

# 2035 Comprehensive Plan

## Policy 5.35 Inclusionary housing

*Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing.  
Work to remove regulatory barriers that prevent the use of such tools.*

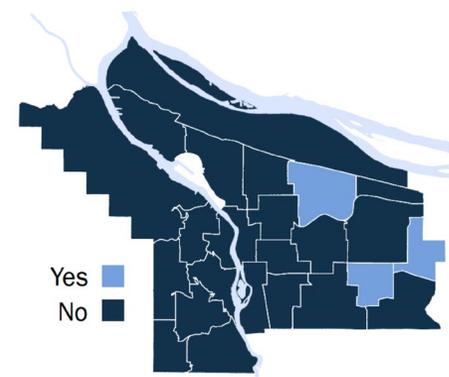


**Portland  
Housing Bureau**

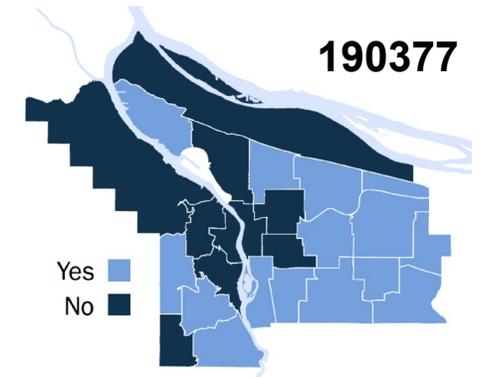
**Shannon Callahan** *Director*  
**Matthew Tschabold** *Policy and Planning Manager*  
**Dory Van Bockel** *Development Incentives Program Manager*

**April 21, 2021**

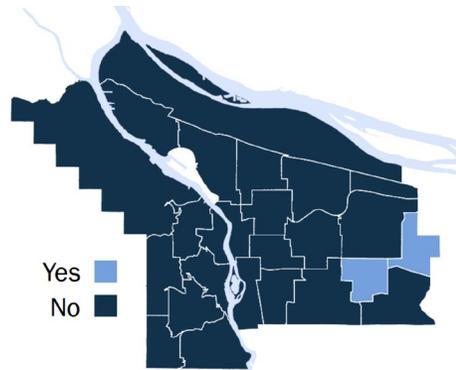
# Portland Rental Affordability



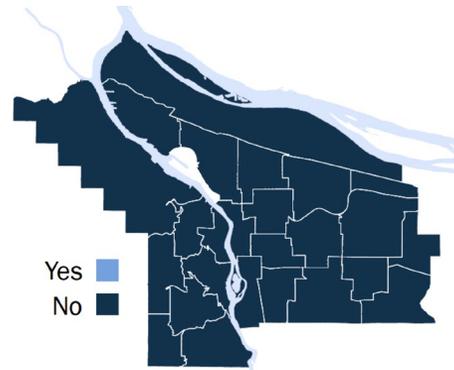
60% of median income



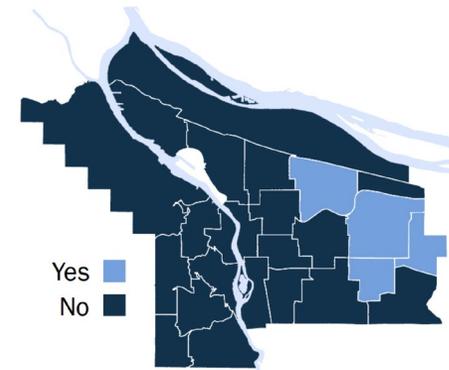
80% of median income



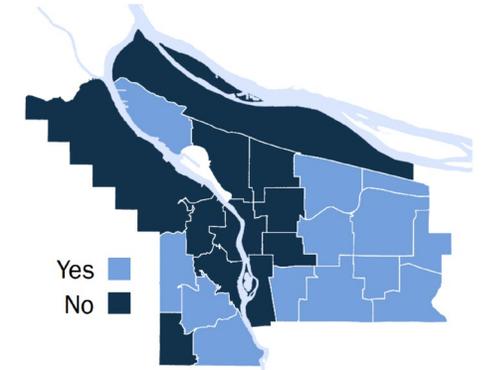
Latinx



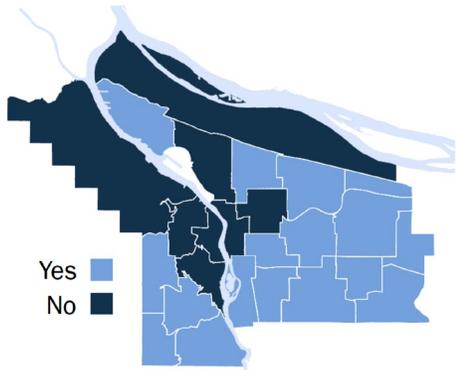
Native American



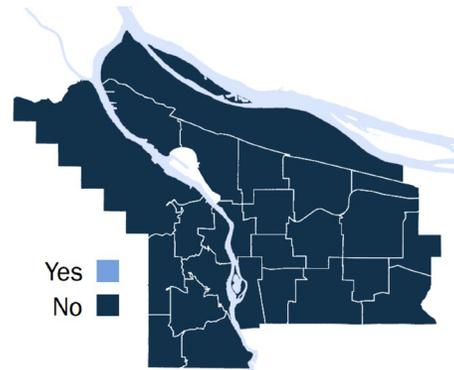
Immigrant



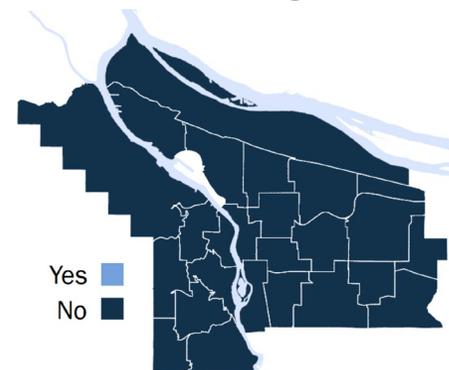
Asian



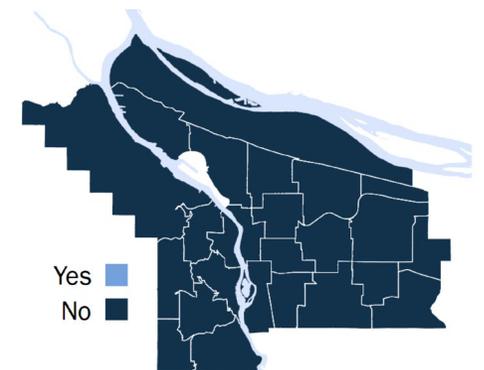
White



Black



Pacific Islander



Single Parent

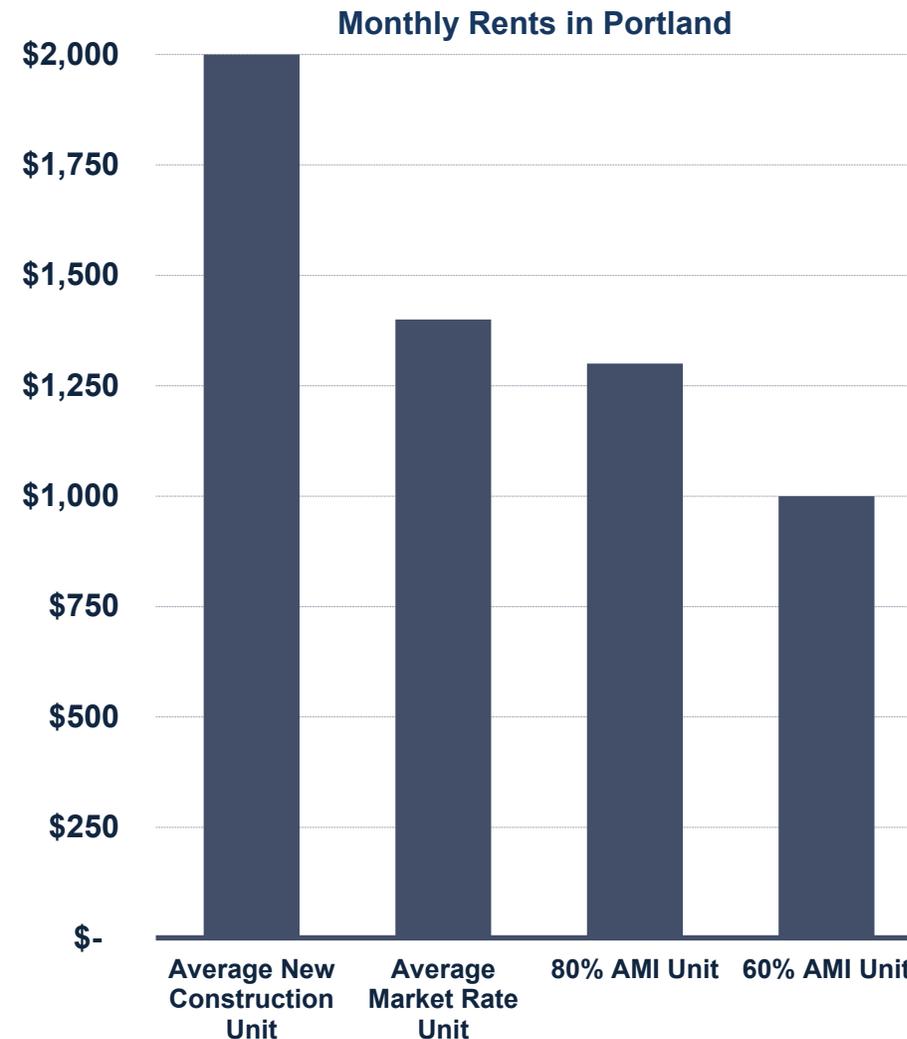
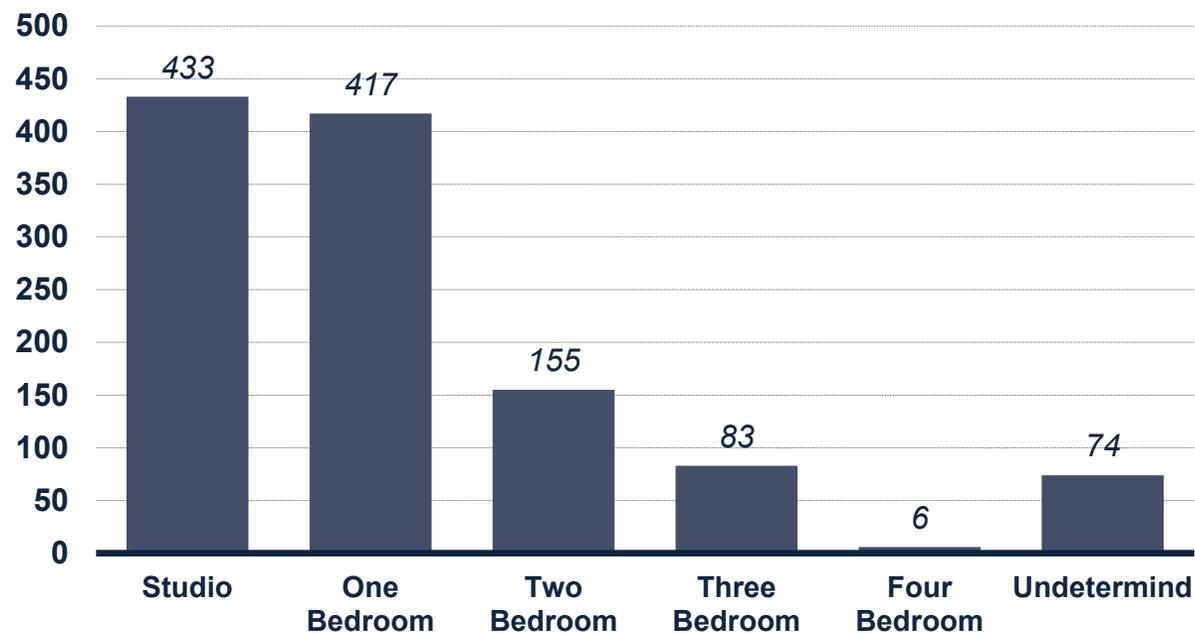
# Portland's Inclusionary Housing Units

**Projected Minimum: 1,194 units**

**Confirmed 60% AMI Units: 707 units**

**Confirmed 80% AMI Units: 382 units**

**Undetermined: 74 units**



# IH MULTE Applications

*April 21, 2021*

**Analog PDX**  
*1871 N Flint*



IH Buildings in Permitting/Permitted 

IH Projects in Pre-Application/Early Assistance/Land Use Review 

# Analog PDX

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## *Project Overview*

### **Building**

- 7 story residential only
- 134-unit building (*Average SqFt: 356 studio, 810 one-bed, 809 two-bed, and 772 three-bed*)
  - 5 IH units at 60% AMI

### **Rents**

- Neighborhood: \$3,808\* for three-bed
- IH rent max: \$1,437 for three-bed

### **Property Tax Exemption**

- \$35,374 per IH unit, per year (*for 10 years*)
  - \$3,573 per year of affordability (*for 99 years*)

*\*Market estimates today, market rents may be higher after construction*

### **Developer Options**

*20% of units at 80% AMI*

*10% of units at 60% AMI*

*Fee-in-lieu*

*Off-site*

 *Bedroom reconfiguration*

**Analog PDX project meets all city IH requirements** at the time of submission

# Analog PDX

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## *Key considerations*

- Development includes 5 IH Units at 60% AMI
- All 3-bedroom units
- \$2,371 monthly rent discount
- Location, amenities, etc.
- Development community certainty of Tax exemption of \$35,374 per IH unit, per year, for 10 years
- 3-bedroom IH units smaller than average 1 and 2-bedroom market rate units
- 7 of projects, with 1,448 units, and 145 possible IH units in the Central City currently vested under the old administrative rules

# Moving Forward with Reconfiguration

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*How updated rules would apply to a similar project*

## Former Rules

- IH reconfiguration units didn't require a market unit with same bedroom count
- 90% size equivalency, no clear rules if no similar bedroom count market unit
- IH reconfiguration units could be smaller than average market unit with fewer bedrooms

## Updated Rules

- ➔ IH reconfiguration units require market unit with near same bedroom count
- ➔ 95% size equivalency of market units **with** same bedroom count
- ➔ IH reconfiguration units must be larger than average size of each grouping of market rate units with fewer bedrooms (*a 3-bedroom IH reconfiguration unit must be larger than the average 2-bedroom unit, the average 1-bedroom unit, and the average studio unit*) **and meet minimum size requirements**

# Moving Forward with Reconfiguration

*How updated rules would apply to a similar project  
(Potential Changes to Current Draft)*

## Analog PDX

	Studio	One Bedroom	Two Bedroom	Three Bedroom
<b>Total</b>	106	4	19	5
<b>Market Rate</b>	106	4	19	0
<b>Restricted at 60% of Median Income</b>	0	0	0	5
<b>Average Square Footage</b>	356	810	809	772
<b>Largest Square Footage</b>	472	962	1050	775
<b>Smallest IH Unit</b>	-	-	-	762

*2-bedroom market unit  
would be required*

*95% equivalent  
with 3-bedroom  
market unit\**

*\*Requires 3-bedroom IH unit to be 1.6x larger than average 1-bedroom unit (if no 1-bedroom units, 2.5x larger than average studio) and 3-bedroom IH unit must be larger than average studio, 1, and 2-bedroom unit*