



**Portland
Housing Bureau**

Tax Exemption Applications under Inclusionary Housing

**The BridgeHead
& North Lombard Apartments**

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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

- **The BridgeHead at 1360 E Burnside St.**
- **North Lombard Apartments at 7550 N Lombard St**

The BridgeHead

Project Overview

1360 E Burnside St.

Building description:

- 5 stories
- Mixed-Use
- 143-unit apartment building

Unit Composition:

- (19) Studio (Average SF: 370)
- (115) One-bedroom (Average SF: 431)
- (9) Two-bedroom (Average SF: 698)

Market Rate Units: 122

(16) Studio, (98) One-bedroom, (8) Two-bedroom

Affordable Units: 21 @ 80% MFI

(3) Studio, (17) One-bedroom, (1) Two-bedroom

Tax Benefit

TAX BENEFIT			
	Per Year for 10 Years	Total After 10 Years	Per Year for 99 Years of Affordability
Tax Exemption per Affordable Unit	\$1,095	\$10,945	\$111
Tax Exemption for Total Building	\$22,995	\$229,853	\$2,322

Rent Discount

RENT DISCOUNT		
	Monthly	Annually
Studio Market Rate Rents	\$1,410	\$16,920
Studio Affordable Rents	\$1,290	\$15,480
One-bedroom Market Rate Rents	\$1,781	\$21,372
One-bedroom Affordable Rents	\$1,382	\$16,584
Two-bedroom Market Rate Rents	\$2,841	\$34,092
Two-bedroom Affordable Rents	\$1,658	\$19,896
Average Rent Discount	\$396	\$4,758

Tax Benefit & Rent Discount Comparison

AVERAGE VALUE OVER 99 YEARS OF AFFORDABILITY			
	Monthly	Annually	Total Projected
Rent Discount per Affordable Unit	\$396	\$4,758	\$471,042
10-Year Tax Exemption per Affordable Unit	\$9	\$111	\$10,945
Rent Discount for Total Building	\$8,327	\$99,918	\$9,891,288
10-Year Tax Exemption for Total Building	\$193	\$2,322	\$229,853

North Lombard Apartments

Project Overview

7550 N Lombard St

Building description:

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

Unit Composition:

(2) Studio (Average SF: 456)

(37) One-bedroom (Average SF: 629)

Market Rate Units: 33

(2) Studio, (31) One-bedroom

Affordable Units: 6 @ 80% MFI

(6) One-bedroom

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	\$1,153	\$11,531	\$116
Tax Exemption for Total Building	\$6,919	\$69,187	\$699

RENT DISCOUNT		
	Monthly	Annually
[One-bedroom] Market Rate Rents	\$1,783	\$21,396
[One-bedroom] Affordable Rents	\$1,382	\$16,584
Average Rent Discount	\$401	\$4,812

Tax Benefit & Rent Discount Comparison

AVERAGE VALUE OVER 99 YEARS OF AFFORDABILITY			
	Monthly	Annually	Total Projected
Rent Discount per Affordable Unit	\$401	\$4,812	\$476,388
10-Year Tax Exemption per Affordable Unit	\$10	\$116	\$11,531
Rent Discount for Total Building	\$2,406	\$28,872	\$2,858,328
10-Year Tax Exemption for Total Building	\$58	\$699	\$69,187

Questions?