



Department of **CITY PLANNING**

City of Atlanta Workforce Unit Lease Addendum

Resident Name(s) _____

Unit Number _____

EXPLANATION OF WORKFORCE HOUSING UNIT RENT RESTRICTIONS

- Occupancy of the above identified unit is provided to tenants having incomes at or below ____% of the Area Median Income in accordance with the requirements of the Land Use Restriction Agreement, (the "LURA").
- Resident must cooperate with the Owner or Property Management Company in certifying his/her eligibility for the Program upon initial occupancy, and **annually thereafter**. Continued occupancy of a Workforce Unit at Affordable Rent is subject to this certification requirement, and failure to certify may result in a lease renewal at a market rate rent consistent with other comparable units in the development.

UNIT SPECIFICS

- The initial rent restriction of this unit is at ____ % AMI. Upon lease renewal, the rent of the unit will correspond to the annual rent level for this AMI posted by the City of Atlanta updated each year according to HUD standards, **unless the tenant's recertification income exceeds 40% of the initial unit AMI above.**
- In the event the tenant's recertification income exceeds 40% of the initial AMI, the tenant's affordable rent may continue for one lease renewal until the next recertification.
 - If a 60% AMI workforce unit occupant recertifies at or under 100% of AMI, the rent for the next lease term shall renew at the current year's rate for 60% AMI.*
 - If an 80% AMI workforce unit occupant recertifies at or under 120% of AMI, the rent for the next lease term shall renew at the current year's rate for 80% AMI.*
- Upon the second recertification where the tenant income exceeds the initial AMI %, the tenant shall be offered a market-rate lease renewal without transferring units.
- In the event the tenant recertifies above 40% of the initial AMI, the renewal rent shall be equivalent to the current market rate rent for a comparable unit in the same development.

*The annual rent levels chart may be found on the Office of Housing and Community Development's website:

<https://www.atlantaga.gov/government/departments/city-planning/office-of-housing-community-development/inclusionary-zoning-policy>.

RESIDENT(S) SIGNATURE(S) _____

PROPERTY MANAGER SIGNATURE _____