

# 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.*

**Matthew Tschabold** *Policy and Planning Manager*  
**Dory Van Bockel** *Development Incentives Manager*

**December 15, 2021**



**Portland  
Housing Bureau**

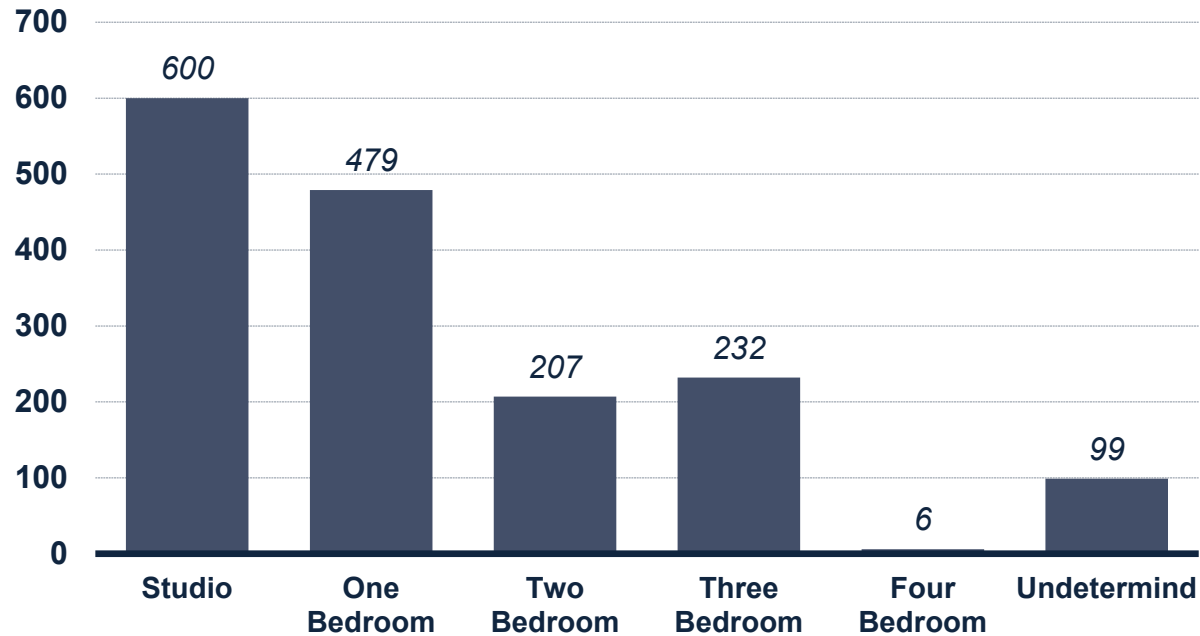
# Portland's Inclusionary Housing Units

**Projected Minimum: 1,623 units**

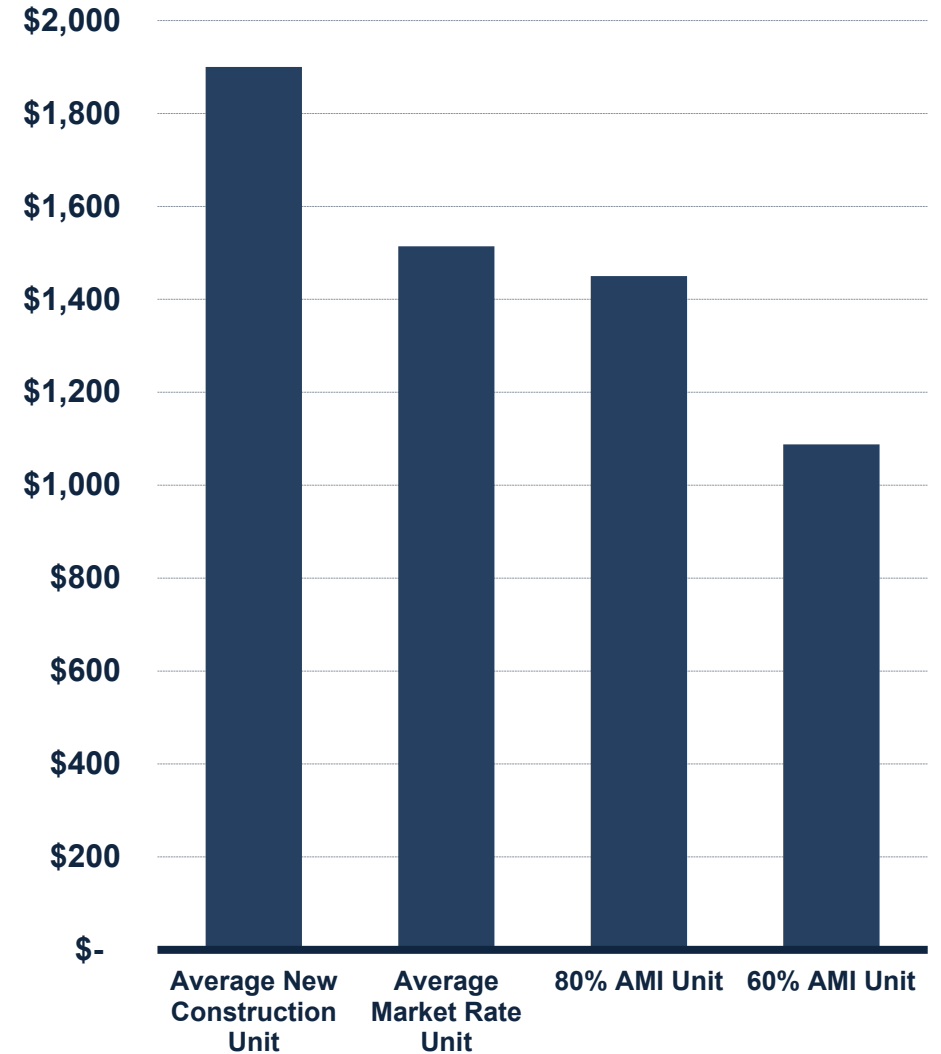
**Confirmed 60% AMI Units: 1,105 units**

**Confirmed 80% AMI Units: 439 units**

**Undetermined: 79 units**



**Monthly Rents in Portland**



# IH MULTE Applications

*December 15, 2021*

**The Gabriel**  
4525 SW California Street



# The Gabriel

---

## *Project Overview*

### **Building**

- 121-unit building (*Avg. SqFt: 626 studio, 697 one-bed, 970 two-bed, and 1,114 three-bed*)
  - 4 IH 3-bedroom units at 60% AMI

### **Rents**

- Neighborhood: \$1,596\* for three-bed
- IH rent max: \$1,509 for three-bed

### **Property Tax Exemption**

- \$364 per IH unit, per year (*for 10 years*)
  - \$34 per year of affordability (*for 99 years*)

### **Developer Options**

- 15% of units at 80% AMI*
- 8% of units at 60% AMI*
- Fee-in-lieu*
- Off-site*
- Bedroom reconfiguration*

Housing Bureau **recommends approval** as IH rents are just below market and will increase more slowly than market rate rents, and there is a significant demand for affordable 3-bedroom units in this area of the city.

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

**Questions?**