

Exhibit A.**Title 30 – Affordable Housing****Chapter 30.01 – Affordable Housing Preservation and Portland Renter Protections****30.01.120 – Inclusionary Housing**

C. Financial Incentives. The following financial incentives are provided for the respective options of IH Program compliance.

1. When the proposed development will include 20 percent of the units or total number of bedrooms configured into IH Units at or below 80 percent MFI, or for developments outside of the Central City Plan District, 15 percent of the units or total bedrooms configured into IH units at or below 80 percent MFI for applications filed on or before December 31, 2018:

a. Ten-year property tax exemption in accordance with City Code Chapter 3.103 for the IH Units. If the development is in the Central City Plan District, as designated in City Code Chapter 33.510, and has ~~maximum base~~ a built or base FAR of 5:1 FAR or greater, ~~before including density bonus granted through City Code Chapter 33.510~~, the tax exemption applies to all residential units; and

b. Construction Excise Tax exemption for the IH Units in accordance with Subsection 6.08.060 A.2.

2. When the proposed development will include 10 percent of the units or total number of bedrooms configured into IH units at or below 60 percent MFI, or for developments outside the Central City Plan District, 8 percent of the units or total number of bedrooms configured into IH units at or below 60 percent MFI for applications filed on or before December 31, 2018:

a. Ten-year property tax exemption according to City Code Chapter 3.103 for the IH units. If the development is in the Central City Plan District, as designated in City Code Chapter 33.510, and has ~~maximum base~~ a built or base FAR of 5:1 FAR or greater, ~~before including density bonus granted through City Code Chapter 33.510~~, the tax exemption applies to all residential units; and

b. Construction Excise Tax exemption for the IH Units in accordance with Subsection 6.08.060 A.2.; and

c. SDC exemption for the IH Units in accordance with Section 30.01.095.