

Exhibit 1: 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, dated _____, between the City of Atlanta and _____(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. The annual rent levels chart may be found here: *Jordan to insert link to OHCD rent site.*

In the event the tenant's recertification income exceeds 40% of the initial AMI for the year of the recertification, the tenant's affordable rent upon the next lease renewal shall be the AMI rent corresponding to the recertification AMI income of the tenant for that year, unless the AMI recertification exceeds 120% AMI. For example, if a 60% AMI workforce unit occupant recertifies at 120% of AMI income, the new renewal rent for the next lease term shall be the rent level designated at 120% AMI by the City of Atlanta in the annual rent level chart.

However, in the event the tenant recertifies above 120% AMI, the renewal rent shall be equivalent to the current market rate rent for a comparable unit in the same development.

This rent restriction applies the term of ___ years, beginning on the date the LURA was originally executed.

RESIDENT(S) SIGNATURE(S) _____

PROPERTY MANAGER SIGNATURE _____