

Regulatory Incentives

Jurisdiction	2016 Pop	Density Bonus	Fee Reduction	Expedited Permitting	Parking Reduction	Transfer of Development Rights
Oregon						
Clackamas	404,980	Density bonus available for affordable housing	None	None	None	None
Lake Oswego	37,425	Density bonus available for public agency rental housing in certain districts	None	None	None	None
Milwaukie	20,510	None	None	None	None	None
Oregon City	34,240	None	None	None	None	None
Portland	627,395	Density bonus available for affordable housing: <ul style="list-style-type: none"> ● Units and Floor Area Ratio may be built off-site ● Payment may be made to Affordable Housing Fund ● Varies by zone district ● Bonus varies by level of affordability 	System Development Charge waiver for affordable rental and for-sale	None	<ul style="list-style-type: none"> ● Parking may be reduced to 0 spaces when affordable units are in proximity to transit ● Affordable units not included in parking requirement calculation when not in proximity to transit 	None
Tualatin	26,840	None	None	None	None	None
West Linn	25,615	None	None	None	None	None
Wilsonville	23,740	None	None	None	Parking reductions by Development Review Board for affordable housing are permitted consistent with Comprehensive Plan	None
Columbia						
Columbia	50,795	None	None	None	None	None
Multnomah						
Multnomah	790,670	None	None	None	None	None
Gresham	108,150	Innovative Housing Demonstration Projects provision may permit increased density for affordable housing	None	None	None	None
Portland	627,395					
Washington						
Washington	583,595	None	None	None	None	None
Beaverton	95,385	Open space requirement may be reduced for affordable housing by Planning Commission	System Development Charge waiver for affordable housing	None	None	None
Forest Grove	23,375	Density bonus available for rental or for-sale affordable housing in town center	None	Expedited permitting available for affordable housing	None	None
Hillsboro	99,340	None	None	None	None	None
Portland	627,395					
Tigard	49,745	None	None	None	None	None
Tualatin	26,840					
Wilsonville	23,740					
Yamhill						
Yamhill	104,990	None	None	None	None	None
McMinnville	33,405	None	None	None	None	None

Newberg	23,465	Density bonus available for affordable housing: <ul style="list-style-type: none"> • Units may be built off-site • Payment may be made in lieu • Bonus varies by level of affordability 	System Development Charge waiver for affordable housing	None		Parking for affordable housing may be tandem with approval of the Planning and Development Director; may be reduced by 10% with a maximum 1,500 ft pedestrian route from high-frequency transit or with transportation provided by a development	None
----------------	--------	---	---	------	--	--	------

Washington

Clark	218,750	Density bonuses for affordable housing through Planned Unit Developments possible <ul style="list-style-type: none"> • 3% bonus available with maximum 10% bonus in combination with other options. 	None	None	None	None
Camas	21,810	None	None	None	None	None
Vancouver	173,500	None	None	None	None	None