



INCLUSIONARY HOUSING PROGRAM OPTION MATRIX

INCLUSIONARY HOUSING REQUIREMENTS			DEVELOPMENT INCENTIVES FOR RENTAL BUILDINGS				
Options	Required Percentage of Restricted Units	Reconfiguration Allowed*	10 Year Tax Exemption		Affordable Housing Construction Excise Tax Exemption for Restricted Units	System Development Charge Exemption for Restricted Units	Floor Area Ratio Bonus ¹
			All Residential Portions of Improvements	Restricted Units & Applicable Residential Space			
Option 1: Build On-Site 80% MFI²							
Inside Central City Plan District (CCPD)	20%	X	X		X		X
Expanded MULTE Area ³ (Expanded Area)	20%	X		X	X		X
Outside CCPD & Expanded Area	20%	X		X	X		X
Option 2: Build On-Site 60% MFI²							
Inside CCPD	10%	X	X		X	X	X
Expanded MULTE Area	10%	X	X		X	X	X
Outside CCPD & Expanded Area	10%	X		X	X	X	X
Option 3: Build Off-Site 60% MFI							
Inside CCPD	20%		Receiving Building		Receiving Building	Receiving Building	Sending Building
Expanded MULTE Area	20%		Receiving Building		Receiving Building	Receiving Building	Sending Building
Outside CCPD & Expanded Area	20%			Receiving Building	Receiving Building	Receiving Building	Sending Building
Option 4: Designate Existing Units 60% MFI							
Inside CCPD	20%		Development incentives cannot be applied to a building which has been issued its building permit by PP&D				Sending Building
Expanded MULTE Area	20%						Sending Building
Outside CCPD & Expanded Area	20%						Sending Building
Option 5: Fee-In-Lieu Payment⁴							
Fee-in-Lieu Factor:							
Inside Central City Plan District	\$27 per GSF of Building						X
Outside Central City Plan District	\$23 per GSF of Building						X
Opting in for Bonus FAR	\$24 per GSF of Bonus FAR						X

*Reconfiguration is available with Options 1 & 2, On-Site (including consolidation); a Building may have fewer restricted units by redistributing the number of bedrooms within the required minimum studio and one-bedroom restricted units for each market-rate Building into family-sized units that have two or more bedrooms.

¹ According to Portland City Code Title 33, which is administered by Portland Permitting & Development. For more information, contact Planning and Zoning Staff at 503-823-7526.

² MFI is the area Median Family Income for Portland Metro area. Buildings using on-site consolidation as part of Options 1 & 2 receive the same development incentives as Option 3 - Receiving/Consolidated Building and Sending/Transferring Building.

³ For Buildings in the Expanded MULTE Area, only those restricting units at 60% MFI and below under the Inclusionary Housing Program are eligible for the tax exemption on all the residential portions of the improvements.

⁴ The Fee-in-Lieu is calculated by multiplying the Fee-in-Lieu Factor by total gross square footage (including residential & residential-related areas of Buildings)