



Navigating the New ARO

Short Form

Applies to:

- 10 or more unit projects
- Zoning change that increases FAR or allows (new) residential use
- Land purchased or obtained from City
- Obtain financial assistance from City
- Rezoned to a Planned Development in D Zoning District
- Existing PD's that are amended to allow more FAR or DU's
- TOD residential projects that use TOD FAR premiums

NEW Fees & Requirements

Zone	Oct, 2015	April, 2015	Inclusionary	Off-site/Linked Development
<u>Downtown Rental</u>	\$140,000	\$175,000	2.5% on-site, or	2 mile radius, in zone
CHA Lease	\$115,000	\$150,000	2.5% leased 30 years	
<u>Downtown For Sale</u>	\$160,000	\$225,000	None, 100% buy out	
	\$140,000	\$175,000	2.5%	Anywhere in City
CHA Buy	\$115,000	\$150,000	2.5% sold to CHA	Anywhere in City
<u>Higher Income</u>	\$125,000		2.5% on site, or	2 mile radius, in zone
CHA Lease/Buy	\$100,000		2.5% to CHA	2 mile radius, in zone
<u>Low to Moderate</u>	\$50,000		2.5% on-site	

Questions? Or Need More Information?

Contact Paul Colgan, HBAGC Government Affairs - 312.259.9114 or pscolgan@gmail.com