

WESTSIDE PARK
AFFORDABILITY DISTRICT
ZONING COMMITTEE PRESENTATION



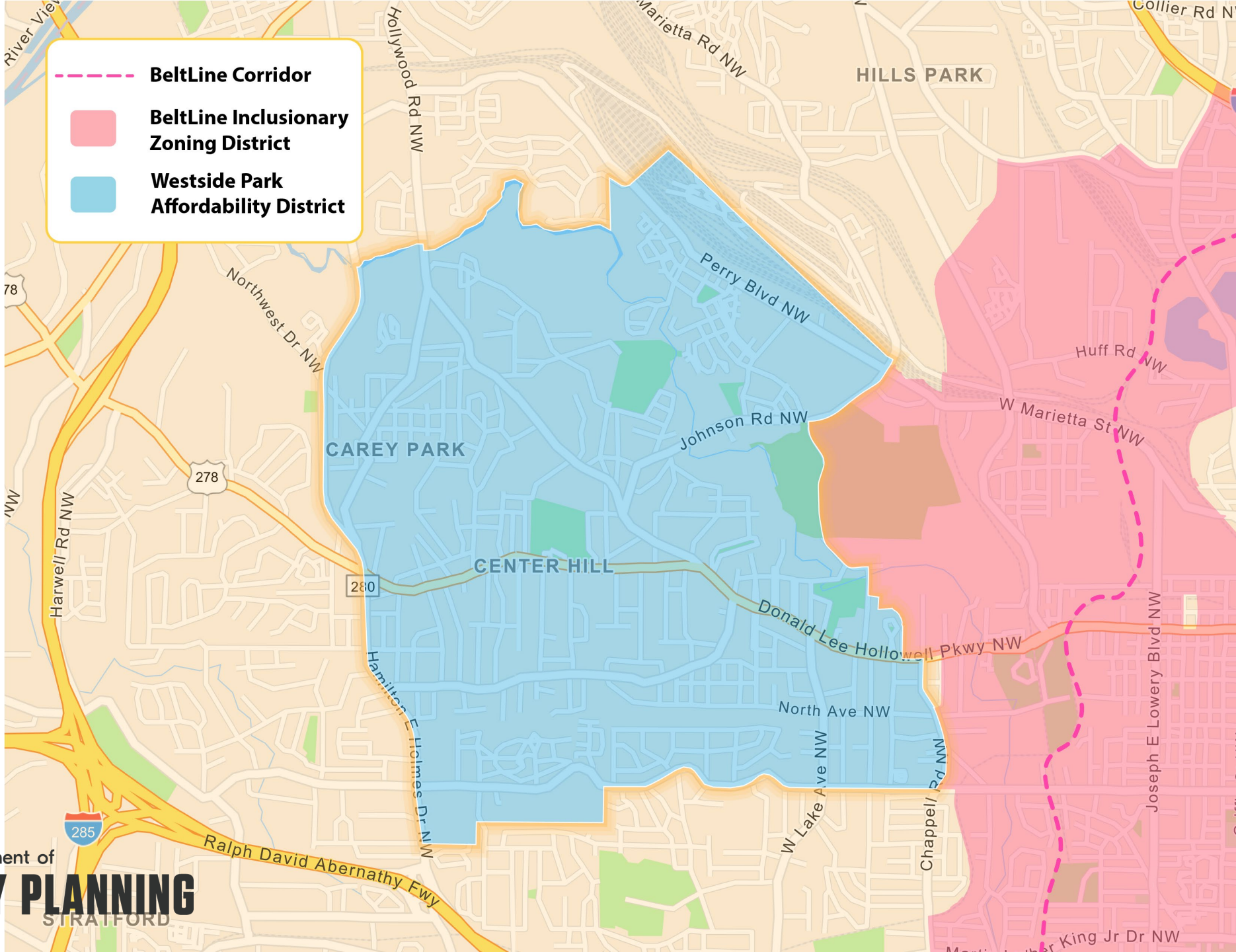
Department of
CITY PLANNING

Purpose of Legislation

- Growing concerns around housing affordability in the neighborhoods surrounding the new Westside Park
- Significant investment may drive development that increases the cost of housing
- The Affordability District would ensure that a portion of new housing is affordable to middle-income workforce residents as residential development continues
- Mixed-income communities increase access to quality schools, jobs, and amenities for people across the economic spectrum



-  **BeltLine Corridor**
-  **BeltLine Inclusionary Zoning District**
-  **Westside Park Affordability District**



Affordability Requirements

- For new developments with at least 10 units
- 20-year affordability requirement or option for an in-lieu fee (funds would be used to construct affordable housing)
- Rental Housing
 - Set aside 15% of units to be affordable to households at or below 80% AMI
 - Set aside 10% of units to be affordable to households at or below 60% AMI
- For-sale developments will be required to set aside 10% of units as affordable, with an even mixture of households at 80% and 120% of Area Median Income (AMI).
 - For example, a development with 40 units would have 2 units at 80% of AMI and 2 units at 120% of AMI.



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Eligibility and Rental + For-Sale Limits

Household Income Level	2 People Income Limit	4 People Income Limit
30% Area Median Income (AMI)	\$19,850	\$26,200
60% AMI	\$39,720	\$49,620
80% AMI	\$52,950	\$66,150
120% AMI	\$79,440	\$99,240

Household Income Level	1 Bedroom Rent Limit (Monthly)	2 Bedroom Rent Limit (Monthly)
30% AMI	\$466	\$559
60% AMI	\$931	\$1,118
80% AMI	\$1,241	\$1,489

Household Income Level	1 Bedroom For-Sale Price Limit	2 Bedroom For-Sale Price Limit
80% AMI	\$148,950	\$178,650
120% AMI	\$223,380	\$268,200

