



**Department of City Planning
Inclusionary Zoning Certification Form for Compliance with 17-O-1542 & 17-O-1556**

Application # _____

Instructions: this form must be completed for all IZ applicable projects and included on the Cover/Title page of plan submissions

I. Please complete the following acknowledgement of compliance (check only one statement)

I, _____,

Acknowledge the plans set forth will satisfy the requirements of 16-36A.004 or 16-37.004 and certify the following floorplans to be built will be affordable units and the number of units to be designated affordable within each floorplan type. This includes acknowledgement that each affordable unit are substantially similar in construction and appearance to market rate units, and shall not be in isolated areas of the development, but shall be interspersed among market rate units; **OR**

Acknowledge that in-lieu of compliance with the on-site affordability requirements, will elect to pay an in-lieu fee to the City in accordance with 16-36A.007 or 16-37.007.

Applicant

Signature

Date

II. For each unit configuration, please complete the following table to identify affordable units. Attach a separate table if more space is needed (only applicable to projects that comply with affordability requirement)

Unit type	# total units	Affordability level (___% or less AMI)	Unit mix	# affordable units (round up)	Expected market rent	Affordable rent
SAMPLE: Ex) 1 bed/1 bath	20	80%	15%	3	\$1000	\$842
SAMPLE: Ex) 2 bed/2 bath	50	80%	15%	8	\$1400	\$990

III. Please select up to three (3) incentive option(s) you wish to apply to this project (only applicable to projects that comply with affordability requirement)

- Increase in density bonus: a 15% floor-area-ratio (FAR) increase above the FAR set by current zoning
- Transfer of development rights: additional unused density can be transferred to other property owners
- Reduction in residential minimum parking requirement: no minimum
- Reduction in non-residential minimum parking requirement: a 25% reduction for non-residential spaces in mixed residential/commercial
- Priority review: SAP applications will be given priority, advance to top of staff review queue, and be reviewed within 21 days
- Major project status: project will be afforded major projects meeting with representatives from all departments to review the development for permitting, meet with applicant, and identify potential issues to expedite process

IV. Please indicate if you are also receiving either of the following from the respective agencies (only one allowed; only applicable to projects that comply with affordability requirement)

- Invest Atlanta's Lease Purchase Bond
- Atlanta Housing Authority's HomeFlex or Housing Choice Programs

V. Please submit with the application a detailed marketing plan on how affordable units will be promoted (only applicable to projects that comply with affordability requirement). Be sure to include:

- Who: target audience
- What: messaging and language to be used in promotional material
- When: promotion and campaign launch timeline
- Where: distribution method or networks (e.g. print flyers, web ads, etc.)

VI. Please review Exhibit D, the Land Use Restriction Agreement. This legal document needs to be executed, recorded, and returned prior to issuance of the certificate of occupancy (only applicable to projects that comply with affordability requirement).

Certification (for plan reviewer use only)

- Proposed project meets all IZ on-site affordability and program requirements
- Project applicant elects to pay in-lieu fee and are not subject to on-site affordability requirements

Plan reviewer

Signature

Date

QA/QC Review by OHCD (for internal use only)



**Department of City Planning
Inclusionary Zoning Certification Form for Compliance with 17-O-1542 & 17-O-1556**

Application # _____

Compliance specialist _____

Signature _____

Date _____

Note: Inclusionary Zoning is applicable for conversions or new multifamily residential rental developments with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). Affordability and program requirements are mandatory unless applicant elects to pay a one-time per-unit in-lieu fee.

Exhibit A: 2018 In-lieu fee table

<u>Area</u>	<u>Construction cost/unit</u>	<u>Land cost/unit</u>	<u>Total cost/unit</u>
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

Exhibit B: 2018 Maximum rental limits table

	Efficiency/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
80% AMI Limit	\$1048	\$1,123	\$1,348	\$1,556	\$1,736
60% AMI Limit	\$786	\$842	\$1,011	\$1,167	\$1,302
Maximum rental rates are calculated by the methodology indicated within the ordinances: 17-O-1556 and 17-O-1542					

Exhibit C: 2018 HUD income limits

%AMI / Household Size	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	\$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	\$41,900	\$47,900	\$53,900	\$59,850	\$64,650	\$69,450
100% AMI	\$52,400	\$59,900	\$67,400	\$74,800	\$80,800	\$86,800
120% AMI	\$62,880	\$71,880	\$80,880	\$89,760	\$96,960	\$104,160
Based on Atlanta Area Median Income (\$74,800.00) as published by HUD.						