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**MANDATORY INCLUSIONARY ZONING APPROVED FOR BELTLINE OVERLAY DISTRICT AND WESTSIDE NEIGHBORHOODS**

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Georgia ACT joins affordable housing advocates and Atlanta residents in celebrating a truly historic moment in the struggle to provide affordable housing in the City of Atlanta – the recent adoption of mandatory inclusionary zoning for both the BeltLine Overlay District and the Westside Neighborhoods surrounding Mercedes-Benz Stadium.

On November 20, 2017, the Atlanta City Council unanimously approved legislation requiring developers building new residential rental units near the BeltLine or in the Westside District to set aside 10 percent of those units for households at 60 percent Area Median Income (AMI) or below *or* 15 percent of those units for households at 80 percent AMI or below. Developments must maintain affordability for 20 years.

Developers can choose to pay a fee in-lieu of providing affordable units in their development. The in-lieu fee is set at a per-unit amount calculated to approximate cost of construction of replacement affordable workforce housing units that were not built on-site. In-lieu fees will be deposited into In-Lieu Fee Trust Funds developed separately for the BeltLine and the Westside Overlay Districts. These funds can be used for the production or preservation of affordable housing through acquisition, new construction, reconstruction, and/or rehabilitation. Each Trust Fund will have a nine-member Commission, with broad-based representation appointed by elected officials, responsible for making recommendations to the Atlanta City Council for the specific expenditure of funds collected.

A development in compliance with the affordability requirement shall be entitled to a 15% density bonus, which is transferable to use on another project, no minimum parking requirement for a residential development, priority review of their Special Administrative Permit application and a major project status designation, which includes a meeting with all departments responsible for project reviews required for permitting. In addition, projects will be eligible to apply for a 10 Year Lease Purchase Property Tax Incentive via Invest Atlanta and the Atlanta Housing Authority's HomeFlex and Housing Choice program incentives. (For Mandatory IZ and In-Lieu Trust Fund ordinances see [17-O-1556, Westside Affordable Workforce Housing District](#), [17-O-1542, Affordable Workforce Housing – Beltline Overlay District](#), and [16-O-1593, Beltline Affordable Workforce Housing In-Lieu Fee Trust Fund](#))

City for All, a broad-based coalition staffed by Georgia ACT, played a significant role in reviewing draft legislation and providing feedback and comments that helped strengthen the final ordinances. It offered strong support for approval of the legislation during the NPU process and to the Zoning Review Board, the Zoning Committee and the full Atlanta City Council. Its support included a recommendation that the City's required 2 year review of the policies' impact give strong consideration to the feasibility of providing a greater level of developer incentives to projects that serve 60% Area Median Income and below or that agree to provide longer periods of affordability.

Housing advocates have promoted inclusionary zoning in Atlanta for a long time. The current effort is the result of three years of housing affordability research & policy development led by Councilmember Andre Dickens. The City for All Affordable Housing Coalition will continue to work on education and advocacy with the new administration and City Council to cement the City's commitment to provide diversity in its housing stock for residents of all income levels around the BeltLine and Westside and to expand it city-wide.