

Policy Comparison Chart (effective 8.16.23)

Question 1	Question 2	Question 3	Question 4	Requirement Option 1: Affordable Housing Units	Requirement Option 2: Affordable Housing Units	Requirement Option 3: Fee-in-Lieu of Affordable Housing Units	Credit Option 1: \$1,000,000 Environmental Remediation	Credit Option 2: 25,000 square feet Class A Office Space	Credit Option 3: Columbus Register of Historic Properties										
Policy Determination	Typology	Single Family vs Multi-Family	Owner-Occupied vs Rental																
2018	Ready for Opportunity	Single Family	Owner-Occupied																
			Rental																
		Multi-Family	Owner-Occupied																
			Rental																
	Ready for Revitalization	Single Family	Owner-Occupied																
			Rental																
		Multi-Family	Owner-Occupied																
			Rental							10% of units at/below 80% AMI, 10% of units at/below 100% AMI New construction only; sale price to be affordable for an owner with a 30-year fixed rate mortgage and 3% downpayment. Renovation does not have this requirement.	Buy-Out (\$5,000 per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties					
	Market Ready	Single Family	Owner-Occupied																
			Rental																
Multi-Family		Owner-Occupied																	
		Rental	10% of units at/below 80% AMI, 10% of units at/below 100% AMI	Annual payment for the duration of the abatement in lieu of providing affordable housing units; the annual payment shall equal one hundred fifty percent (150%) of the difference between the annual market-rate rent charged for the least-expensive units comprising one-fifth of the total market-rate units within the development, and the annual rents that would have been collected on those units if they were affordable housing units.	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties												
2022	Ready for Opportunity	Single Family	Owner-Occupied																
			Rental																
		Multi-Family	Owner-Occupied																
			Rental													10% of units at/below 80% AMI, 10% of units at/below 100% AMI	Fee-in-Lieu (\$5,000 + CPI + 5 percentage points per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space
	Ready for Revitalization	Single Family	Owner-Occupied													At/below 120% AMI and annual household expenses at/below 35% of household annual gross income	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties
			Rental													One Unit at/below 60% AMI	Fee-in-Lieu (\$16,000 + CPI + 5 percentage points per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space
		Multi-Family	Owner-Occupied							At/below 120% AMI and annual household expenses at/below 35% of household annual gross income	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties						
			Rental							10% of units at/below 60% AMI, 10% of units at/below 80% AMI	30% of units at/below 80% AMI	Fee-in-Lieu (\$16,000 + CPI + 5 percentage points per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties				
	Market Ready	Single Family	Owner-Occupied							At/below 120% AMI and annual household expenses at/below 35% of household annual gross income	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties						
			Rental							One Unit at/below 60% AMI	Fee-in-Lieu (\$32,000 + CPI + 5 percentage points per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties					
Multi-Family		Owner-Occupied	At/below 120% AMI and annual household expenses at/below 35% of household annual gross income	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties													
		Rental	10% of units at/below 60% AMI, 10% of units at/below 80% AMI	30% of units at/below 80% AMI	Fee-in-Lieu (\$32,000 + CPI + 5 percentage points per Affordable Housing Unit)	\$1,000,000 Environmental Remediation	25,000 square feet Class A Office Space	Columbus Register of Historic Properties											