The latest version of the Sandy Springs development code draft includes a mandatory provision for the inclusion of affordable housing in all multi-unit projects with 20 or more units that require a land disturbance permit. The proposal offers three avenues to satisfy the affordable housing requirement: (1) On-Site Inclusion; (2) Off-Site Inclusion; and (3) Fee In-Lieu. Each option offers different proportionate space requirements. The proposed draft also lays out a height bonus for affordable housing, among other incentives. Please see below for a detailed breakdown of the proposed code.

- Affordable Housing = “Mixed Income Floor Area”
- § 6.9.1 Mixed Income Standards
  A. 1. Any multi-unit project with 20 or more units that requires a land disturbance permit must provide affordable, mixed income floor area.
  2. Applies to both standalone and mixed-use buildings.
  3. Applies whether floor area is for rent or for sale.

Three Options for Affordable Housing Implementation

B. On-Site Option
   1. 10% of the total multi-unit gross floor area (GFA) is affordable in the following categories:
      o 5% to households with incomes below 80% AMI1; AND
      o 5% to households with incomes less than 120% AMI.
   2. As an alternative, 5% of the total multi-unit GFA affordable to households with income less than 50% AMI.
   3. Each unit created to meet these standards must be greater than or equal to 400 square feet.
   4. 30-year deed restriction.

C. Off-Site – location within Sandy Springs
   1. 15% of the total multi-unit gross floor area is affordable in the following categories:
      o 7.5% to households with income below 80% AMI; AND
      o 7.5% to households with income below 120% AMI.
   2. Each unit created to meet these standards must be greater than or equal to 400 square feet.
   3. 30-year deed restriction.

D. Fee In-Lieu Option
   1. Cash contribution to City’s Affordable Housing Fund.
      o $3.00 per square foot of total multi-unit GFA.
   2. For mixed use, calculated only on the total multi-unit GFA.
   3. Indexed to CPI for inflation adjustment.

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1 AMI is the Area Median Income, defined by FHFA as $69,700 for Atlanta-Sandy Springs-Roswell, GA in 2017.
§ 6.8 Voluntary Height Bonus

A. Residential Multi-Unit (RM) districts
   - RM-3/8 – Up to 5 story height bonus.
     1. At the discretion of City Council, a public benefit in exchange for height bonus can be:
        o Amount of affordable housing beyond requirement in §6.9.1.
        o Restricted to income level below required in §6.9.1.

B. Perimeter Center Mixed Use (PX) districts
   1. The Director may approve a maximum of 5 stories of additional height in a PX-10/12 or PX-20/35 district based on:
      2. PX-10/12 & PX-20/35:
         o 20% of gross bonus residential floor area to income less than 80% AMI;
         o 10% of gross bonus residential floor area to income less than 60% AMI
   3. In the PX districts outlined above, the City Council has discretion to require provisions of affordable housing that either exceeds the amount required in §6.9. or includes income levels below the amount required in §6.9. in exchange for bonus height.

C. Perimeter Center Multi-Unit (PM) districts
   1. The Director may approve a maximum of 5 stories of additional height in a PM-12/15 or PM-20/35 district based on:
      o 20% of gross bonus residential floor area to income less than 80% AMI;
      o 10% of gross bonus residential floor area to income less than 60% AMI
   2. In the PM-12/15 or PM-20/35 district, the City Council has discretion to require provisions of affordable housing that either exceeds the amount required in §6.9. or includes income levels below the amount required in §6.9. in exchange for bonus height.