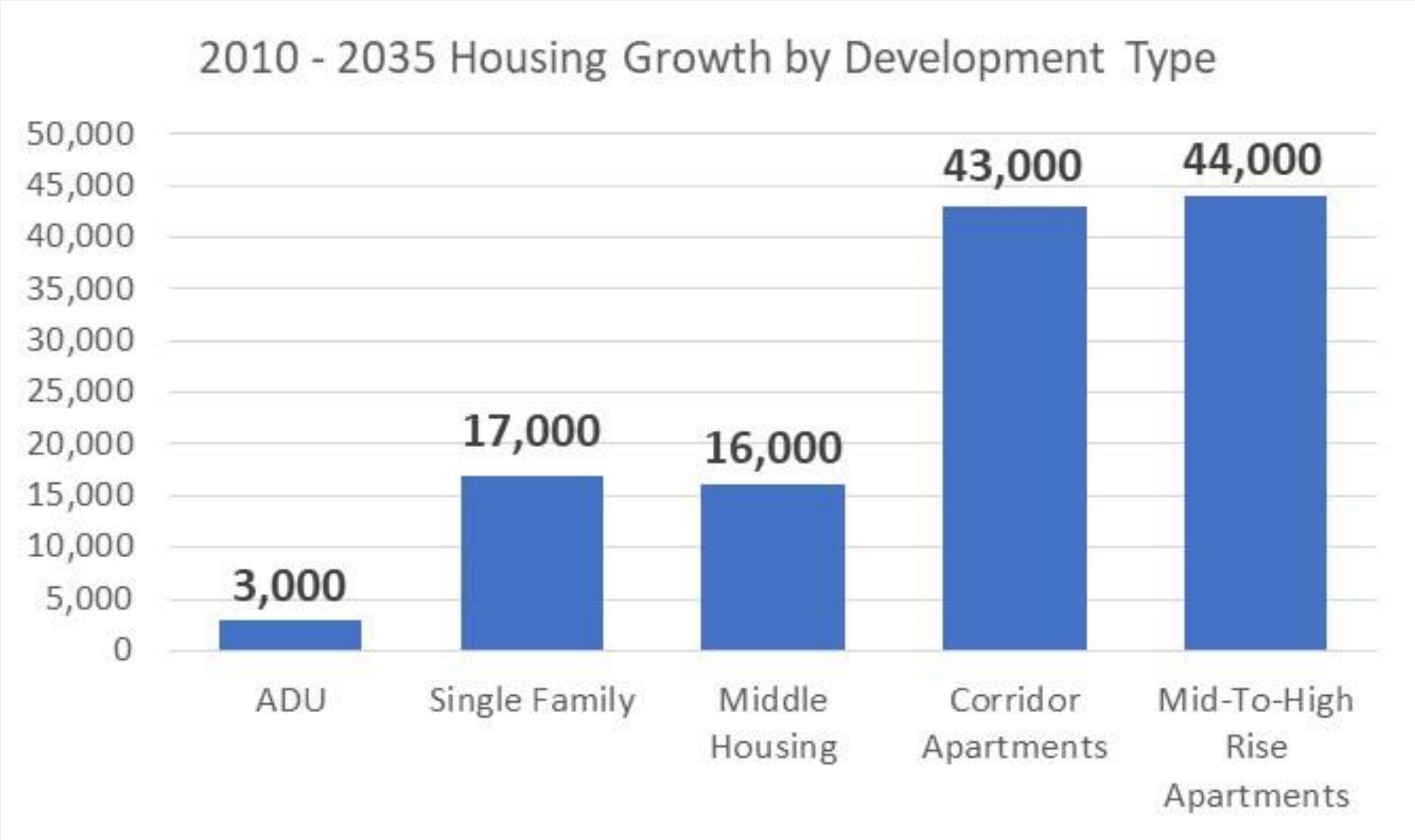
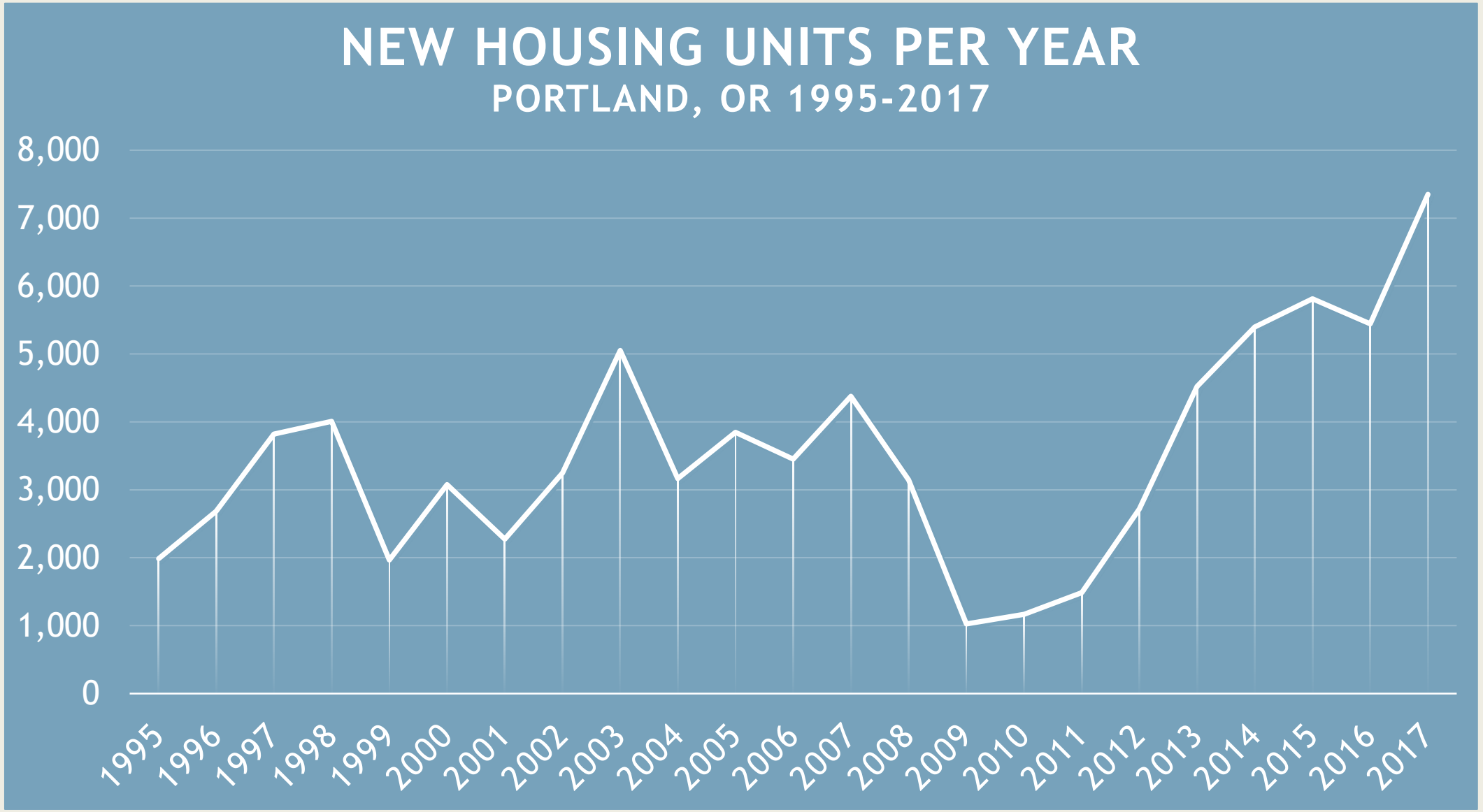
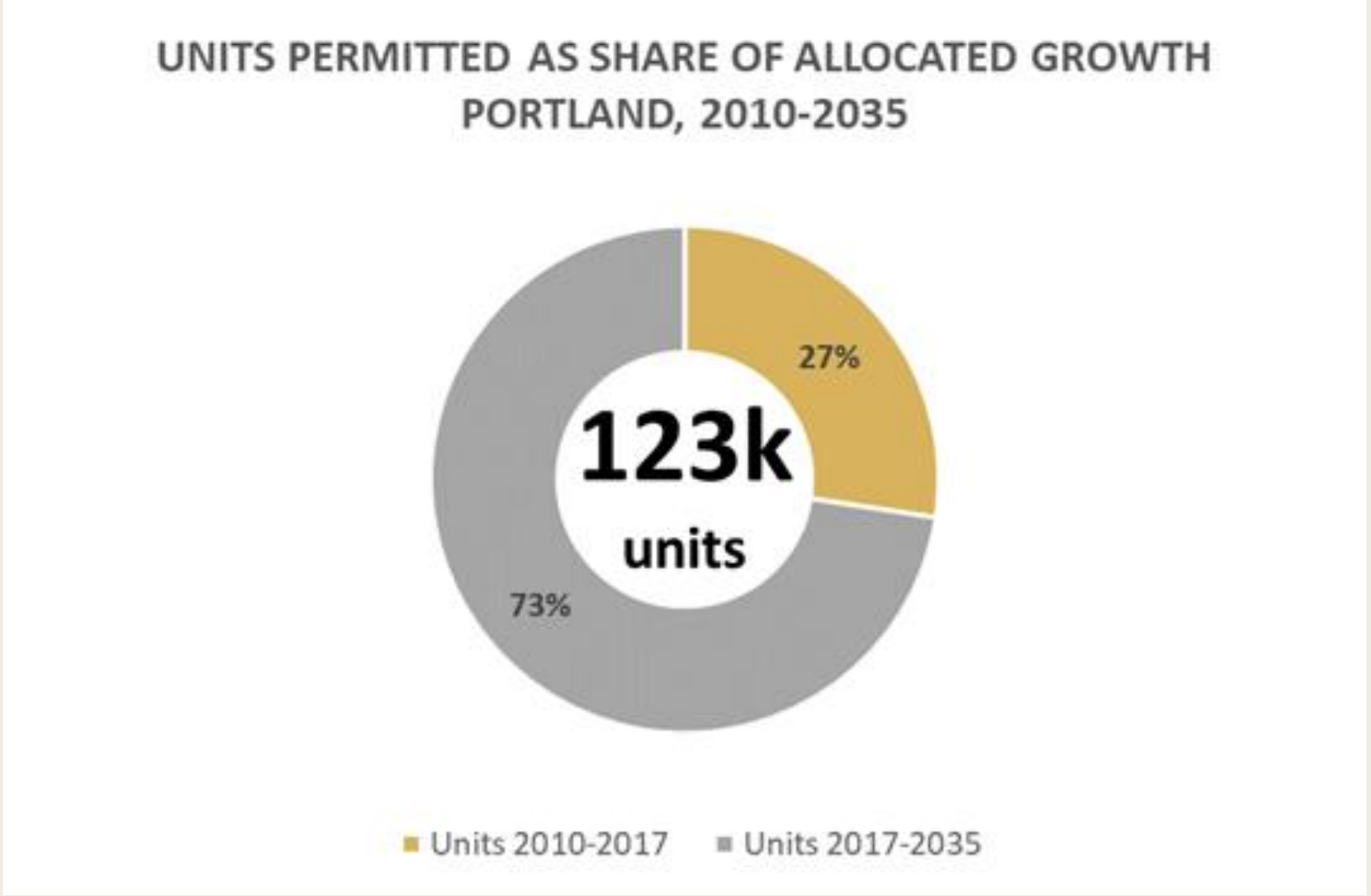
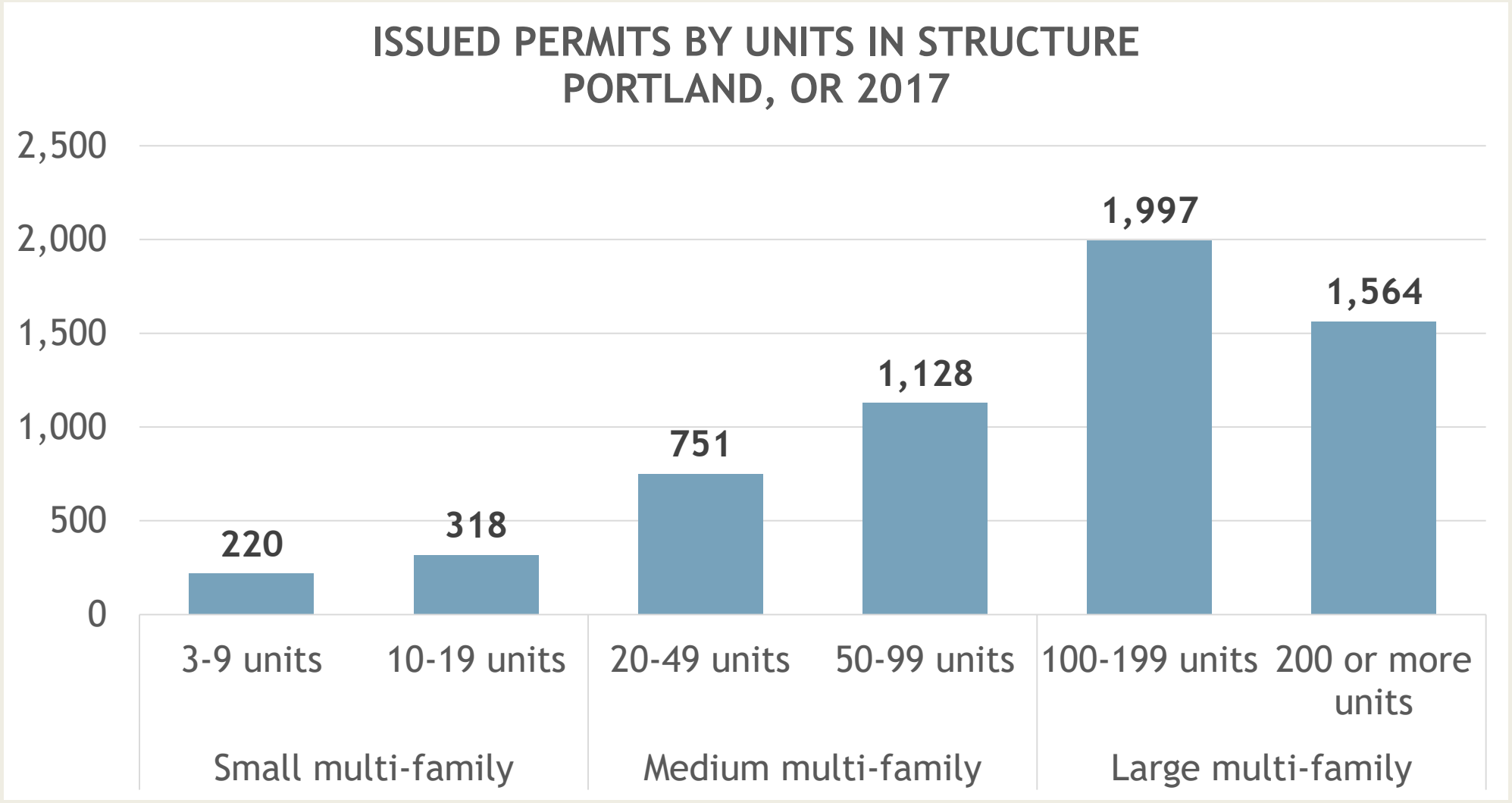
INCLUSIONARY HOUSING AND COMPREHENSIVE PLAN IMPLEMENTATION PROJECTS

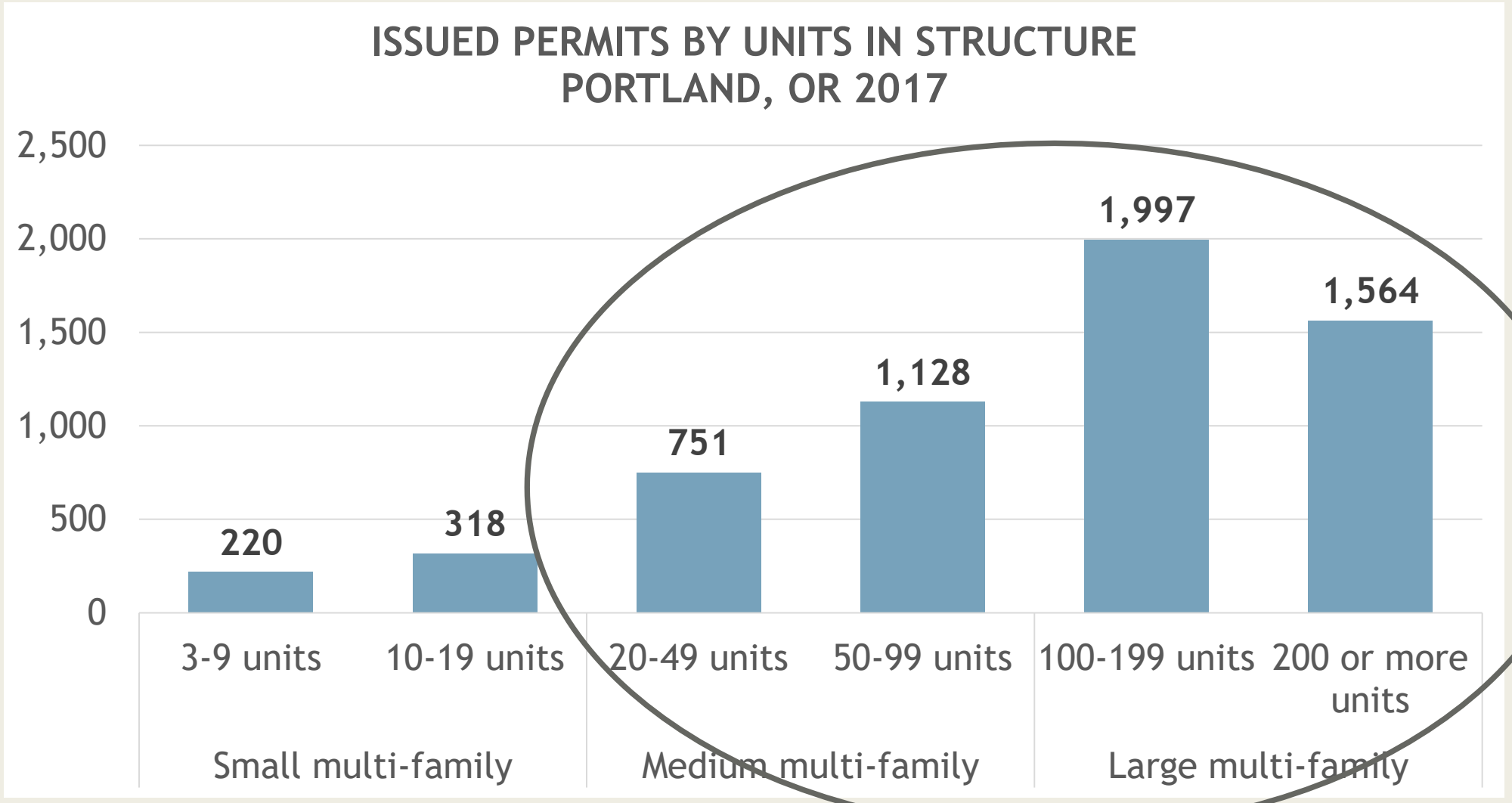
Tyler Bump, Senior Economic Planner
City of Portland Bureau of Planning and Sustainability


2010 - 2035 Housing Growth by Development Type
50,000
45,000
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
3,000
17,000
16,000
43,000
44,000
ADU
Single Family
Middle Housing
Corridor Apartments
Mid-To-High Rise Apartments


NEW HOUSING UNITS PER YEAR
PORTLAND, OR 1995-2017
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017


UNITS PERMITTED AS SHARE OF ALLOCATED GROWTH
PORTLAND, 2010-2035
27%
123k
units
73%
Units 2010-2017
Units 2017-2035


ISSUED PERMITS BY UNITS IN STRUCTURE
PORTLAND, OR 2017
2,500
2,000
1,500
1,000
500
0
220
318
751
1,128
1,997
1,564
3-9 units
10-19 units
20-49 units
50-99 units
100-199 units
200 or more units
Small multi-family
Medium multi-family
Large multi-family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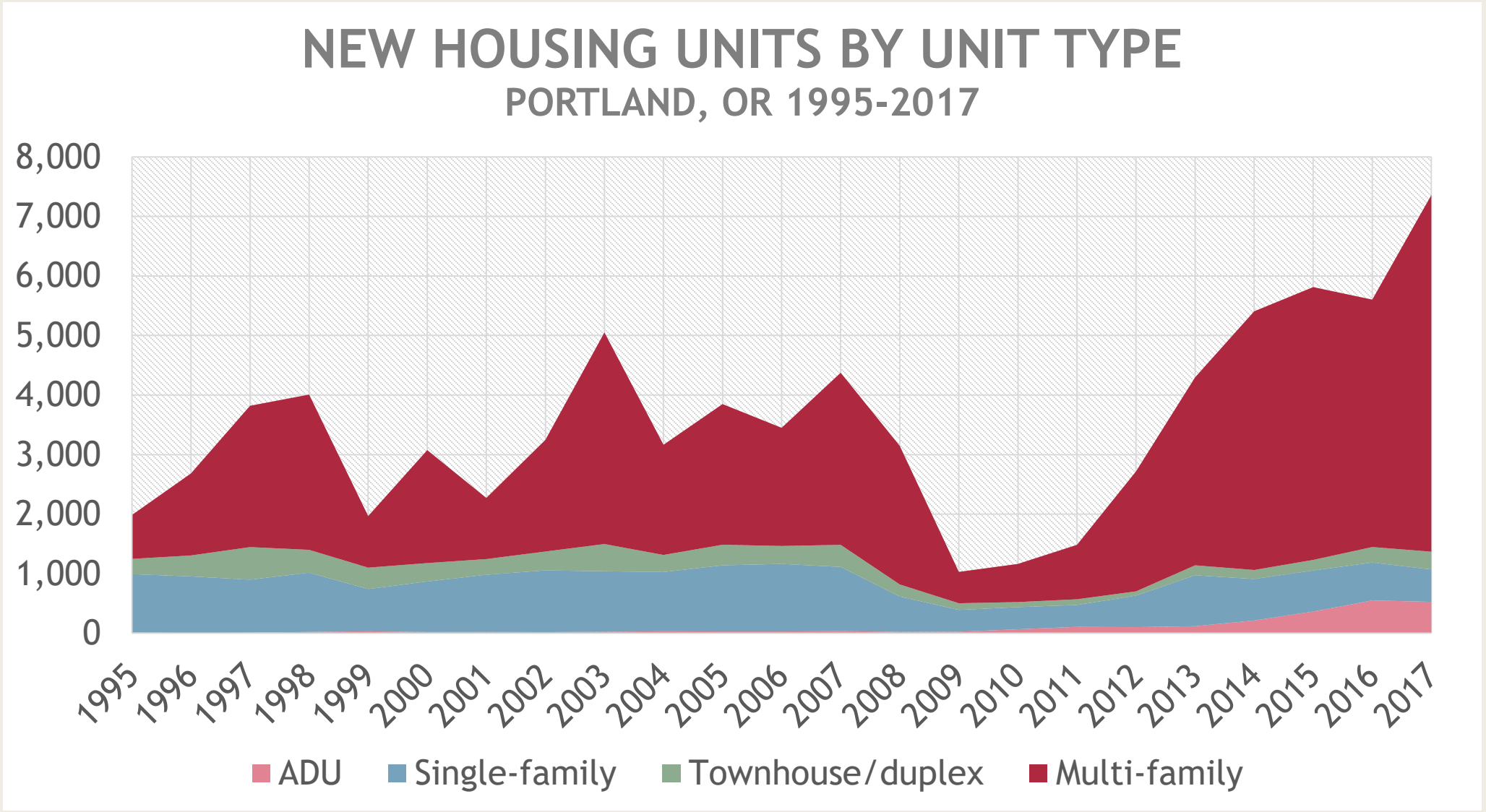
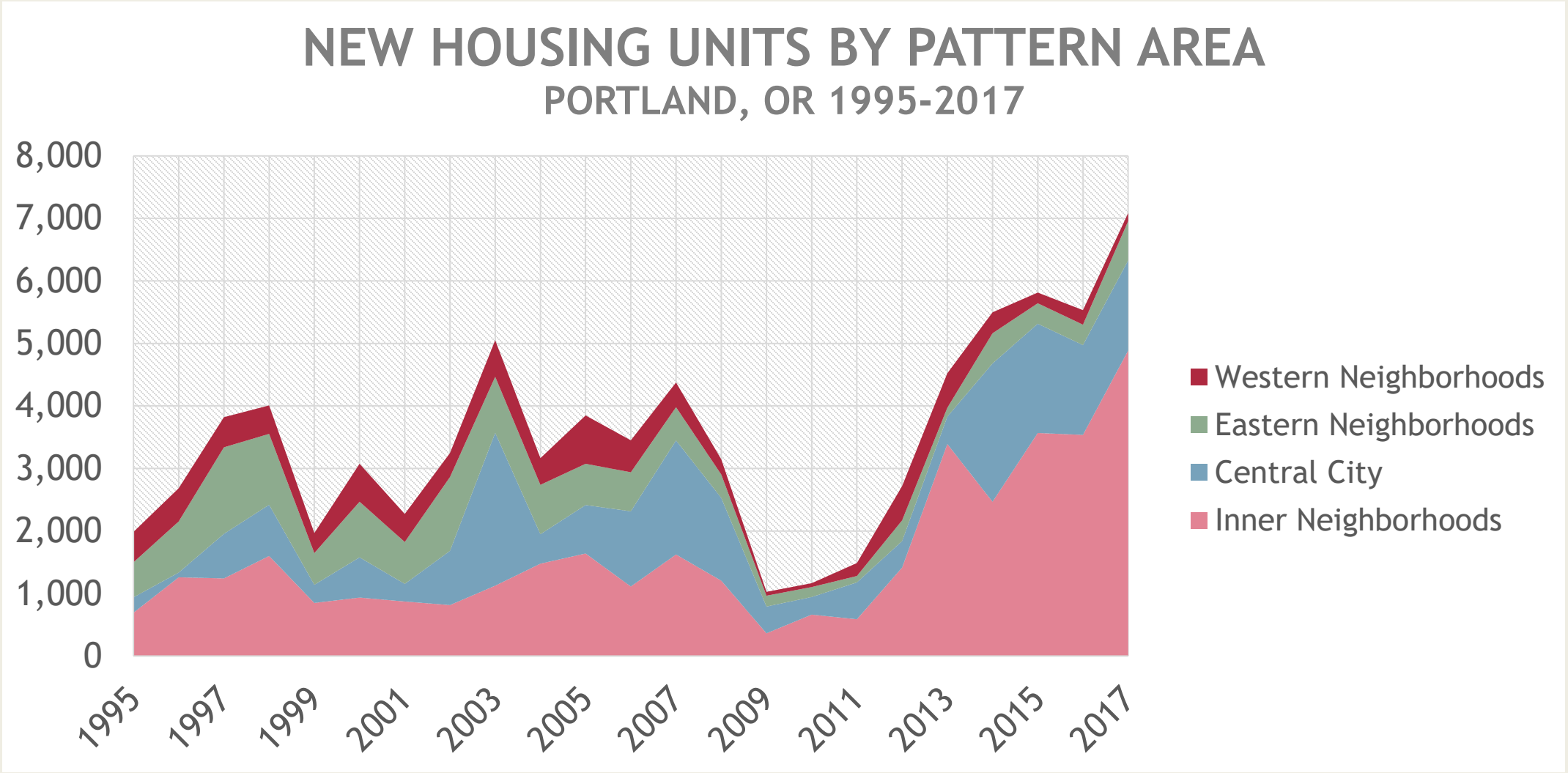
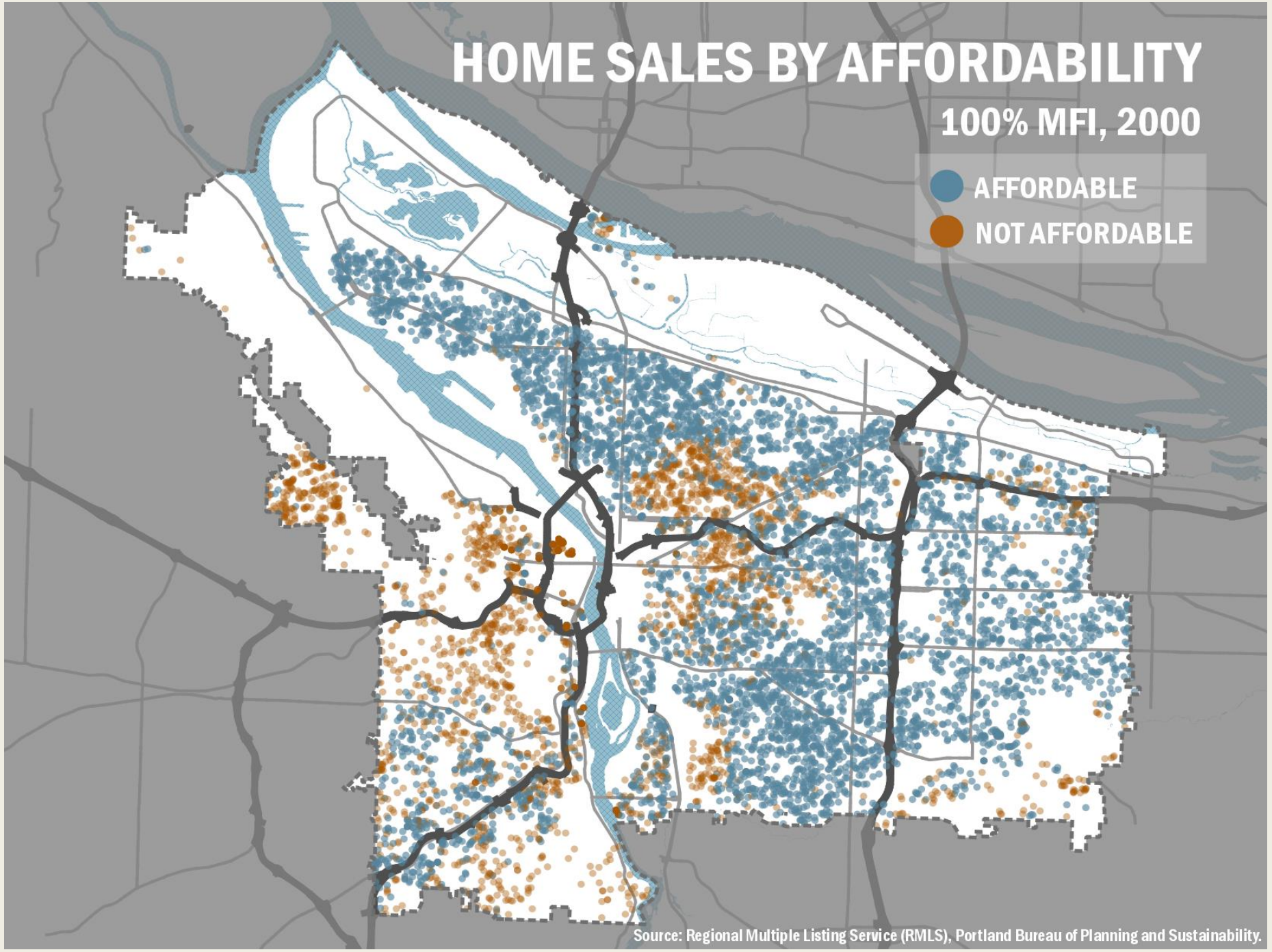
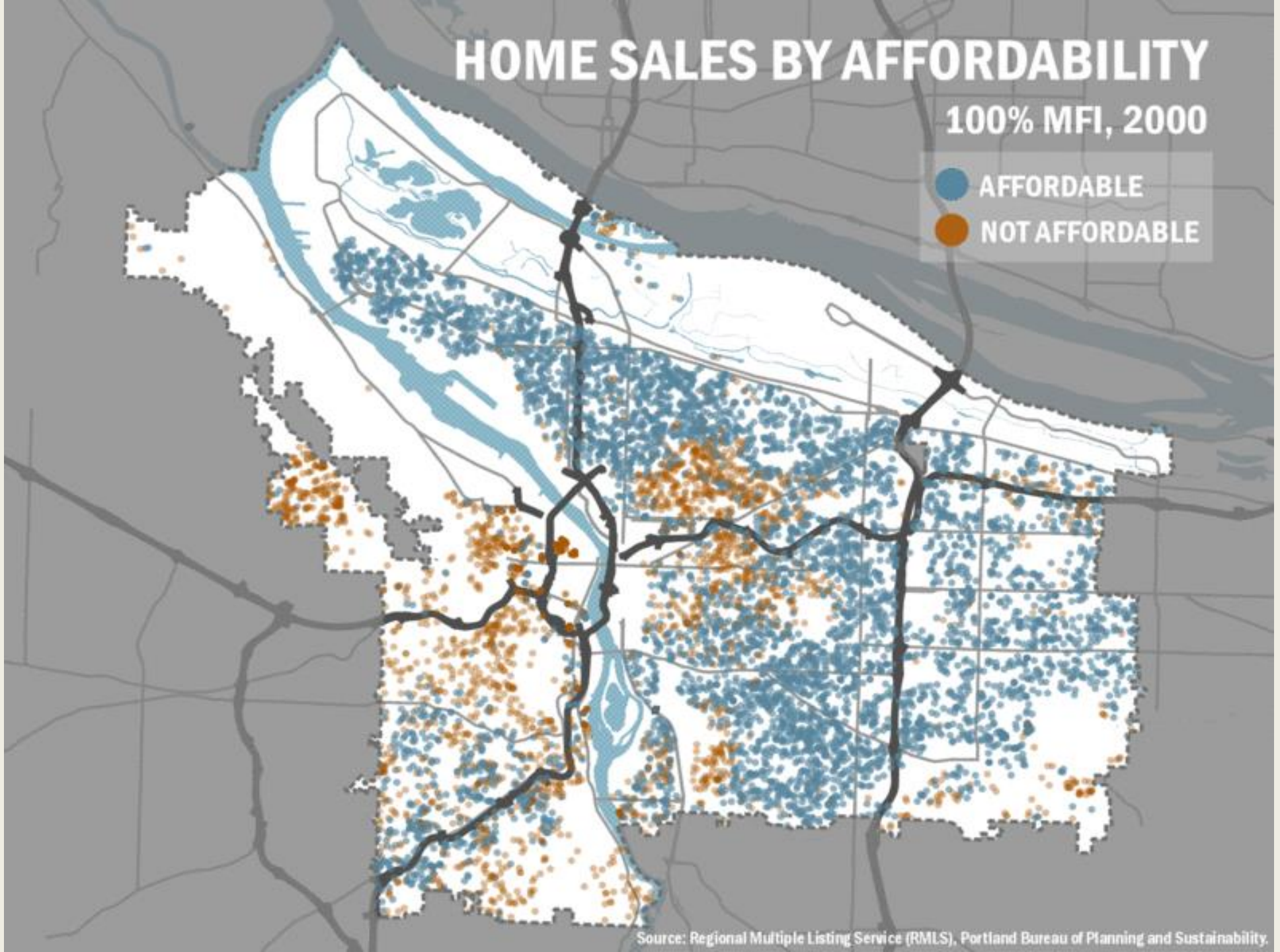

NEW HOUSING UNITS BY UNIT TYPE
PORTLAND, OR 1995-2017
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
ADU
Single-family
Townhouse/duplex
Multi-family


NEW HOUSING UNITS BY PATTERN AREA
PORTLAND, OR 1995-2017
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
1995
1997
1999
2001
2003
2005
2007
2009
2011
2013
2015
2017
Western Neighborhoods
Eastern Neighborhoods
Central City
Inner Neighborhoods


HOME SALES BY AFFORDABILITY
100% MFI, 2000
AFFORDABLE
NOT AFFORDABLE
Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.


HOME SALES BY AFFORDABILITY
100% MFI, 2000
AFFORDABLE
NOT AFFORDABLE
Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.

Inclusionary Housing Zoning Code Project

As-Adopted Report

Ordinance #188162

Adopted December 21, 2016
Effective February 1, 2017

Bureau of Planning and Sustainability
City of Portland, Oregon
1900 SW 4th Ave. Suite 7100, Portland, OR 97201

Regulatory Options

Option 1
80% AMI

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

INCENTIVES

Central City Plan District & Gateway Plan District—20% of Units

- 10-year property tax exemption on affordable units (for properties with a 5:1 FAR or greater, this exemption applies to all residential units)
- Construction Excise Tax exemption on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

All Other Areas—15% of Units*

- 10-year property tax exemption on affordable units
- Construction Excise Tax exemption on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

KEY REQUIREMENTS

- At least 5 percent of the number of affordable units must be built to be Type A as defined in the Oregon Structural Specialty Code.

Option 2
60% AMI

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

INCENTIVES

Central City Plan District & Gateway Plan District—10% of Units

- 10-year property tax exemption on affordable units (for properties with a 5:1 FAR or greater, this exemption applies to all residential units)
- Construction Excise Tax exemption on affordable units
- SDC exemptions on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

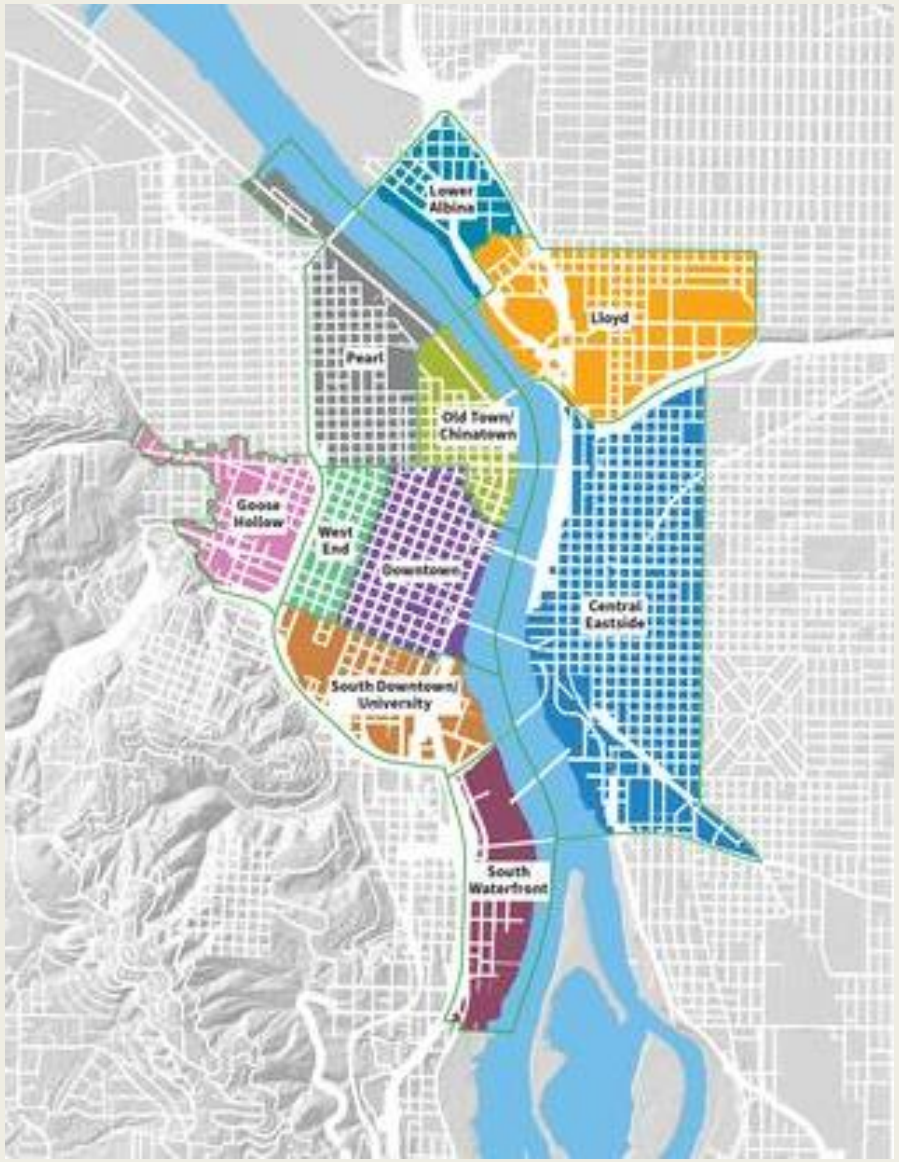
All Other Areas—8% of Units*

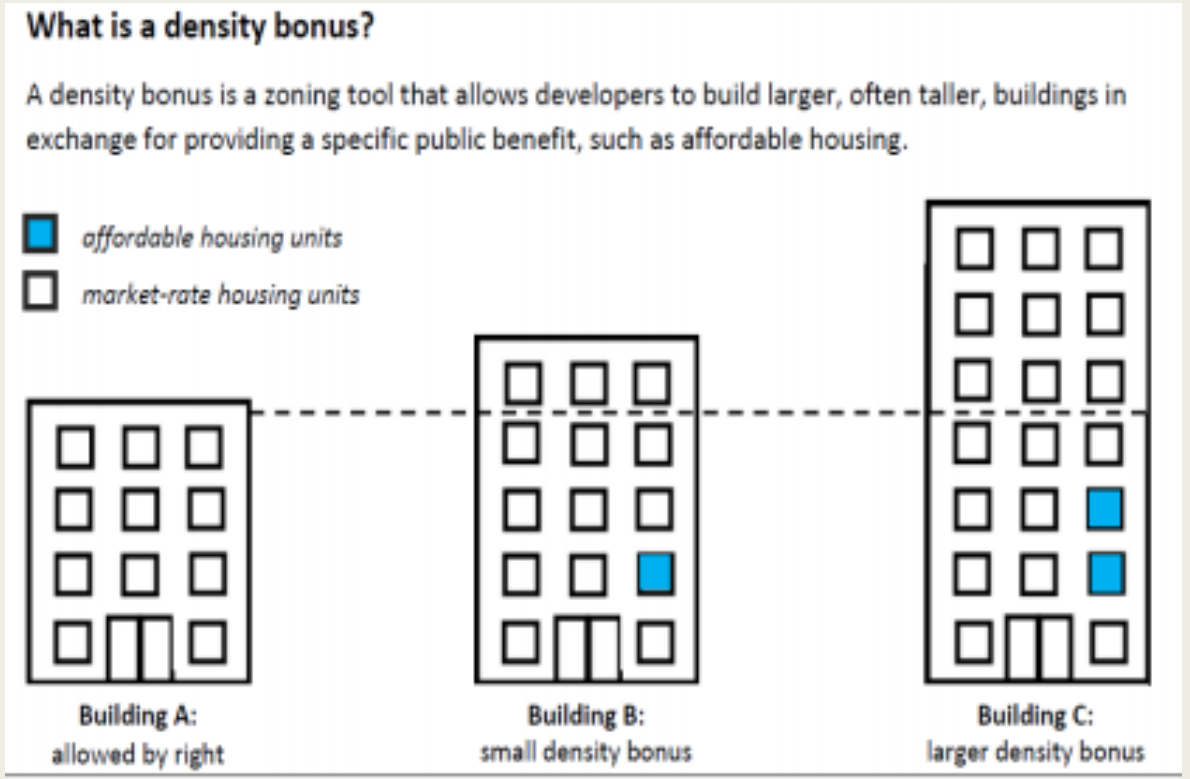
- 10-year property tax exemption on affordable units
- Construction Excise Tax exemption on affordable units
- SDC exemptions on affordable units
- Buildings will be exempt from parking requirements as detailed in Title 33
- Density/FAR bonus (varies by zoning code and plan district; see Maximum Base and Bonus Density/FAR table)

KEY REQUIREMENTS

- At least 5 percent of the number of affordable units must be built to be Type A as defined in the Oregon Structural Specialty Code.

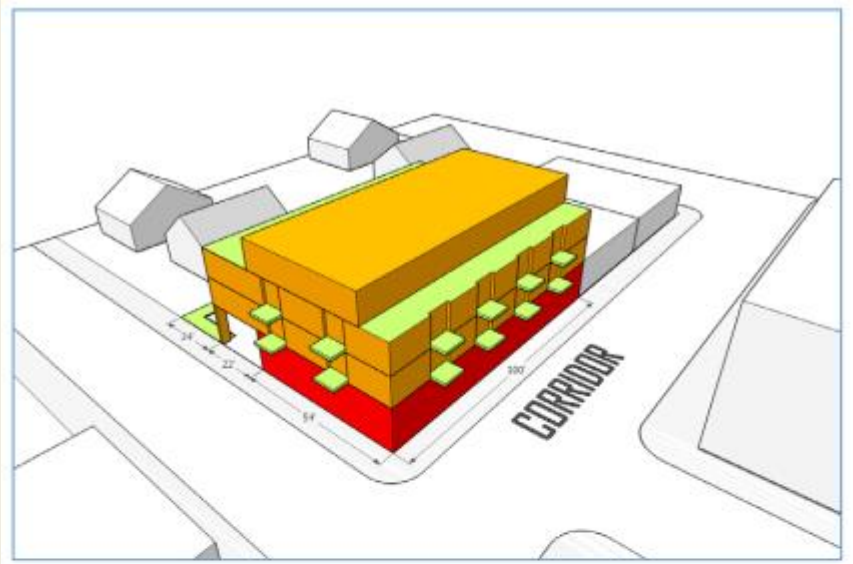
Central City 2035

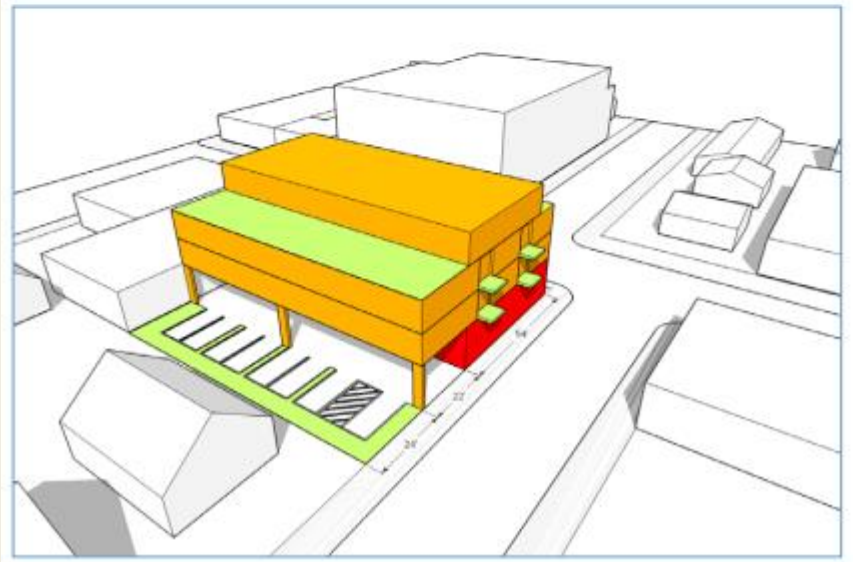




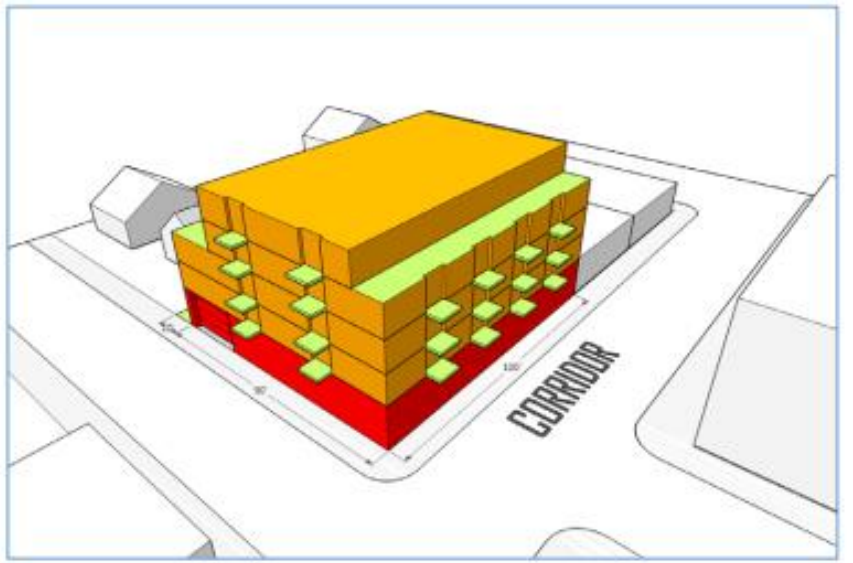
Mixed Use Zones Project

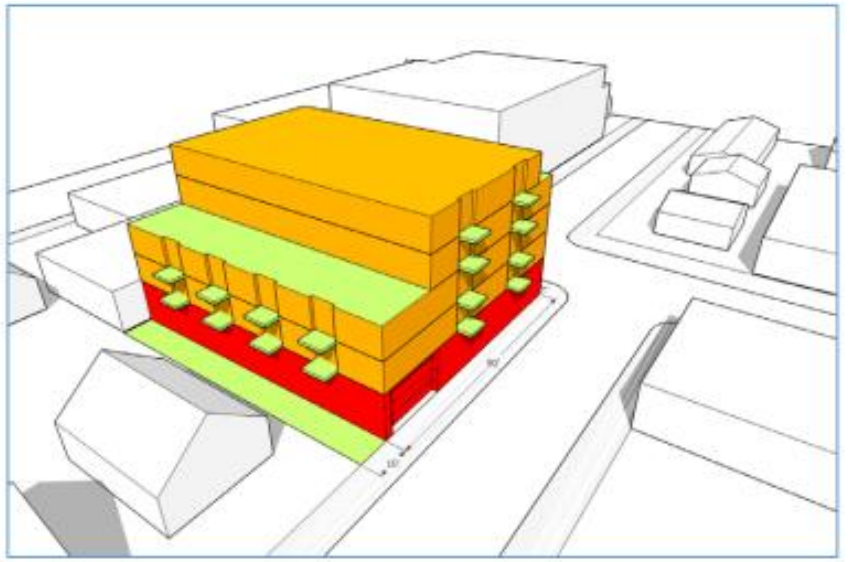
Base FAR





Bonus FAR





Better Housing by Design

Existing Development Bonuses

Affordable housing

Three bedroom units

Outdoor recreation facilities

Play areas for children

Large outdoor areas

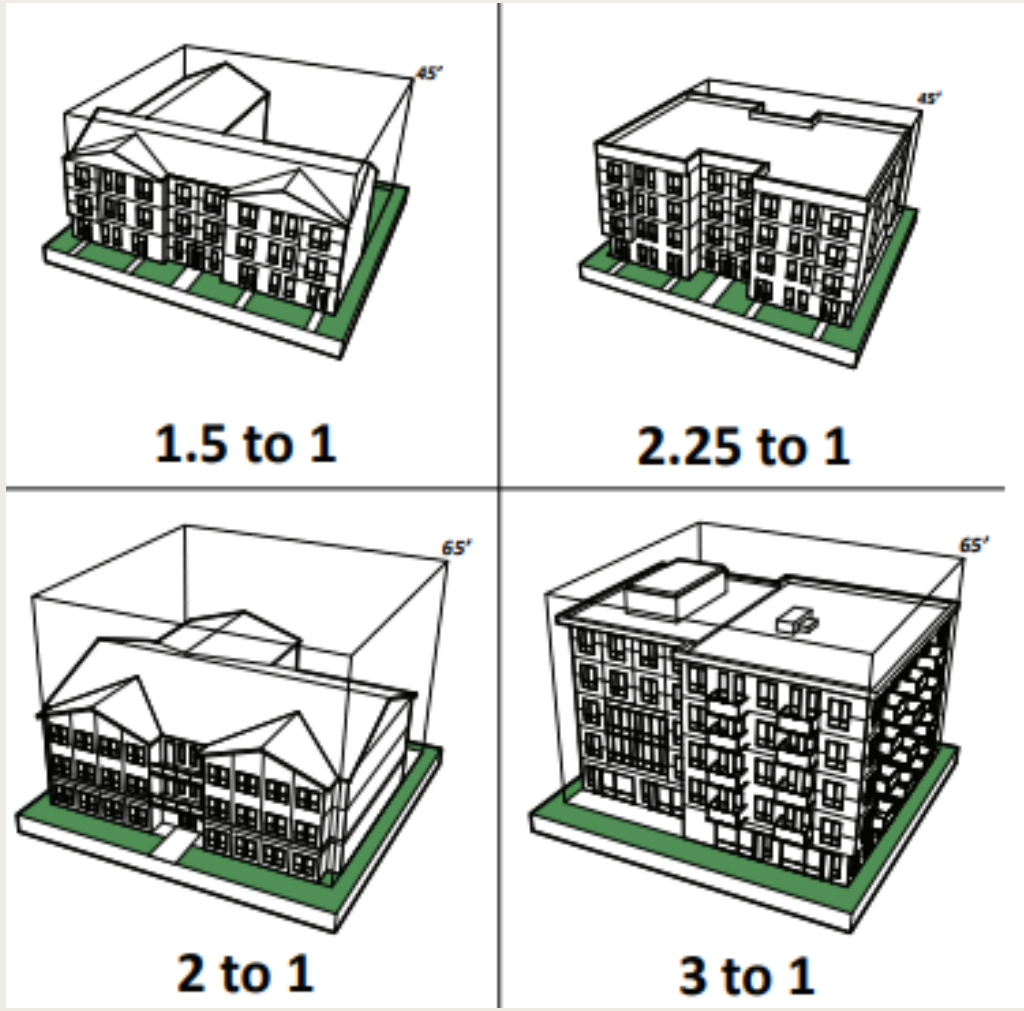
Storage areas

Sound insulation

Crime prevention

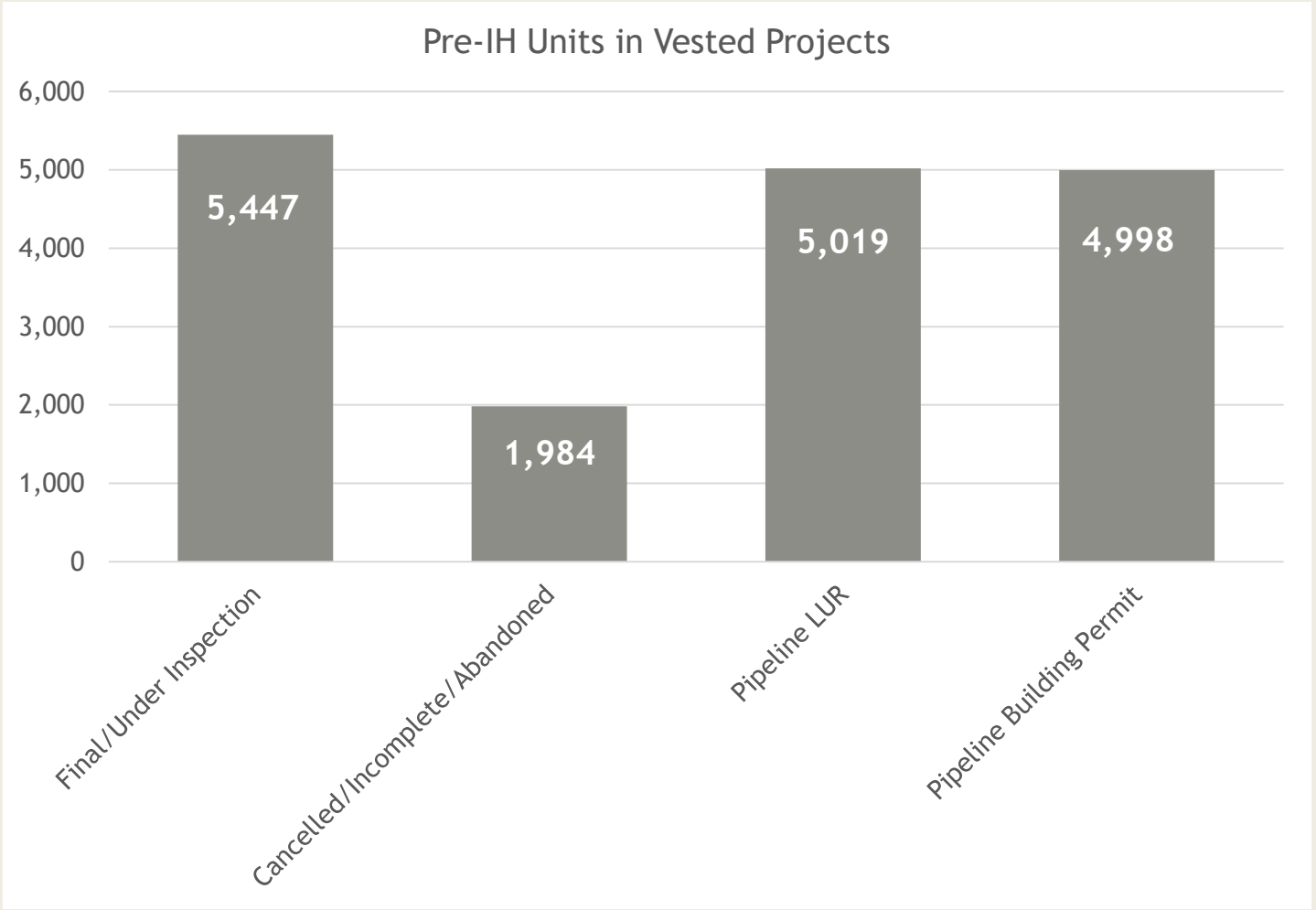
Solar water heating

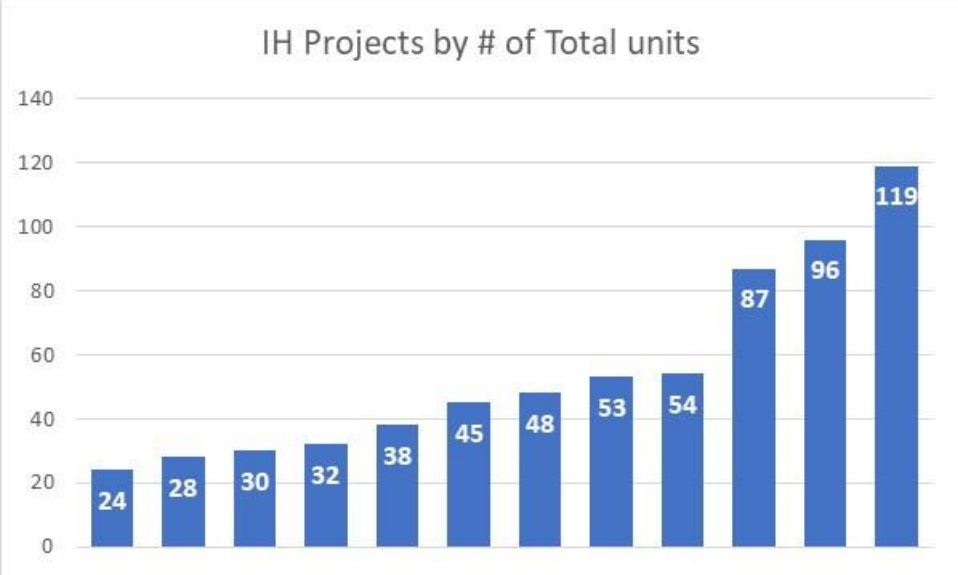
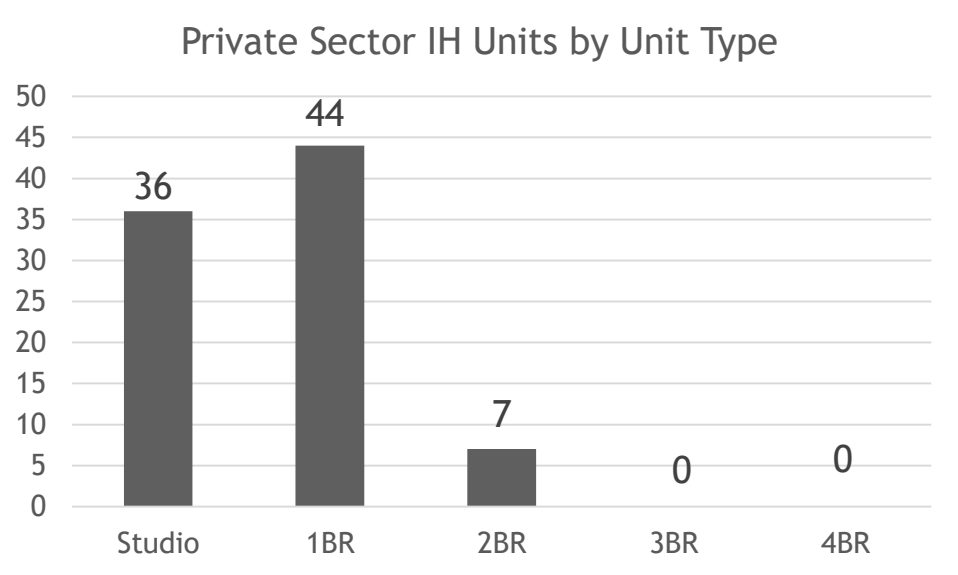
Tree preservation



Residential Infill Project

Inclusionary Housing One Year Review



Inclusionary Housing One Year Review

Mandatory IH Projects in Permit Pipeline	Projects	Total Units	IH Units
Private Sector Projects Subject to IH	12	654	89
PHB Projects Subject to IH	5	353	28
Total Projects Subject to IH	17	1,007	117