

INCLUSIONARY ZONING



THE NEED: IN A COUNTY OF 130,000 RESIDENTS...

37%

of ACC households
make less than \$50K

12,900

affordable homes in
ACC are market-rate

20%

Growth in the number
of households since
2010

5%

Growth in the number
of housing units since
2010

BASIC CONTOURS + DEVELOPER BENEFITS

- **20% PARKING REDUCTION IF WITHIN 1500 FEET OF A TRANSIT STOP**
- **DENSITY BONUS:**

Zoning District	Allowable Density Bonus	% Affordable Units Required	
		OPTION A	OPTION B
RM-1	50%	15% [*]	10% ^{**}
RM-2	50%	15% [*]	10% ^{**}
RM-3	50%	15% [*]	10% ^{**}
C-O	50%	15% [*]	10% ^{**}
CN	50%	15% [*]	10% ^{**}
CG	100%	20% [*]	15% ^{**}
CD	25%	10% [*]	5% ^{**}

^{*}Under Option A, affordable units must be rented to qualifying low-income residents at or below 80% AMI.

^{**}Under Option B, affordable units must be rented to qualifying very-low income residents at or below 60% AMI. .

FUTURE CONSIDERATIONS

- **MODIFYING AMI % FOR INCLUSION, GIVEN DISPARITY BETWEEN ATHENS AND “AREA.” CURRENT OPPORTUNITY FOR 80% AMI IS EFFECTIVELY A MARKET RATE UNIT.**
- **MOVING INTO DETACHED/SINGLE FAMILY ZONE/FOR-SALE AREA**