

# Inclusionary Zoning Fact Sheet for Development Community

## Goal

The IZ ordinances aim to improve housing opportunities for working individuals and families.

## Requirements

The ordinances apply to new multifamily rental developments and conversions with 10+ units in the BeltLine and Westside Overlay Districts. As of January 29, 2018, Developers will be required to reserve:

- 15% of units for households at or below 80% AMI; OR
- 10% of units for households at or below 60% AMI; OR
- Pay a one time In-Lieu fee that feeds into a trust fund used to develop future affordable units and preserve existing affordable units.

## Process

- Developer submits zoning application w/ IZ info
- Zoning reviews the information
- Once zoning app is approved, developer submits building permit application
- Buildings reviews app and plan information
- Developers pay applicable fees
- Buildings issues permit
- Developer executes and records LURA
- Buildings issues certificate of occupancy

## Incentives

- Developers can select up to 3 of the following incentives:
- Increase in density bonus
  - Transfer of development rights
  - No residential minimum parking requirement
  - Reduction in non-residential minimum parking requirement
  - Priority review: SAP applications will be reviewed within 21 days
  - Major project status which allows meeting with representatives from all departments to identify potential issues to expedite process.

## FY 2018 HUD Income Limits (Atlanta Metro AMI = \$74,800)

Household Size / % AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% AMI	\$15,750	\$18,000	\$20,780	\$25,100	\$29,420	\$33,740
50% AMI (very low income)	\$26,200	\$29,950	\$33,700	\$37,400	\$40,400	\$43,400
60% AMI	\$31,440	\$35,940	\$40,440	\$44,880	\$48,480	\$52,080
80% AMI (low income)	\$41,900	\$47,900	\$53,900	\$59,850	\$64,650	\$69,450
120% AMI	\$62,850	\$71,800	\$80,800	\$89,750	\$96,950	\$104,100

## In-Lieu Fee Schedule

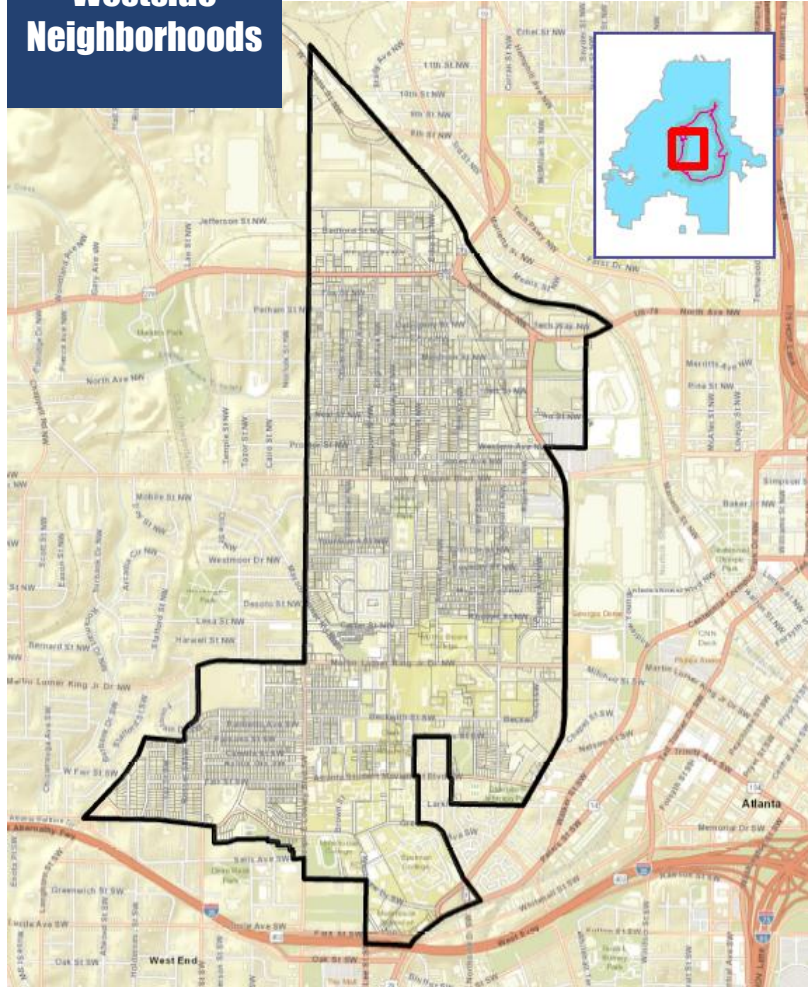
Geography	Construction Costs/Unit	Land Costs/Unit	Total/Unit
BeltLine Subarea 1	\$133,218	\$5,283	\$138,501
BeltLine Subarea 2	\$133,218	\$620	\$133,838
BeltLine Subarea 3	\$133,218	\$19,350	\$152,568
BeltLine Subarea 4	\$133,218	\$6,000	\$139,218
BeltLine Subarea 5	\$133,218	\$33,880	\$167,098
BeltLine Subarea 6	\$133,218	\$15,962	\$149,180
BeltLine Subarea 7	\$133,218	\$53,387	\$186,605
BeltLine Subarea 8	\$133,218	\$44,033	\$177,251
BeltLine Subarea 9	\$133,218	\$17,667	\$150,885
BeltLine Subarea 10	\$133,218	\$12,333	\$145,551
Westside Neighborhoods	\$133,218	\$12,333	\$145,551

For questions, contact the Office of Housing & Community Development at (404) 330-6390



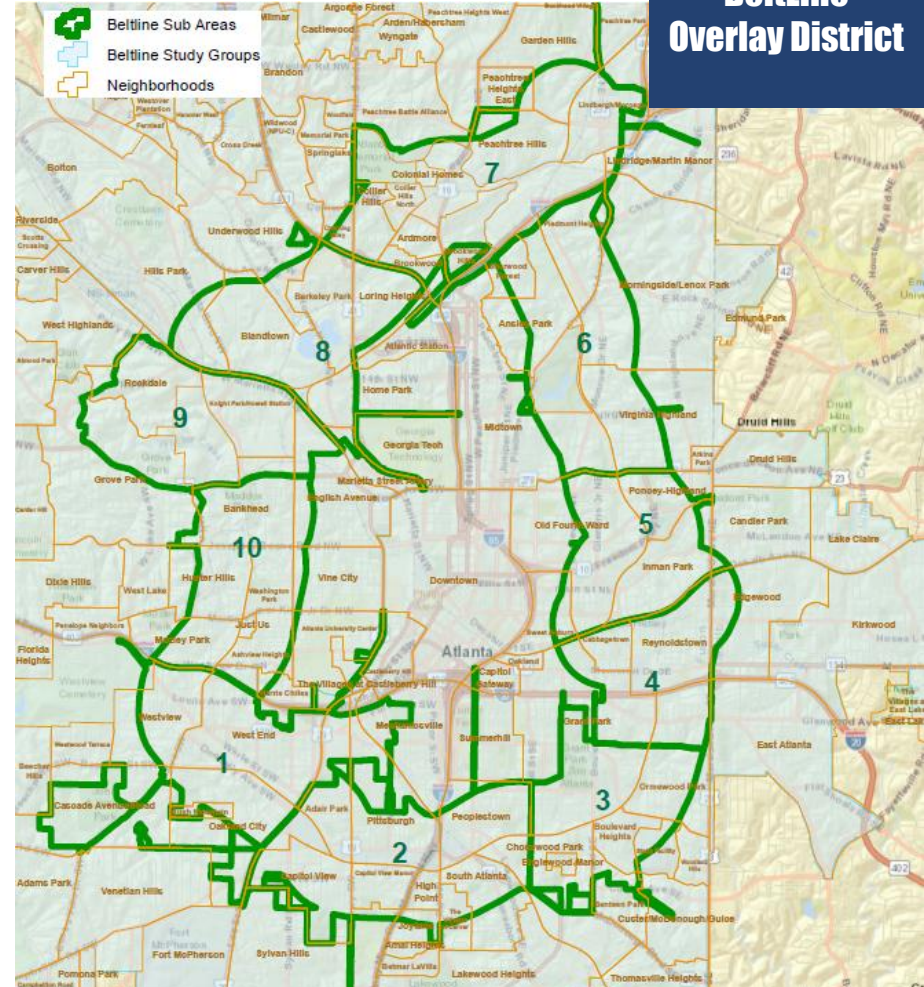
# The Inclusionary Zoning ordinances cover (1) the BeltLine Overlay District and (2) four Westside Atlanta neighborhoods

## Westside Neighborhoods



English Avenue, Vine City, Ashview Heights, Atlanta University Center (outlined in black)

## BeltLine Overlay District



Properties within roughly 1/2 mile of BeltLine corridor (subareas outlined in green)

