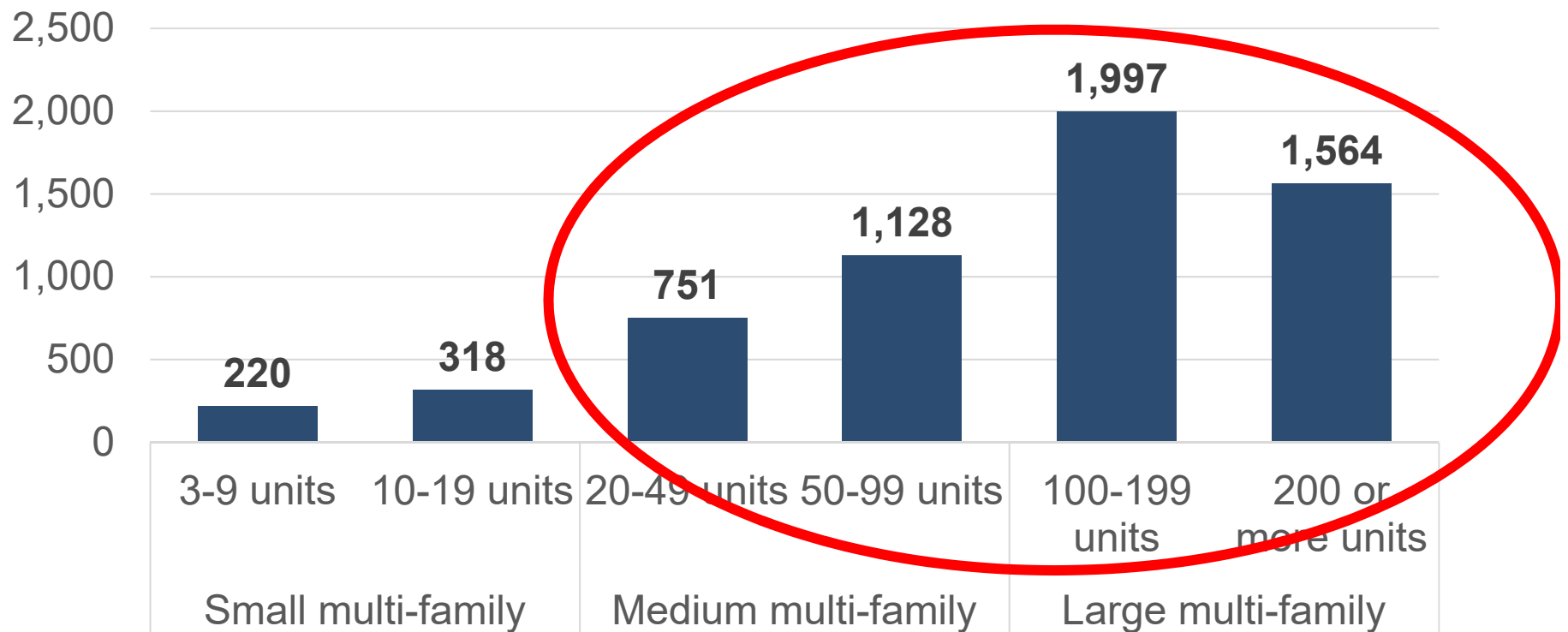
2010 - 2035 Housing Growth by Development Type



ISSUED PERMITS BY UNITS IN STRUCTURE PORTLAND, OR 2017

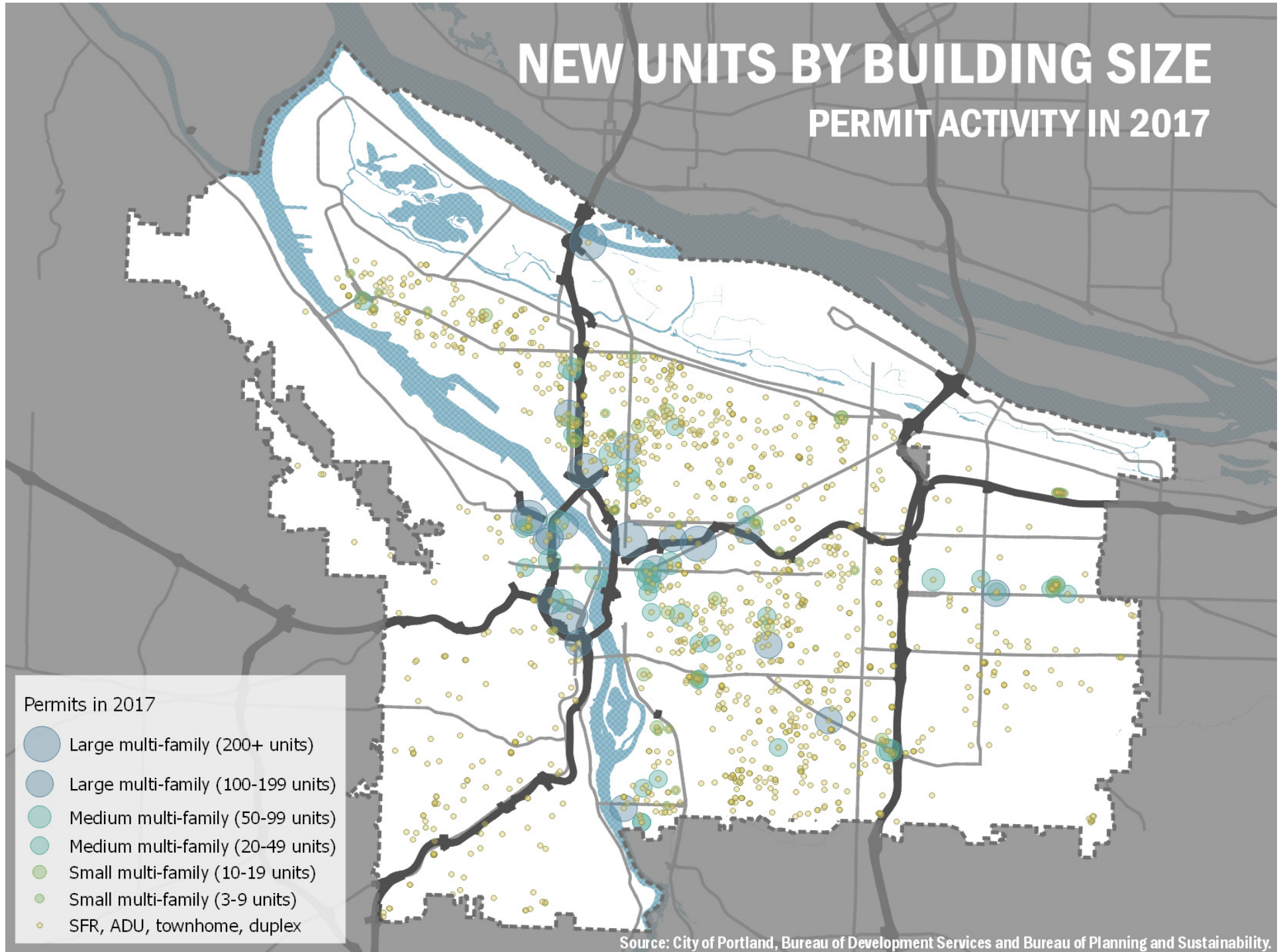


ISSUED PERMITS BY UNITS IN STRUCTURE PORTLAND, OR 2017



NEW UNITS BY BUILDING SIZE

PERMIT ACTIVITY IN 2017



Source: City of Portland, Bureau of Development Services and Bureau of Planning and Sustainability.



Inclusionary Housing Zoning Code Project

As-Adopted Report

Ordinance #188162

Adopted December 21, 2016

Effective February 1, 2017

Bureau of Planning and Sustainability
City of Portland, Oregon
3500 SW 4th Ave. Suite 7000, Portland, OR 97201



Regulatory Options

Option 1

80% AMI

In buildings with 20 or more units, 15% of the units must be affordable at **80% AMI**, except within the Central City and Gateway Plan Districts, where 20% of the units must be affordable.

INCENTIVES

Central City Plan District & Gateway Plan District—20% of Units

- 10-year property tax exemption on affordable units (for properties with a 5:1 FAR or greater, this exemption applies to all residential units)
- Construction Excise Tax exemption on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

All Other Areas*—15% of Units

- 10-year property tax exemption on affordable units
- Construction Excise Tax exemption on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

KEY REQUIREMENTS

- At least 5 percent of the number of affordable units must be built to be Type A as defined in the Oregon Structural Specialty Code.

Option 2

60% AMI

Applicants can elect to make 10% of units affordable at **60% AMI** in buildings within the Central City and Gateway Plan Districts, or 8% of units for buildings in all other areas.

INCENTIVES

Central City Plan District & Gateway Plan District—10% of Units

- 10-year property tax exemption on affordable units (for properties with a 5:1 FAR or greater, this exemption applies to all residential units)
- Construction Excise Tax exemption on affordable units
- SDC exemptions on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

All Other Areas*—8% of Units

- 10-year property tax exemption on affordable units
- Construction Excise Tax exemption on affordable units
- SDC exemptions on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

KEY REQUIREMENTS

- At least 5 percent of the number of affordable units must be built to be Type A as defined in the Oregon Structural Specialty Code.

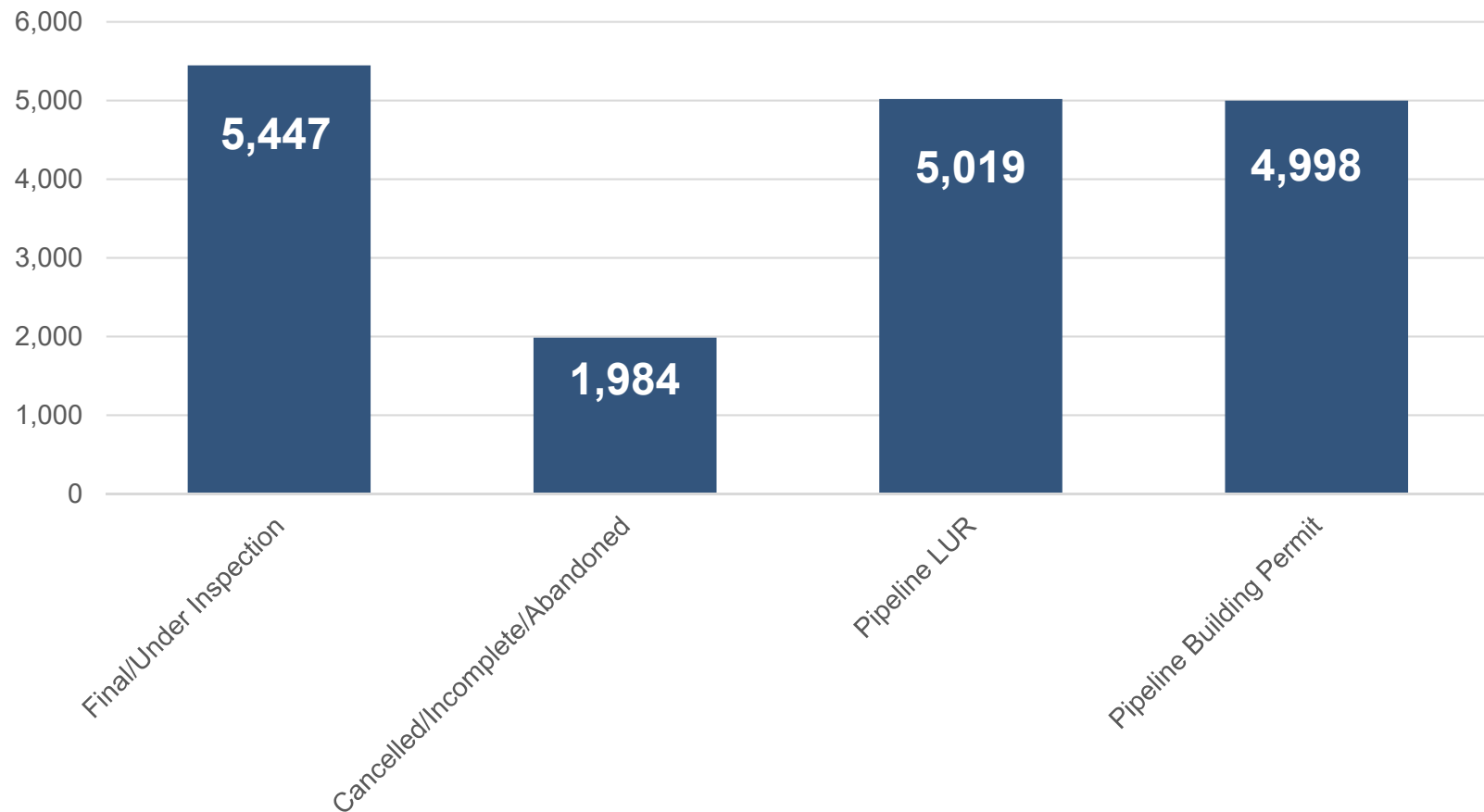


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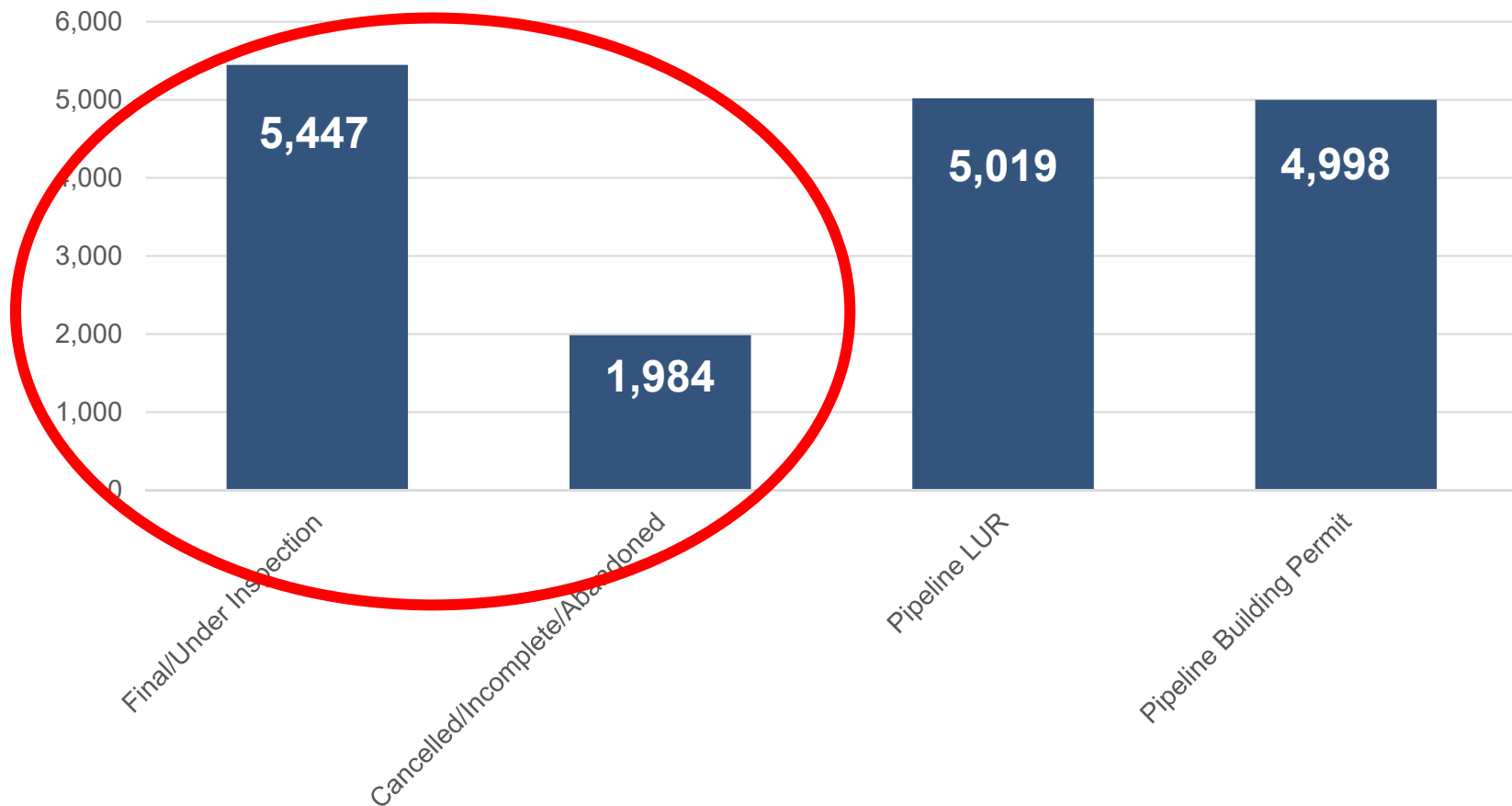
Pre-IH Development Pipeline

Pre-IH Units in Vested Projects 20 Units or More

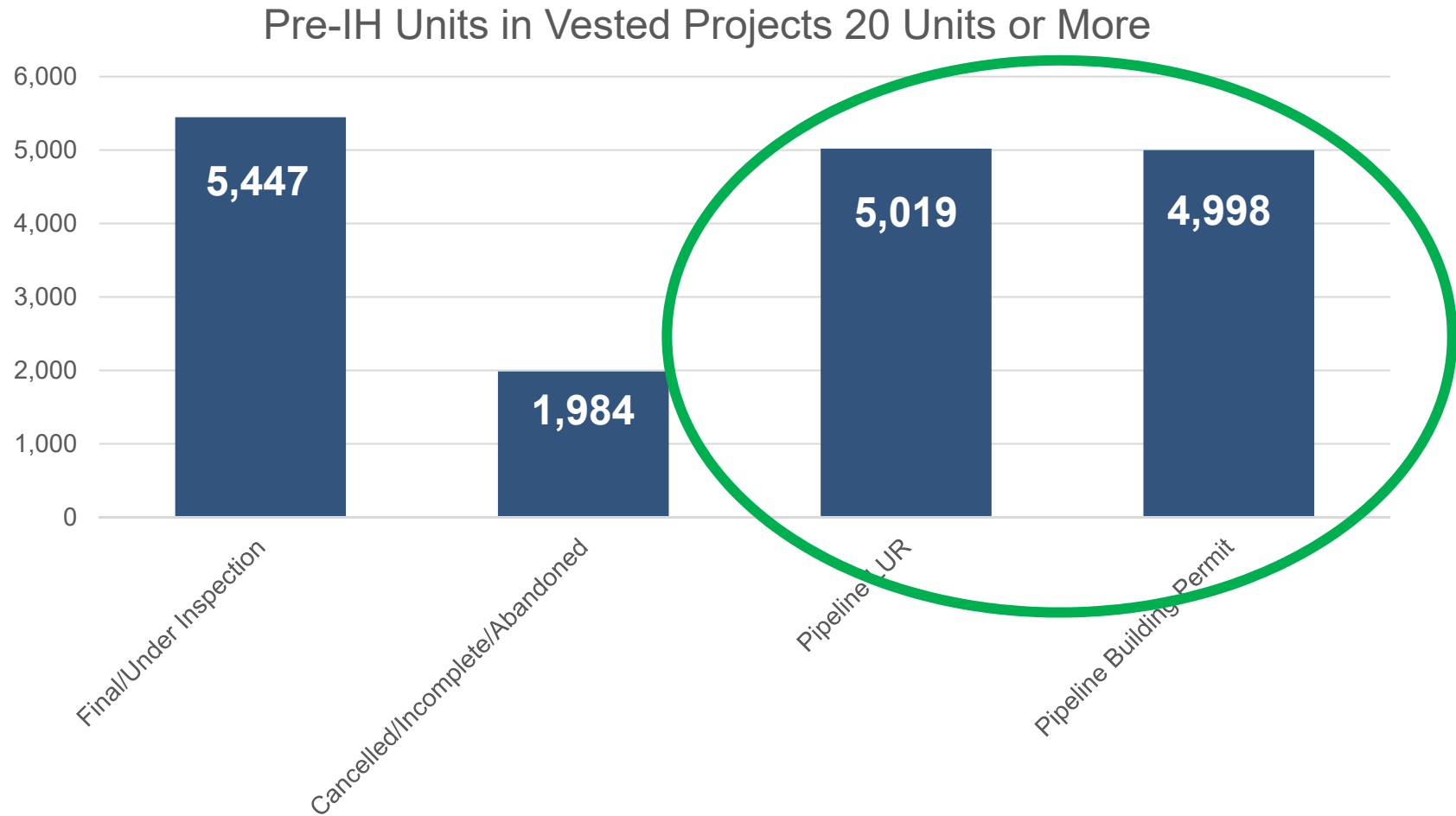


Pre-IH Development Pipeline

Pre-IH Units in Vested Projects 20 Units or More



Pre-IH Development Pipeline



Post-IH Development Pipeline

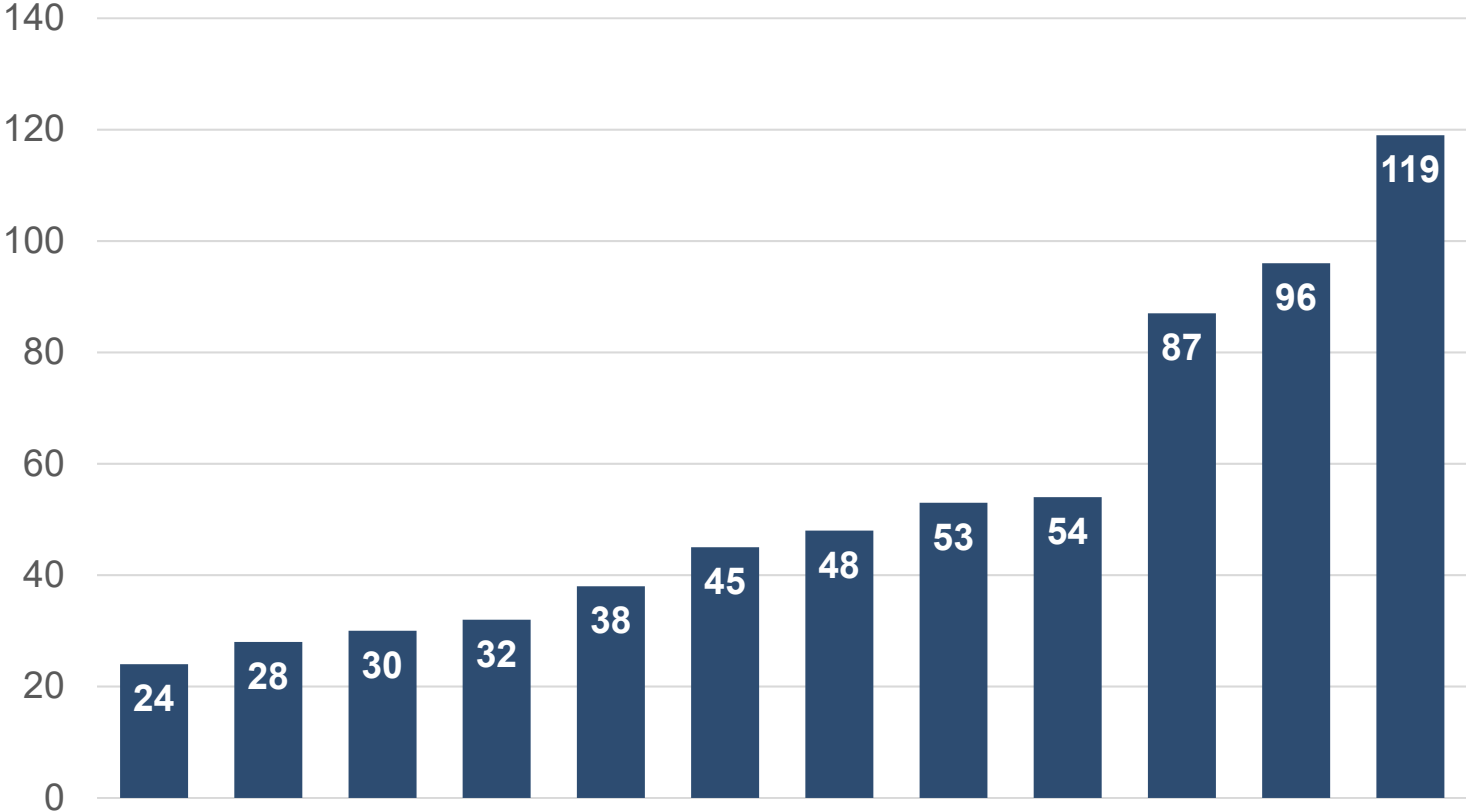
	Projects	Total Units	IH Units
Private Sector Projects Subject to IH	12	654	89
PHB Projects Subject to IH	5	353	28
Voluntary Opt-In to IH*	5	55	3

*Two voluntary projects provided units on site, three projects paid the fee in-lieu to access additional FAR

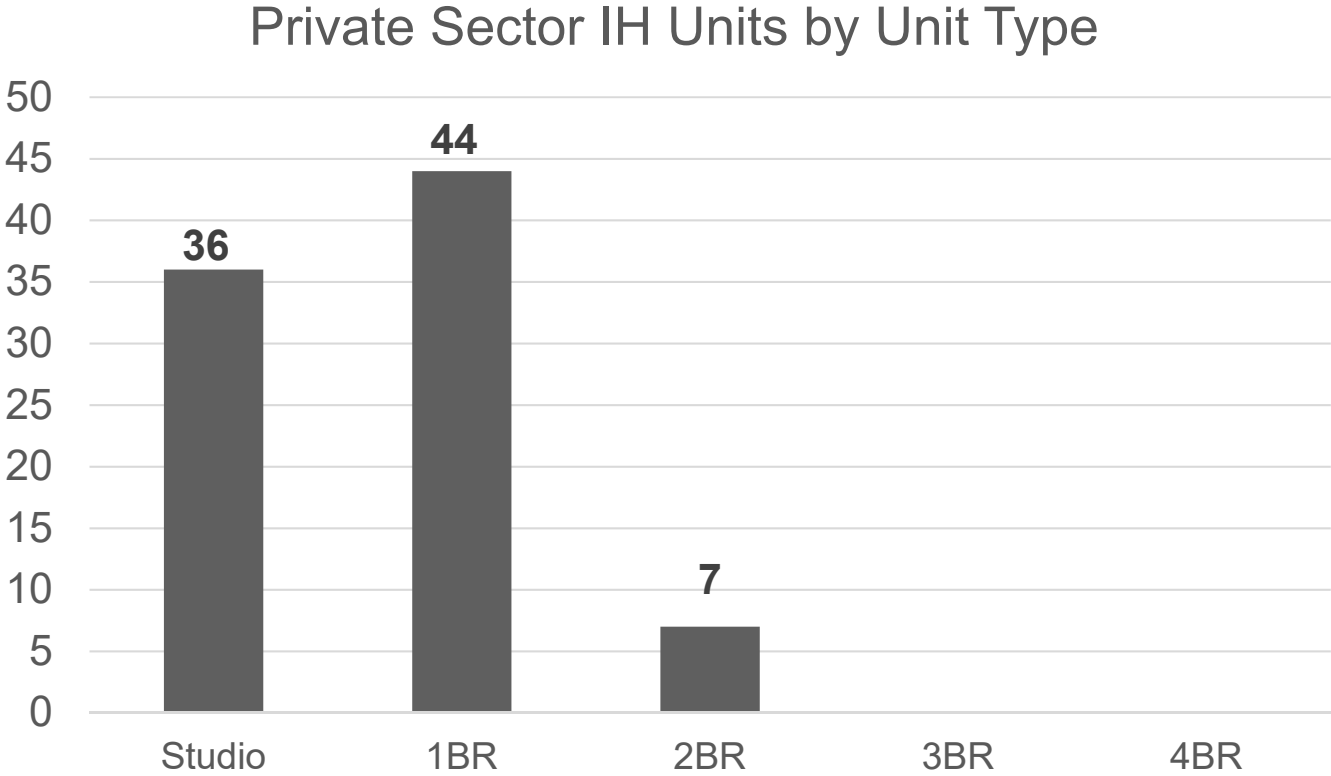


Post-IH Development Pipeline

IH Projects by # of Total units



Post-IH Development Pipeline



Questions



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