



**Portland
Housing Bureau**

190266

Tax Exemption Applications under Inclusionary Housing

**146th East- Building 100,
146th East- Building 300 &
Shift**

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Inclusionary Housing Options

- Buildings with 20+ new residential units are subject
- 5 options to choose from
- Inclusion rate varies by location (for on-site options)

Provide Affordable Units On-Site

80% MFI

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

60% MFI

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

Reconfiguration

Within Options 1 and 2, applicants can provide an alternative mix of affordable units based on the total number of bedrooms. Redistributing bedrooms into affordable units of two bedrooms or more results in a building with a smaller overall number of affordable units that are greater in size.

Affordable Units Off-Site

Build Off-Site

Applicants can elect to build affordable units off-site in another new development (receiving building), separate from the multifamily development that is subject to the program requirements (sending building).

Designate Existing Units

Applicants can elect to designate affordable units in an existing building (receiving building), separate from the multifamily development subject to the program requirements (sending building).

Fee Out of Requirement

Fee-in-Lieu

Applicants may pay a fee-in-lieu of providing affordable units. PHB staff calculate the fee amount due by multiplying the residential and residential related gross square feet of the new development by the Fee-in-Lieu Factor.

MULTE Applications at Council Today

- **146th East- Building 100 at 20 NE 146th Avenue**
- **146th East- Building 300 at 30 NE 146th Avenue**
- **Shift at 5680 N Montana Avenue**

146th East- Building 100

Project Overview

20 NE 146th Avenue

Building description:

- 3 stories
- Residential Only
- 30-unit apartment building

Unit Composition:

(24) One-bedroom (Average SF: 418)

(6) Two-bedroom (Average SF: 545)

Market Rate Units: 0

Affordable Units: 30* @ 60% MFI

*Restricting all units at 60% MFI under Inclusionary Housing voluntarily.

Tax Benefit & Rent Discount

TAX BENEFIT			
	Per Year for 10 Years	Total After 10 Years	Per Year for 99 Years of Affordability
Tax Exemption per Affordable Unit	\$902	\$9,022	\$91
Tax Exemption for Total Building	\$27,066	\$270,657	\$2,734

RENT DISCOUNT		
	Monthly	Annually
One-bedroom Market Rate Rents	\$1,157	\$13,884
One-bedroom Affordable Rents	\$1,036	\$12,432
Two-bedroom Market Rate Rents	\$1,338	\$16,056
Two-bedroom Affordable Rents	\$1,243	\$14,916
Average Rent Discount	\$116	\$1,392

Tax Benefit & Rent Discount Comparison

AVERAGE VALUE OVER 99 YEARS OF AFFORDABILITY			
	Monthly	Annually	Total Projected
Rent Discount per Affordable Unit	\$116	\$1,390	\$137,610
10-Year Tax Exemption per Affordable Unit	\$8	\$91	\$9,022
Rent Discount for Total Building	\$3,475	\$41,700	\$4,128,300
10-Year Tax Exemption for Total Building	\$228	\$2,734	\$270,657

146th East- Building 300

Project Overview

30 NE 146th Avenue

Building description:

- 3-stories
- Residential Only
- 24-unit apartment building

Unit Composition:

(18) One-bedroom (Average SF: 406)

(6) Two-bedroom (Average SF: 604)

Market Rate Units: 0

Affordable Units: 24* @ 60% MFI

*Restricting all units at 60% MFI under Inclusionary Housing voluntarily.

Tax Benefit & Rent Discount

TAX BENEFIT			
	Per Year for 10 Years	Total After 10 Years	Per Year for 99 Years of Affordability
Tax Exemption per Affordable Unit	\$897	\$8,967	\$91
Tax Exemption for Total Building	\$21,520	\$215,198	\$2,174

RENT DISCOUNT		
	Monthly	Annually
One-bedroom Market Rate Rents	\$1,157	\$13,884
One-bedroom Affordable Rents	\$1,036	\$12,432
Two-bedroom Market Rate Rents	\$1,338	\$16,056
Two-bedroom Affordable Rents	\$1,243	\$14,916
Average Rent Discount	\$115	\$1,380

Tax Benefit & Rent Discount Comparison

AVERAGE VALUE OVER 99 YEARS OF AFFORDABILITY			
	Monthly	Annually	Total Projected
Rent Discount per Affordable Unit	\$115	\$1,374	\$136,026
10-Year Tax Exemption per Affordable Unit	\$8	\$91	\$8,967
Rent Discount for Total Building	\$2,748	\$32,976	\$3,264,624
10-Year Tax Exemption for Total Building	\$181	\$2,174	\$215,198

Shift

Project Overview

5680 N Montana Avenue

Building description:

- 5-stories
- Residential Only
- 73-unit apartment building

Unit Composition:

(54) Studio (Average SF: 334)

(9) One-bedroom (Average SF: 575)

(5) Two-bedroom (Average SF: 763)

(5) Three-bedroom (Average SF: 893)

Tax Benefit & Rent Discount

TAX BENEFIT			
	Per Year for 10 Years	Total After 10 Years	Per Year for 99 Years of Affordability
Tax Exemption per Affordable Unit	\$1,167	\$11,668	\$118
Tax Exemption for Total Building	\$3,500	\$35,003	\$354

RENT DISCOUNT		
	Monthly	Annually
Studio Market Rate Rents	\$1,371	\$16,452
Studio Affordable Rents	\$967	\$11,604
Three-bedroom Market Rate Rents	\$3,328	\$39,936
Three-bedroom Affordable Rents	\$1,437	\$17,244
Average Rent Discount	\$1,395	\$16,740

Tax Benefit & Rent Discount Comparison

AVERAGE VALUE OVER 99 YEARS OF AFFORDABILITY			
	Monthly	Annually	Total Projected
Rent Discount per Affordable Unit	\$1,395	\$16,744	\$1,657,656
10-Year Tax Exemption per Affordable Unit	\$10	\$118	\$11,668
Rent Discount for Total Building	\$4,186	\$50,232	\$4,972,968
10-Year Tax Exemption for Total Building	\$30	\$354	\$35,003

Questions?