



## Overview

**What:** Legislation was introduced to add a new section 18 Voluntary Inclusionary Zoning - Height Bonus Area Designation

**Why:**

- This proposed ordinance would establish a height bonus area designation in the Zoning Code that neighborhoods citywide could elect to adopt to incentivize affordable housing units in new multi-family construction.
- The ordinance is voluntary both on the part of the neighborhood and the developer, and it is intended to provide a height incentive that developers want.
- By making the ordinance voluntary, it provides more flexibility over how to structure the incentive.
- The premise of this ordinance is to tie the creation of needed affordable housing that serves a public benefit to the community.
- This ordinance would create a consistent process, definition, and set of requirements - thus creating a reliable set of expectations and incentives for neighborhoods and developers.
- “Affordability” is defined, by reference, in the Community Development section of the Code of Ordinances, 54-1: currently, for 30% to 50% of the Area Median Income.
- This ordinance would supplement the two pending proposals for Mandatory IZ, that if enacted, would create requirements for new affordable housing in the BeltLine Overlay District and Westside. As a supplement, this ordinance would allow for the creation of Height Bonus Area designations throughout the City.
- Any multi-family development in a Height Bonus Area, in which 20% of the units are affordable, shall be eligible for a height bonus of one market-rate unit for each affordable housing unit provided on-site, up to 20% above the maximum number of housing units allowed by the underlying zoning district.

**When:** The Zoning Review Board (ZRB) is scheduled to hold a public hearing in October 4 or October 11, 2018.