

# Affordable Housing Bonus Programs

## Residential Infill Project

*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**

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# Bonus Programs

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- **Maximum FAR – Affordable Housing Bonus**
  - Single unit in a 2 to 4 unit project is affordable
  - FAR increase of 0.1 above base FAR
  - One unit at 60% median income for rental
  - One unit at 80% median income for ownership
- **Affordable Fourplexes and Multi-dwelling Structures**
  - Half the units in a 4 to 6 unit project are affordable
  - FAR increase of **0.6** in R7, **0.5** in R5, **0.2** in R2.5
  - 50% of units at 60% median income for rental
  - 50% of units at 80% median income for ownership

# Dwelling Unit Requirements

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- i. Affordable unit size, distribution, and amenities**
- ii. For sites with multiple buildings, consolidating affordable units is not allowed**

- i. For Rental Units**

- i. 99-year affordability period*
- ii. Income eligibility*
- iii. Annual recertification of income eligibility*

- ii. For Ownership Units**

- i. 10-year affordability period*
- ii. Income eligibility*
- iii. Primary residence*

# Bonus Programs

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