



**Quality Housing
for Everyone**

Workforce Housing I Program Compliance

Affordable Housing Week
October 28 – 30, 2024



Agenda

- Team Introductions
- City of Atlanta's Workforce Housing
 - Background, Objectives & Features of Atlanta's Workforce Housing
 - Program Administration and Compliance
- Q & A


Workforce Housing I Background and Objectives

- As infrastructure and neighborhood amenities improve, neighborhoods become more desirable and more expensive to live in.
- Public investments drive up housing prices, integrated housing strategies prove to be necessary in neighborhoods where there has been an influx of investment and demand.

City of Atlanta Goals:

1. Increase the number of affordable housing units in the City of Atlanta.
2. Increase neighborhood diversity.
3. Provide moderate income residents access to choose neighborhoods near employment centers and amenities.

Workforce Housing I Program Timeline

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- 2016 Atlanta City Council adopts the Public Subsidies Ordinance.
 - 2017 Atlanta City Council adopts the ordinance to establish Inclusionary Zoning in the Beltline and Westside overlays.
 - 2018 Inclusionary Zoning goes into effect.
 - 2020 City Council adopts an ordinance that adds a new geographic area to the IZ Program geography: the Westside Park overlay.
 - 2021 Westside Park ordinance goes into effect.
 - 2024 To date, 3,441 units have been created or preserved by the IZ/PSO programs.

Working Housing I Ordinances

Public Subsidies Ordinance (PSO):

Based on funding from the following funding sources:

- The City of Atlanta
- Atlanta Fulton County Recreation Authority
- The City of Atlanta
- Fulton County Development Authority
- Dekalb County Development Authority d/b/a Decide Dekalb
- Atlanta Development Authority d/b/a Invest Atlanta and its affiliated authorities



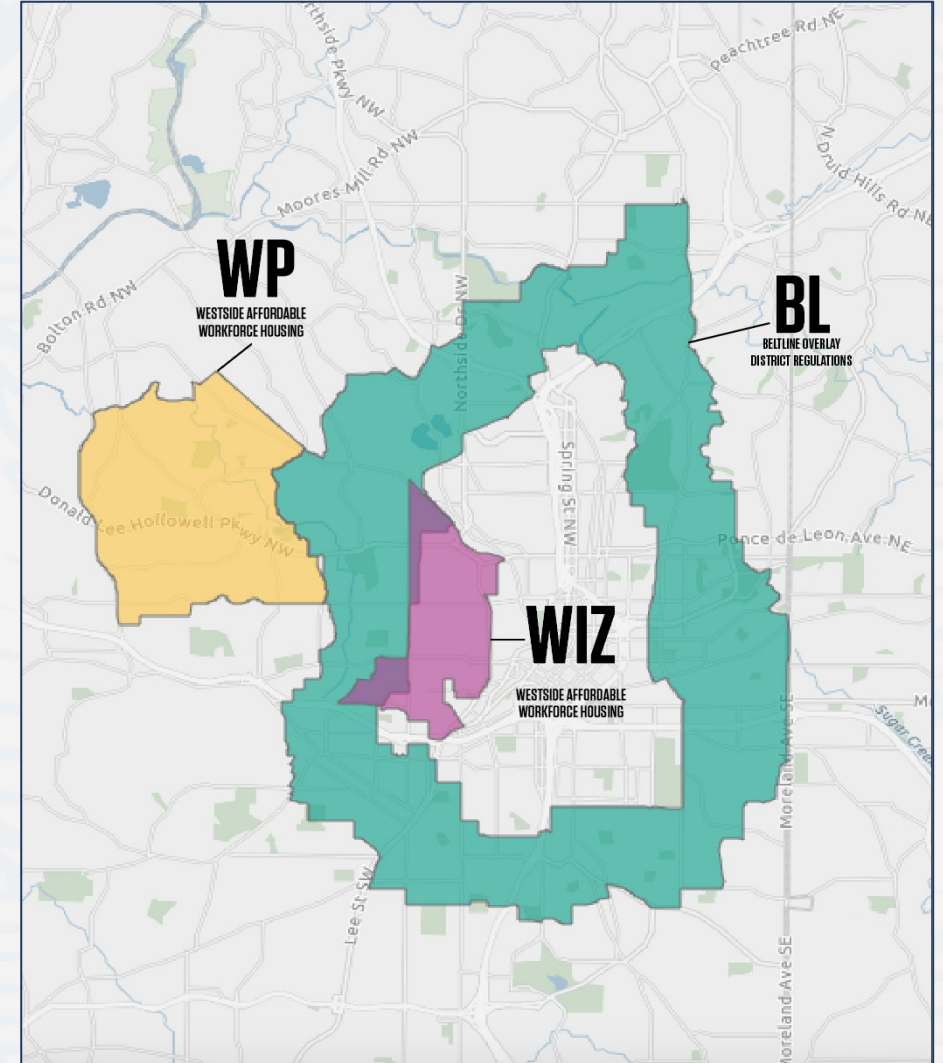
Working Housing I Ordinances

Inclusionary Zoning (IZ): Geographically based on specific areas where public investments in infrastructure have been.

17O1542 Beltline

17O1556 Westside

20O1729 Westside Park



Working Housing I Program Features

- Applies to multifamily rental properties with 10 or more units
- Set aside 10% of units at 60% AMI,
- Set aside 15% of units at 80% AMI,
or
- Pay a one-time in-lieu fee, to be paid at 15% of AMI, per unit in the sub-area that the developer has chosen to opt-out of, in-lieu of setting aside affordable units
- **Set aside 5% of units at 30% AMI, or
- **Set aside 10% of the new units be offered for sale through a Qualified Administrator to households between 80%-120% AMI
- **Qualified Administrator: an organization that identifies income-qualified purchasers and administers ongoing compliance.

Workforce Housing | 2024 Income Limits



Income Limits for 2024 (Based on 2024 MTSP Income Limits)

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 30% | \$22,590 | \$25,800 | \$29,040 | \$32,250 | \$34,830 | \$37,410 | \$39,990 |
| 40% | \$30,120 | \$34,400 | \$38,720 | \$43,000 | \$46,440 | \$49,880 | \$53,320 |
| 50% | \$37,650 | \$43,000 | \$48,400 | \$53,750 | \$58,050 | \$62,350 | \$66,650 |
| 60% | \$45,180 | \$51,600 | \$58,080 | \$64,500 | \$69,660 | \$74,820 | \$79,980 |
| 70% | \$52,710 | \$60,200 | \$67,760 | \$75,250 | \$81,270 | \$87,290 | \$93,310 |
| 80% | \$60,240 | \$68,800 | \$77,440 | \$86,000 | \$92,880 | \$99,760 | \$106,640 |
| 100% | \$75,300 | \$86,000 | \$96,800 | \$107,500 | \$116,100 | \$124,700 | \$133,300 |
| 115% | \$86,595 | \$98,900 | \$111,320 | \$123,625 | \$133,515 | \$143,405 | \$153,295 |
| 120% | \$90,360 | \$103,200 | \$116,160 | \$129,000 | \$139,320 | \$149,640 | \$159,960 |
| 140% | \$105,420 | \$120,400 | \$135,520 | \$150,500 | \$162,540 | \$174,580 | \$186,620 |

Workforce Housing | 2024 Rent Limits and Sale Price Maximums



| Rent Limits for 2024 (Based on 2024 MTSP Income Limits not including UA) | | | | | |
|--|------------|-----------|-----------|-----------|-----------|
| | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
| Max Rent at 30% | \$564 | \$604 | \$726 | \$838 | \$935 |
| Max Rent at 40% | \$753 | \$806 | \$968 | \$1,118 | \$1,247 |
| Max Rent at 50% | \$941 | \$1,008 | \$1,210 | \$1,397 | \$1,558 |
| Max Rent at 60% | \$1,129 | \$1,209 | \$1,452 | \$1,677 | \$1,870 |
| Max Rent at 70% | \$1,317 | \$1,411 | \$1,694 | \$1,956 | \$2,182 |
| Max Rent at 80% | \$1,506 | \$1,613 | \$1,936 | \$2,236 | \$2,494 |

| 2024 Homeownership Sale Price Maximums | | | | | |
|--|------------|-----------|-----------|-----------|-----------|
| | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
| Max Sale Price at 60% | \$135,540 | \$145,170 | \$174,240 | \$201,240 | \$224,460 |
| Max Sale Price at 80% | \$180,720 | \$193,560 | \$232,320 | \$268,320 | \$299,280 |
| Max Sale Price at 100% | \$225,900 | \$241,950 | \$290,400 | \$335,400 | \$374,100 |
| Max Sale Price at 120% | \$271,080 | \$290,340 | \$348,480 | \$402,480 | \$448,920 |
| Max Sale Price at 140% | \$316,260 | \$338,730 | \$406,560 | \$469,560 | \$523,740 |

Workforce Housing I In Lieu Fee Schedule



| 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 |

Workforce Housing I Program Incentives

Developers Receive:

- Density bonuses (15% of additional floor area-FAR)
- Reduced minimum parking space requirements
- Streamlined approval
- May receive tax abatements

Community Benefits:

- Gives residents access to amenities like high performing public schools, public services, and job opportunities.
- Improves socioeconomic integration
- Spreads the public and private goods associated with infrastructure improvements

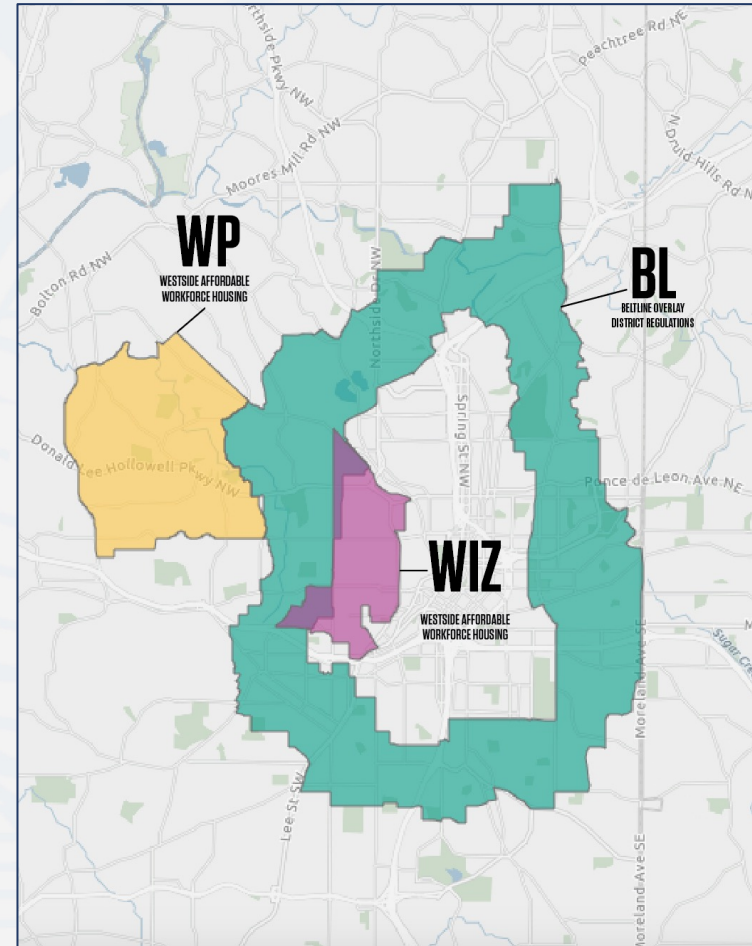


Workforce Housing | Outcomes

As of October 2024, 158 projects have successfully launched since the first ordinance took effect in 2016.

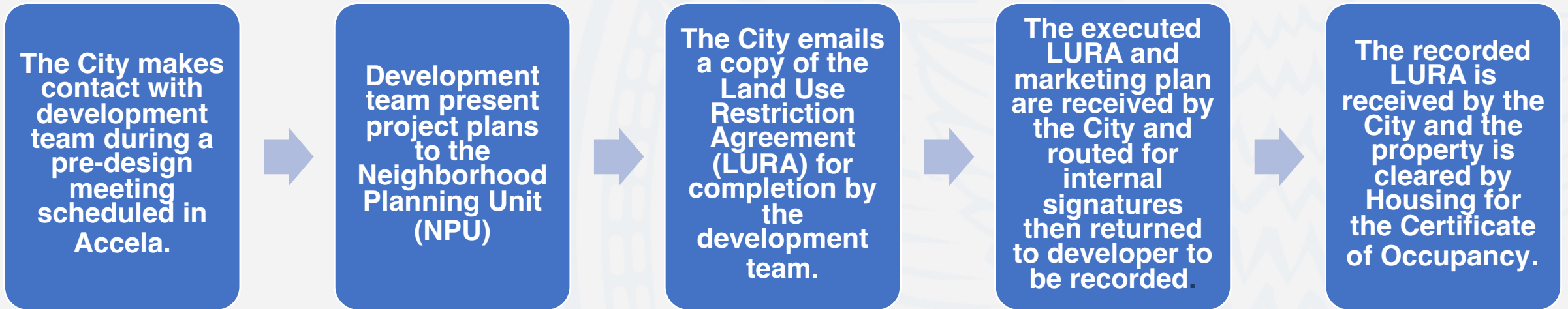
- 81 projects are currently leasing, and
- 78 are in development or under construction.
- 3,441 units have been created or preserved

2 developers have opted to pay the in-lieu fee to the tune of \$10.1 million combined.




Workforce Housing I Program Administration and Compliance

Program onboarding process initiates when a developer applies for building or land development permits in Accela



Workforce Housing | Program Administration and Compliance



On the date that the Certification of Occupancy is issued, the participating properties Affordability Period begins. During the affordability period the property is subject to affordability requirements for at least 20 years, or longer as state law permits.

Workforce Housing I Program Administration and Compliance

Affordable Housing Marketing and Administrative Plan

- Outlines the ongoing marketing and leasing responsibilities of property owners and agents for housing unit.
- Satisfies the “Actively Marketed” requirement stated in the LURA
- Submitted at least 90 days prior to the anticipated issuance of a Certificate of Occupancy
- OHCD will approve the plan or contact the property owner with recommended changes.

Community Outreach

- NPU(s)
- Municipal Outreach
- Community Organizations
- Online Advertising

Workforce Housing I Program Administration and Compliance

Program Compliance is ongoing during the participating properties affordability period. Properties are “in compliance” when...

- Tenant rents are not exceeding the maximum amounts set annually by the City per the "Income Limits and Rent Guidelines"
- Workforce housing units are advertised publicly.
- Workforce housing lease agreements are at least 12 months
- Properties conduct annual recertifications for each set-aside household to verify continued income eligibility. Continued eligibility can go up to either 100% AMI, or 120% AMI.
- Tenants are not forced to move out if at any point they become ineligible for workforce rates.

Workforce Housing I Program Administration and Compliance



The City of Atlanta audits participating properties on an annual basis-"thirty (30) days following the end of each calendar year". Annually, each property is responsible for reporting the following information on all workforce housing inclusionary zoning units:

- Unit Number
- Number of Bedrooms
- IZ Unit Designation (i.e. 60% or 80% AMI)
- Maximum Rent Allowed
- Lease Rent
- Tenant Name
- Household Size
- Annual Gross Income (AGI)
- % of AMI
- Move In and Move Out Date

Ongoing Compliance Best Practices

- Set-aside applicants undergo the same application process and sign the same lease as market rate tenants.
- The Workforce addendum is provided by the City and required for all participating units.
- Utilize the Compliance Guide provided by the City to verify income and program eligibility.
- If a tenants income exceeds the threshold, allow them to remain in the unit. Select the next available vacant unit to fulfill the set-aside requirement.
- Accept Housing Choice Vouchers (HCVs)
- Hire property management companies who are familiar with affordable housing processes.
- Feel free to communicate with OHCD team members.



Questions, Feedback and /or Suggestions?



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Source Links

[Public Subsidies Ordinance](#)

[Inclusionary Zoning BeltLine Ordinance](#)

[Inclusionary Zoning Westside Ordinance](#) [Inclusionary Zoning Westside Park Ordinance](#) [PSO LURA](#)

[IZ LURA BeltLine](#) [IZ LURA Westside](#)

[IZ LURA Westside Park](#) Compliance Guide

[Workforce Lease Addendum](#)

City of Atlanta Workforce Housing data

End of presentation