

INCLUSIONARY ZONING FACT SHEET

GOAL

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

PROCESS

- Developer submits zoning application w/ IZ info for review. Upon approval, the building permit application can begin. After permit issuance, the Developer executes and records LURA prior to receiving a Certificate of Occupancy.

REQUIREMENTS

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

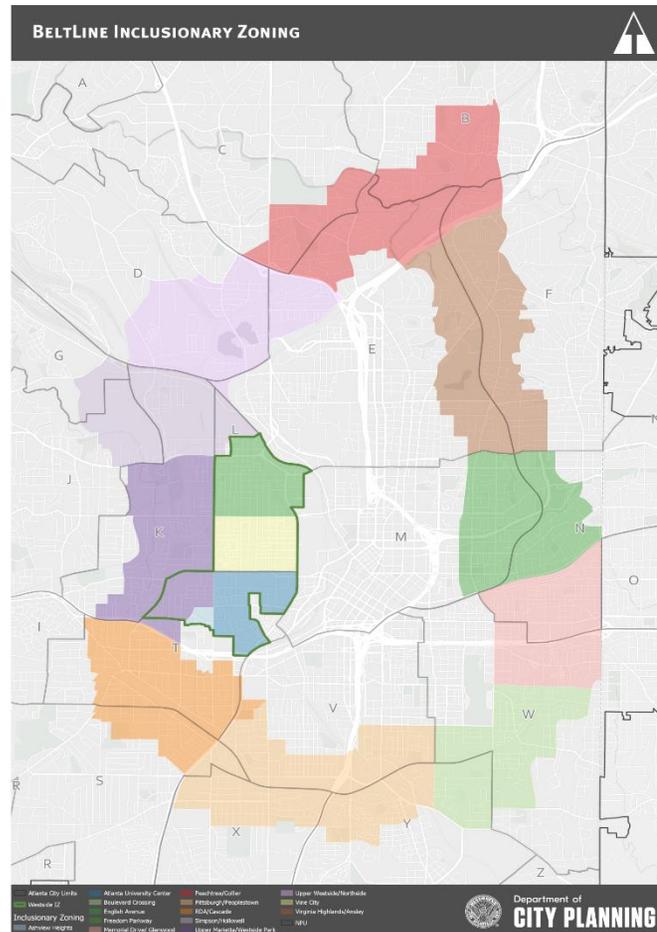
- 15% of units for households at or below 80% AMI; *OR*
- 10% of units for households at or below 60% AMI; *OR*
- Pay a one-time In-Lieu fee that feeds into a trust fund used to develop future affordable units and preserve existing affordable units.

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.

INCLUSIONARY ZONING MAP



IN-LIEU FEE SCHEDULE (2019-2020)

GEOGRAPHY	CONSTRUCTION COSTS/UNIT	LAND COSTS/UNIT	TOTAL/UNIT
BeltLine Subarea 1	\$120,698	\$4,133	\$124,830
BeltLine Subarea 2	\$120,698	\$7,696	\$128,394
BeltLine Subarea 3	\$120,698	\$15,780	\$136,478
BeltLine Subarea 4	\$120,698	\$37,755	\$158,453
BeltLine Subarea 5	\$120,698	\$46,667	\$167,364
BeltLine Subarea 6	\$120,698	\$20,917	\$141,615
BeltLine Subarea 7	\$120,698	\$16,214	\$136,912
BeltLine Subarea 8	\$120,698	\$26,801	\$147,498
BeltLine Subarea 9	\$120,698	\$10,667	\$131,364
BeltLine Subarea 10	\$120,698	\$12,333	\$133,031
Westside Neighborhoods	\$120,698	\$11,208	\$131,905

FY 2020 HUD INCOME LIMITS

HOUSEHOLD SIZE/AMI %	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE
30 % AMI	\$17,400	\$19,850	\$22,350	\$26,200	\$30,680	\$35,160
50% AMI (very low income)	\$28,950	\$33,100	\$37,250	\$41,350	\$44,700	\$46,250
60% AMI	\$34,740	\$39,720	\$44,700	\$49,620	\$53,640	\$57,600
80% AMI (low income)	\$46,350	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750
100% AMI	\$57,900	\$66,200	\$74,500	\$82,700	\$89,400	\$96,000
120% AMI	\$69,480	\$79,440	\$89,400	\$99,240	\$107,280	\$115,200

(Atlanta Metro AMI = \$82,700)

