

CITY OF ATLANTA



OFFICE OF MUNICIPAL CLERK

STATE OF GEORGIA

COUNTY OF FULTON



CITY OF ATLANTA

I, **Foris Webb III**, do hereby certify that I am the duly appointed **Deputy Municipal Clerk** of the City of Atlanta, Georgia, and as such am in charge of keeping the Minutes of the City Council of the said City of Atlanta. I further certify that the attached is a true and correct copy of an Ordinance (17-O-1542).

ORDINANCE 17-O-1542 BY COUNCILMEMBERS ANDRE DICKENS, KWANZA HALL AND MICHAEL JULIAN BOND AS SUBSTITUTED AND AMENDED TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, SO AS TO ADD A NEW CHAPTER 36A ENTITLED "AFFORDABLE WORKFORCE HOUSING (BELTLINE OVERLAY DISTRICT)"; TO DEFINE CERTAIN TERMS; TO PROVIDE FOR RELATED REQUIREMENTS, PROCEDURES AND INCENTIVES; TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, CHAPTER 28, SECTION 16-28.023, SO AS TO ALLOW TRANSFER OF DEVELOPMENT RIGHTS FOR UNUSED DENSITY BONUS; AND FOR OTHER PURPOSES.

ADOPTED as amended by the Atlanta City Council
APPROVED by Mayor Kasim Reed

November 20, 2017
November 29, 2017

all as the same appears from the original which is of record and on file in my said office.
GIVEN under my hand and seal of office this 30th day of November, 2017.

Deputy Municipal Clerk

1701592

First Reading

FINAL COUNCIL ACTION

Committee _____
Date _____
Chair _____
Referred To _____

2nd 1st & 2nd 3rd
Readings
 Consent V Vote RC Vote

AN ORDINANCE
BY COUNCILMEMBERS
ANDRE DICKENS AND KWANZA HALL

Kevin Hill

AN ORDINANCE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, SO AS TO ADD A NEW CHAPTER 36A ENTITLED "AFFORDABLE WORKFORCE HOUSING (BELTLINE OVERLAY DISTRICT)"; TO DEFINE CERTAIN TERMS; TO PROVIDE FOR RELATED REQUIREMENTS, PROCEDURES AND INCENTIVES; TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, CHAPTER 28, SECTION 16-28.023, SO AS TO ALLOW TRANSFER OF DEVELOPMENT RIGHTS FOR UNUSED DENSITY BONUS; AND FOR OTHER PURPOSES.

substitute as amended

Committee _____
Date _____
Chair _____
Action
Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action
Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

CERTIFIED
NOV 8 9 2017

CERTIFIED
NOV 20 2017

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Committee _____
Date _____
Chair _____
Action
Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action
Fav, Adv, Hold (see rev. side)
Other _____
Members _____
Refer To _____

MAYOR'S ACTION
APPROVED
NOV 8 9 2017
MAYOR

ADOPTED BY
NOV 20 2017
COUNCIL

Date Referred *9-5-17*
Referred To: *2RB/zoning*

Date Referred
Referred To:

Date Referred:
Referred To:

AN ORDINANCE

BY COUNCILMEMBER ANDRE DICKENS AND KWANZA HALL, AND MICHAEL JULIAN BOND AS SUBSTITUTED BY ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, SO AS TO ADD A NEW CHAPTER 36A ENTITLED "AFFORDABLE WORKFORCE HOUSING (BELTLINE OVERLAY DISTRICT)"; TO DEFINE CERTAIN TERMS; TO PROVIDE FOR RELATED REQUIREMENTS, PROCEDURES AND INCENTIVES; TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, CITY OF ATLANTA CODE OF ORDINANCES PART 16, CHAPTER 28, SECTION 16-28.023, SO AS TO ALLOW TRANSFER OF DEVELOPMENT RIGHTS FOR UNUSED DENSITY BONUS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (the "City") continually welcomes new persons to live and work in the City, and as a result the City's Comprehensive Development Plan recognizes that many developed areas of the City, including the BeltLine Overlay District, are experiencing or are anticipated to experience residential development and redevelopment on scattered tracts of land; and

WHEREAS, the City's Comprehensive Development Plan recognizes that a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community; therefore, it is in the best interest of the City that its workforce have as many tools at its disposal to be able to afford to live in the City and have a full range of housing options; and

WHEREAS, among the current policy goals expressed in the City's Comprehensive Development Plan is the creation of an affordable and walkable city, to retain, grow and attract middle-income residents by promoting the development of middle-income housing within the context of mixed-income neighborhoods, promoting housing affordability in order to minimize the number of households that must pay more than thirty percent (30%) of their income in rent payments, and increasing the availability of affordable workforce housing; and

WHEREAS, the City's Comprehensive Development Plan's recommendations include providing development incentives to builders and developers in order to assist them in the construction of new, low, and moderate-income housing; and

WHEREAS, affordable workforce housing benefits a diverse group of individuals, seniors, and families including police officers, fire fighters, teachers, EMTs, medical assistants, bank tellers, administrative assistants, retail workers, city and county employees; and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

WHEREAS, the City Charter, at Section 1-102(c)(42), authorizes the City to regulate land use by the adoption of zoning ordinances, planning ordinances, and other regulatory ordinances; and



17-O-1542

Z-17-73

WHEREAS, increased development and the finite supply of developable land along the Atlanta BeltLine has caused concerns about affordability of housing for low and moderate-income citizens of the City, as chronicled in recent local news stories; and

WHEREAS, pursuant to Atlanta City Ordinance 05 -O-1733, it is the expectation and goal of the City that at least 5,600 units of affordable workforce housing be created within the BeltLine TAD area ("BeltLine TAD"), as stated at the creation of the same; and

WHEREAS, it is the intent of Atlanta City Council that the affordable housing units created through compliance with this ordinance shall be counted towards the goal of 5,600 units set forth in ordinance 05-O-1733; and

WHEREAS, the BeltLine Overlay District, which is broader than the BeltLine tax allocation district, was similarly created with the expectation and goal of affordability in mind; and

WHEREAS, a zoning ordinance with incentives for providing affordable workforce housing will aid the City in its goal to maintain a diverse population for persons of various income levels and ensure the availability of affordable workforce housing for the City's workforce to live within the City, and specifically, the BeltLine Overlay District; and

WHEREAS, The City encourages developers to seek Housing Choice vouchers or the award of project-based rental subsidy from the Housing Authority of the City of Atlanta, Georgia ("AHA") for the affordable units as available in order to offset providing affordable housing.

WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, such zoning powers include, among other things, the power of local governments to provide within their respective territorial boundaries for the zoning or districting of property for various uses and the prohibition of other or different uses within such districts and for the regulation of development and the improvement of real estate within such districts in accordance with the uses of property for which such districts were established.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

Section 1: The Atlanta Zoning Ordinance, City Code of Ordinances, Part 16 (Zoning), is hereby amended by adding a new Chapter 36A entitled "Affordable Workforce Housing (BeltLine Overlay District)", which shall read as shown on **Exhibit "A"** attached hereto and incorporated herein by this reference.

Section 2: The initial in-lieu fee rates referenced in Section 16-36A.007 are attached hereto as **Exhibit "B"**.

Section 3: The City Code of Ordinances, Part 16, Chapter 28, Section 16-28.023(2)(c), which sets forth eligible "sending areas" for transfer of development rights, is hereby amended by adding a new sub-paragraph 4 which shall read as follows:

- (4) One or more lots or parcels providing affordable workforce housing units in compliance with chapter 36A of this part.

Section 4: This ordinance shall apply unless the landowner (or lawful agent): a) submitted a proper application for building permit (including a land disturbance permit or foundation permit) to the proper authority prior to the effective date of this ordinance; or b) obtained a validly issued building permit (including a land disturbance permit or foundation permit) from the proper authority prior to the effective date of this ordinance. Once a valid building permit (including a land disturbance permit or foundation permit) has issued, the landowner has a right to develop the property pursuant to that permit, during its term as set forth in the building code amendments, notwithstanding this ordinance's effective date prior to the issuance of the valid building permit. The proper application for or valid approval of a special administrative permit prior to the effective date of this ordinance shall not exempt any proposed development from the terms of this ordinance unless a proper application for building permit (including land disturbance permit or foundation permit) was submitted to the proper authority prior to the effective date of this ordinance.

Section 5: This ordinance shall take effect sixty (60) days after adoption by the City Council and approval by the Mayor.

Section 6: All ordinances or parts of ordinances in conflict with this ordinance are waived to the extent of any conflict.

Section 7: It is declared the intention of the City of Atlanta that the provisions of any part of this ordinance are severable. If any court of competent jurisdiction shall adjudge any provision of this ordinance to be invalid, such judgment shall not affect any other provision of this ordinance not specifically included in the judgment. If a court of competent jurisdiction shall adjudge invalid the application of any provision of this ordinance to a particular property, development, building or structure, such judgment shall not affect the application of said provision to any other property, development, building or structure not specifically included in said judgment.

A true copy,

Rhonda Daughen Johnson
Municipal Clerk

ADOPTED as amended by the Atlanta City Council
APPROVED by Mayor Kasim Reed

NOV 20, 2017
NOV 29, 2017

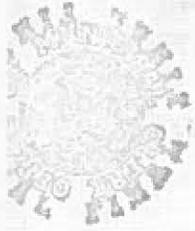


Exhibit A

Chapter 36A. - AFFORDABLE WORKFORCE HOUSING (BELTLINE OVERLAY DISTRICT)

Sec. 16-36A.001. Scope of regulations.

The provisions of this chapter shall apply to all residential rental developments of ten (10) or more new residential rental dwelling units in the BeltLine Overlay District as defined by Section 16-36.001, et seq.

Whenever the following regulations are at variance with historic district regulations of Part 16, Chapter 20, the more stringent regulations shall apply whereas not to impact designated historic structures or buildings.

Sec. 16-36A.002. Findings and statement of intent.

Providing a range of affordable housing choices for working persons in the BeltLine Overlay District is a difficult but vital objective. Housing shortages for persons of various income levels are detrimental to the public health, safety and welfare, causing detrimental transportation, environmental, business and social consequences. The purpose of this chapter is to increase the availability of housing choices for individuals and families earning at or below eighty percent (80%) of the area median income ("AMI") or at or below sixty percent (60%) of AMI as calculated and published annually by the U.S. Department of Housing and Urban Development ("HUD") for the Atlanta – Sandy Springs – Marietta metropolitan area.

Therefore, policies to promote these objectives will serve to:

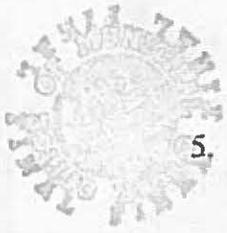
1. Implement the goals, policies, and objectives contained in the City's Comprehensive Development Plan;
2. Ensure diverse housing options continue to be available for persons and/or households at or below AMI;
3. Maintain a balanced community by encouraging the finite supply of developable land to provide housing opportunities appropriate to meet various needs and income levels;

- 
4. Ensure the availability of housing with better access to jobs in the city and thereby promoting household economic mobility through increased access to MARTA and other public transit;
 5. Improve the opportunity for working people to elevate their economic status;
 6. Encourage the construction of affordable workforce housing by offering zoning incentives for the provision of affordable workforce housing as a portion of residential development to address both existing and anticipated future housing needs in the BeltLine Overlay District;
 7. Afford developers of residential development the flexibility to meet the broad objectives of the City's policies to assist in providing a percentage of affordable workforce housing units as a portion of development; and
 8. Provide opportunities to have on-site, privately produced, owned and managed, long-term affordable units.

Sec. 16-36A.003. Definitions.

As used in this chapter, unless specifically stated otherwise, the following terms shall have the meanings set forth below:

1. *Actively marketed*: Applicant shall coordinate with the City of Atlanta Office of Housing and Community Development to locate and place Workforce Residents in available affordable workforce housing units. If Applicant coordinates in writing and in a commercially reasonable manner with the City of Atlanta Office of Housing and Community Development for a period of sixty (60) days with respect to any affordable workforce housing unit from the completion of such units or the vacation of any such unit by any Workforce Resident, and despite such coordination, such unit has not been leased to Workforce Resident then such units shall be counted towards the affordable workforce housing unit requirement if so certified by the City of Atlanta Office of Housing and Community Development.
2. *Affordable workforce housing unit(s)*: A residential rental unit in the BeltLine Overlay District that complies with the affordability requirement in section 16-36A.004.
3. *Applicant*: Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities or affiliated entities and any transferee of all or part of the real property at one location, which after this chapter takes effect develops a total of ten (10) or more new residential rental dwelling units at one location in the BeltLine Overlay District.
4. *At one location*: All real property of the Applicant in the BeltLine Overlay District if:
 - a. Such properties are contiguous at any point;
 - b. Such properties are separated only by a public or private right-of-way or utility corridor right-of-way, at any point; or
 - c. Such properties are separated only by other real property of the Applicant which is not subject to this chapter at the time of any building permit, site plan, and development or subdivision application by the Applicant.



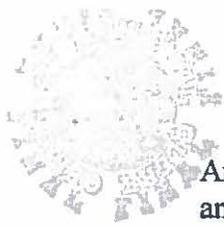
5. *LURA*: A Land Use Restrictive Agreement between the City and the Applicant that shall encumber property in a manner that will require the development and active marketing of a percentage of units as affordable workforce housing units.
6. *Market rate unit(s)*: A residential rental unit that is not an affordable workforce housing unit.
7. *Workforce Resident*: the person or persons occupying an affordable workforce housing unit earning in the aggregate no more than eighty percent (80%) of AMI for the Atlanta-Sandy Springs-Marietta area, as published by HUD or no more than sixty percent (60%) of AMI depending on the applicable affordability requirement below. The published income limits will be adjusted by household size. The income limits and rent limits will be adjusted annually according to the HUD published limits.

Sec. 16-36A.004. On-Site Affordability requirement.

All improvement of real property in the BeltLine Overlay District, regardless of the number of parcels, upon which ten (10) or more new residential rental dwelling units will be constructed at one location, shall comply with the applicable affordability requirement set forth below. The affordability requirement shall apply for the greater of twenty (20) years from the date of the issuance of the certificate of occupancy; or such longer period from the date of the issuance of the certificate of occupancy, as permitted by state law at the time of the issuance of the building permit. The affordable workforce housing units shall be substantially similar in construction and appearance (e.g., square footage, type and brand of appliances, materials used for countertops, flooring, etc.) to the market rate units, and shall not be in isolated areas in the development, but shall be interspersed among market rate units. The number of bedrooms in the Affordable Workforce Housing Units (e.g. 1 bedroom, 2 bedroom, 3 bedroom) shall be proportionate to the number of bedrooms in the market rate units.

(1) At least fifteen percent (15%) of the total residential rental units shall be actively marketed for lease to households having an income, as certified by the prospective tenant(s) at the time of execution of the applicable lease agreement, that does not exceed eighty percent (80%) AMI for the family size having the same number of persons as the subject household for the Atlanta-Sandy Springs-Marietta, Georgia HUD Metro Fair Market Rent Area (as published by HUD as of the date of the tenant's application). The monthly rent amount (not including utilities and mandatory fees) for each affordable workforce housing unit shall be no more than thirty percent (30%) of the household's monthly gross income as published periodically by HUD; or

(2) At least ten percent (10%) of the total residential rental units shall be actively marketed for lease to households having an income, as certified by the prospective tenant(s) at the time of execution of the applicable lease agreement, that does not exceed sixty percent (60%) of the AMI for the family size having the same number of persons as the subject household for the Atlanta-Sandy Springs-Marietta, Georgia HUD Metro Fair Market Rent



Area (as published by HUD as of the date of the tenant's application). The monthly rent amount (not including utilities and mandatory fees) for each affordable workforce housing unit shall be no more than thirty percent (30%) of the household's monthly gross income as published periodically by HUD.

Units actively marketed for lease in accordance with the terms of the LURA shall be considered to be in compliance with the requirements of this Chapter 36A.

Sec. 16-36A.005. Plans to conform.

Upon the face of the permit plans, and as a condition of the special administrative permit and building permit for improvement of real property subject to the affordability requirement, the Applicant shall acknowledge by signature, for itself its successors and assigns on the permit plans, that it will satisfy the requirements of 16-36A.004 or 16-36A.007 and certify which floorplans to be built within the property will be the affordable units and the number of units to be designated affordable within each floorplan type.

Sec. 16-36A.006. Certificate of occupancy.

Unless Applicant satisfies the requirements of 16-36A.007, the following requirements shall apply:

1. *Concurrency.* Applicant shall use best efforts to develop affordable workforce housing unit(s) concurrently with market rate units; and
2. *LURA.* No temporary or final certificate of occupancy shall be issued until a LURA in the form provided by the City is recorded in the county real estate records where the property lies and a recorded copy is affixed to the application for certificate of occupancy.

Sec. 16-36A.007. In-lieu option.

In lieu of compliance with the on-site affordability requirement, the Applicant may elect to pay an in-lieu fee to the City to be deposited into the BeltLine Affordable Workforce Housing In-Lieu Fee Trust Fund prior to issuance of a building permit. In-lieu fees are a public record and are assessed per BeltLine Subarea and are calculated yearly to reflect the current market. Rates will be published and available on the City of Atlanta Department of City Planning website no later than June 1 of each year and will be effective July 1 of that same year. The in-lieu fees plus administrative costs are based on the approximate cost of construction of replacement affordable workforce housing units that were not built on-site.

Sec. 16-36A.008. Density bonus.

A development in compliance with the affordability requirement shall be entitled to a 15% floor-area ratio increase above the floor-area ratio set by the current zoning for the development ("density bonus"). In the event the Applicant chooses not to use any or all of the density bonus on-site, such density bonus may be severed in the form of development rights, pursuant to the procedures set forth in section 16-28.023 (Transfer of development rights). In the event construction of all or a portion of the density bonus would exceed the maximum floor area ratio



set forth in the City's comprehensive development plan, if any, Applicant shall only be entitled to apply for transfer of development rights for such excess portion.

Evidence of a development exercising the density bonus on-site shall be entitled to an increase of the maximum parking requirements of 16-36.020(2), if necessary, but only commensurate with the number of spaces required in accordance with the density bonus granted. Evidence of a development exercising the option to increase the density on-site will only be obligated to comply with the minimum open space requirements set by the underlying zoning district for the development.

Sec. 16-36A.009. Parking incentives.

A development in compliance with the affordability requirement shall be entitled to a reduction in the minimum parking requirement set by Atlanta City Code Section 16-36.020(1).

- (a) *Minimum Parking for Residential Uses:* There will be no minimum parking requirement for a residential development within the BeltLine Overlay District.
- (b) *Minimum Parking for Non-Residential Uses in a Mixed Residential Commercial Development:* The minimum parking requirement set by Atlanta City Code Section 16-36.020(1).

-Sec. 16-36A.010. Application Review

- (a) *Priority Application Review:* A development that will meet the on-site affordability requirement shall be entitled to an expedited administrative review of the BeltLine special administrative permit ("SAP"). The SAP will be given priority and be reviewed within twenty-one (21) days of submitting a completed application and all Beltline Design Review Committee comments must be given to the City of Atlanta Office of Zoning and Development within fourteen (14) days.
- (b) *Major Projects Meeting:* A development that will meet the on-site affordability requirement shall be given major project status and will be afforded a "Major Projects Meeting" in which representatives from all departments that will review the development for permitting will meet with the applicant to identify potential issues and articulate expectations and requirements for permitting.

Sec. 16-36A.011. Monitoring and Enforcement.

The City of Atlanta's Office of Buildings shall enforce the affordability requirement prior to issuance of the certificate of occupancy. The Office of Housing and Community Development shall enforce the affordability requirement after issuance of the certificate of occupancy.

1. *Compliance report.* Each development shall comply with reporting requirements set forth in the LURA, as described in section 16-36A.006.
2. *Non-compliance.* No development shall maintain its eligibility for incentives under this chapter unless a valid LURA remains in effect and unless the development continuously meets the affordability requirement during the entire period of the LURA. The City may take any other legal remedies allowed under the LURA including but not limited to seeking



an injunction to prevent the leasing of units that would cause the project to exceed the number of market rate units to be leased under the LURA.

3. *Enforcement.* Violations of the requirements in his chapter shall be subject to the penalties outlined in Atlanta City Code Sec. 16-30.002.

Sec. 16-36A.012. Reporting.

The Office of Housing and Community Development will provide a status report every two (2) years on the program. The report will include the number of affordable units created pursuant to this chapter, the dollar amount of in lieu fees collected, and the dollar amount of in lieu fees expended.

Sec. 16-36A.013. Severability.

It is declared the intention of the City of Atlanta that the provisions of any part of this chapter are severable. If any court of competent jurisdiction shall adjudge any provision of this chapter to be invalid, such judgment shall not affect any other provision of this chapter not specifically included in the judgment. If a court of competent jurisdiction shall adjudge invalid the application of any provision of this chapter to a particular property, development, building or structure, such judgment shall not affect the application of said provision to any other property, development, building or structure not specifically included in said judgment.

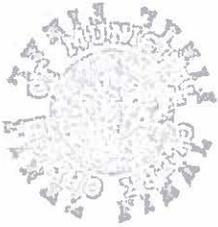


Exhibit A

Chapter 36A. - AFFORDABLE WORKFORCE HOUSING (BELTLINE OVERLAY DISTRICT)

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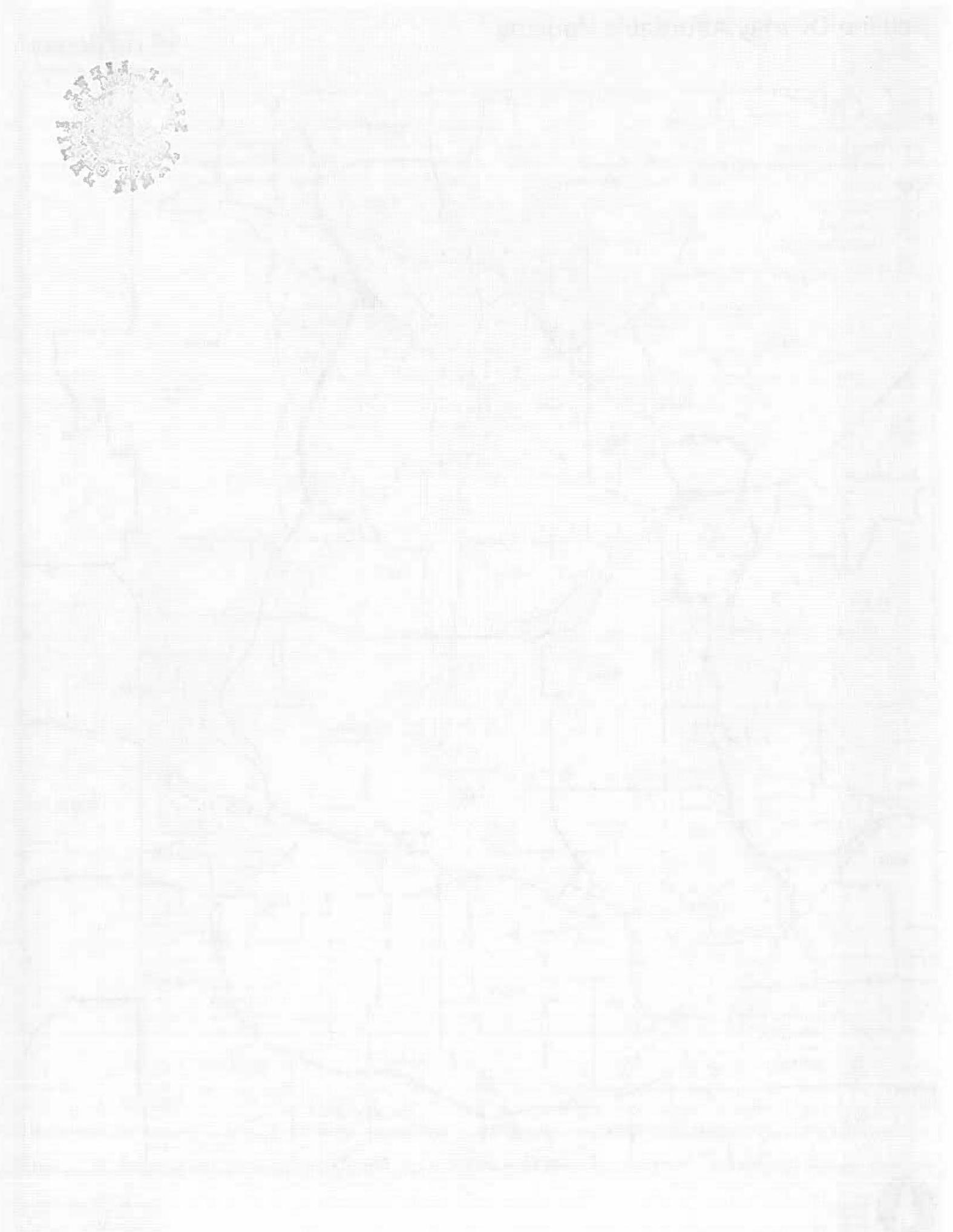
Therefore, policies to promote these objectives will serve to:

1. Implement the goals, policies, and objectives contained in the City's Comprehensive Development Plan;
2. Ensure diverse housing options continue to be available for persons and/or households at or below AMI;
3. Maintain a balanced community by encouraging the finite supply of developable land to provide housing opportunities appropriate to meet various needs and income levels;

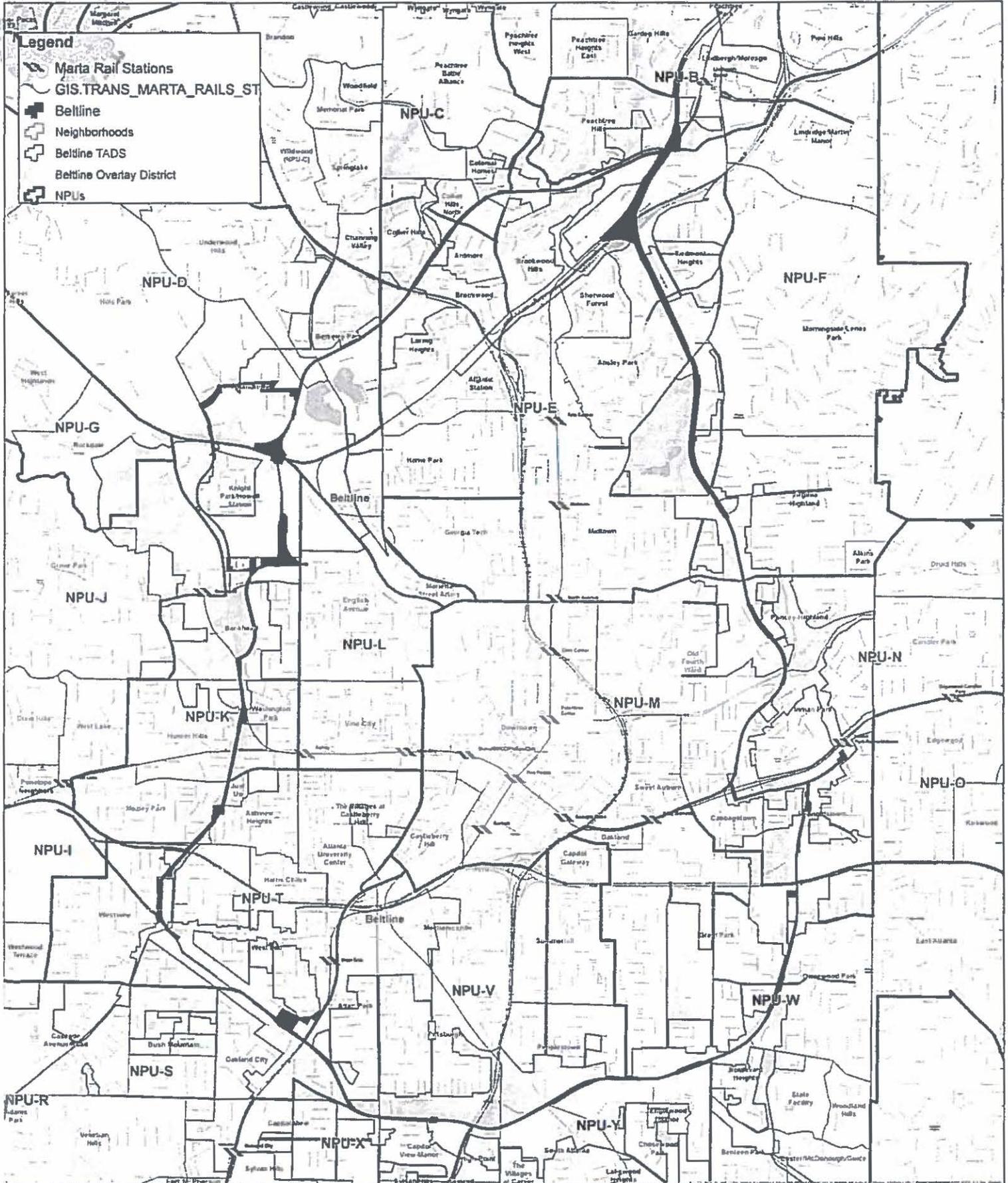
EXHIBIT B

Beltline Inclusionary Zoning Affordable Housing In Lieu Fee Rates:

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



Beltline Overlay Affordable Housing



Notes:
 Date: 11/3/2017
 Requested By:
 User Name: cpachester
 Path: C:\Users\cpachester\Desktop\MAP REQUEST\Rodneyaformap.mxd

This work is PROVIDED AS A PUBLIC SERVICE. The City of Atlanta has no responsibility for the accuracy or reliability of the data and/or the results being displayed. The use of the data and any possible liability of any and all parties which may arise from the information provided by them is their responsibility to bear by the City of Atlanta.





Z-17-73/ Affordable Workforce Housing BeltLine Overlay District
ZRB Hearing - November 9, 2017

	NPU	Approved	Denied	Abstained	Deferred	No Vote Taken	Pending NPU Vote	Comments
Z-17-73/ Affordable Workforce Housing BeltLine Overlay District	A							Tie Vote 1-1-3
	B	X						
	C	X						
	D	X						
	E	X						
	F	X						
	G	X						
	H	X						
	I	X						
	J	X						
	K	X						
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	P	X						
	Q	X						
	R	X						
	S	X						
	T	X						
	V	X						
	W	X						
	X	X						
	Y	X						
	Z	X						
	UDC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total:		24	0	0	0	0	0	

RCS# 3537
11/20/17
6:14 PM

Atlanta City Council

MULTIPLE

17-O-1556 AND 17-O-1542

ADOPT ON SUB

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 0

Y Smith	Y Archibong	NV Moore	Y Bond
Y Hall	Y Wan	Y Martin	NV Norwood
Y Young	Y Shook	NV Bottoms	Y Dickens
Y Winslow	Y Adrean	E Sheperd	NV Mitchell

MULTIPLE



INCLUSIONARY ZONING QUALIFICATIONS

New rental multi-unit developments, with 10 or more units, will be required to set aside a certain percentage of rental units for affordable workforce housing. This applies to:

- Standalone and mixed-use multi-unit buildings
- This includes new developments
- Properties within the BeltLine Overlay (roughly ½ mile of Beltline corridor)

INCLUSIONARY ZONING DEVELOPMENT OPTIONS

*(Developers must meet **ONE** of the following requirements)*

- A. 10% of the units must be set aside for households at 60% AMI or below
- B. 15% of the units must be set aside for households at 80% AMI or below
- C. In-Lieu Fee Payment: Payment must be submitted prior to issuance of certificate of occupancy. In-Lieu fees will be independently calculated.

INCLUSIONARY ZONING INCENTIVES

Developers will be able to select from the following incentives

- A. 15% Additional Floor Area Ratio (FAR)
- B. Transfer Development Rights within BeltLine Subarea (additional unused density can be transferred to other property owners)
- C. Minimum Parking Space Requirement Reduction
- D. Reductions in the underlying zoning parking requirements of the non-residential component of a mixed-use residential project.
- E. Administrative review of the Beltline SAP application will occur within 21 days. Admin Review will advance to the top of staff's SAP review queue
- F. Streamlined Project Meeting
- G. "Major Projects Meeting" will be organized in which representatives from all departments that will review the permit are convened for a pre-app meeting to identify potential issues and elucidate expectations

Developers will be eligible to apply for the following programs

- A. 10 Year Lease Purchase Property Tax Incentive (via Invest Atlanta)
- B. AHA HomeFlex and Housing Choice program incentives

PLEASE SUBMIT QUESTIONS/COMMENTS TO RODNEY M. MILTON VIA EMAIL AT
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MAYOR'S ACTION AUTHENTICATION PAGE



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**Adopted by the Atlanta City Council
November 20, 2017**

