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)

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

### In-Lieu Fee Schedule

<table>
<thead>
<tr>
<th>Geography</th>
<th>Construction Costs/Unit</th>
<th>Land Costs/Unit</th>
<th>Total/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>BeltLine Subarea 1</td>
<td>$133,218</td>
<td>$5,283</td>
<td>$138,501</td>
</tr>
<tr>
<td>BeltLine Subarea 2</td>
<td>$133,218</td>
<td>$620</td>
<td>$133,838</td>
</tr>
<tr>
<td>BeltLine Subarea 3</td>
<td>$133,218</td>
<td>$19,350</td>
<td>$152,568</td>
</tr>
<tr>
<td>BeltLine Subarea 4</td>
<td>$133,218</td>
<td>$6,000</td>
<td>$139,218</td>
</tr>
<tr>
<td>BeltLine Subarea 5</td>
<td>$133,218</td>
<td>$33,880</td>
<td>$167,098</td>
</tr>
<tr>
<td>BeltLine Subarea 6</td>
<td>$133,218</td>
<td>$15,962</td>
<td>$149,180</td>
</tr>
<tr>
<td>BeltLine Subarea 7</td>
<td>$133,218</td>
<td>$53,387</td>
<td>$186,605</td>
</tr>
<tr>
<td>BeltLine Subarea 8</td>
<td>$133,218</td>
<td>$44,033</td>
<td>$177,351</td>
</tr>
<tr>
<td>BeltLine Subarea 9</td>
<td>$133,218</td>
<td>$17,667</td>
<td>$150,885</td>
</tr>
<tr>
<td>BeltLine Subarea 10</td>
<td>$133,218</td>
<td>$12,333</td>
<td>$145,551</td>
</tr>
<tr>
<td>Westside Neighborhoods</td>
<td>$133,218</td>
<td>$12,333</td>
<td>$145,551</td>
</tr>
</tbody>
</table>

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:

- English Avenue
- Vine City
- Ashview Heights
- Atlanta University Center

Properties within roughly ½ mile of BeltLine corridor (subareas outlined in green)