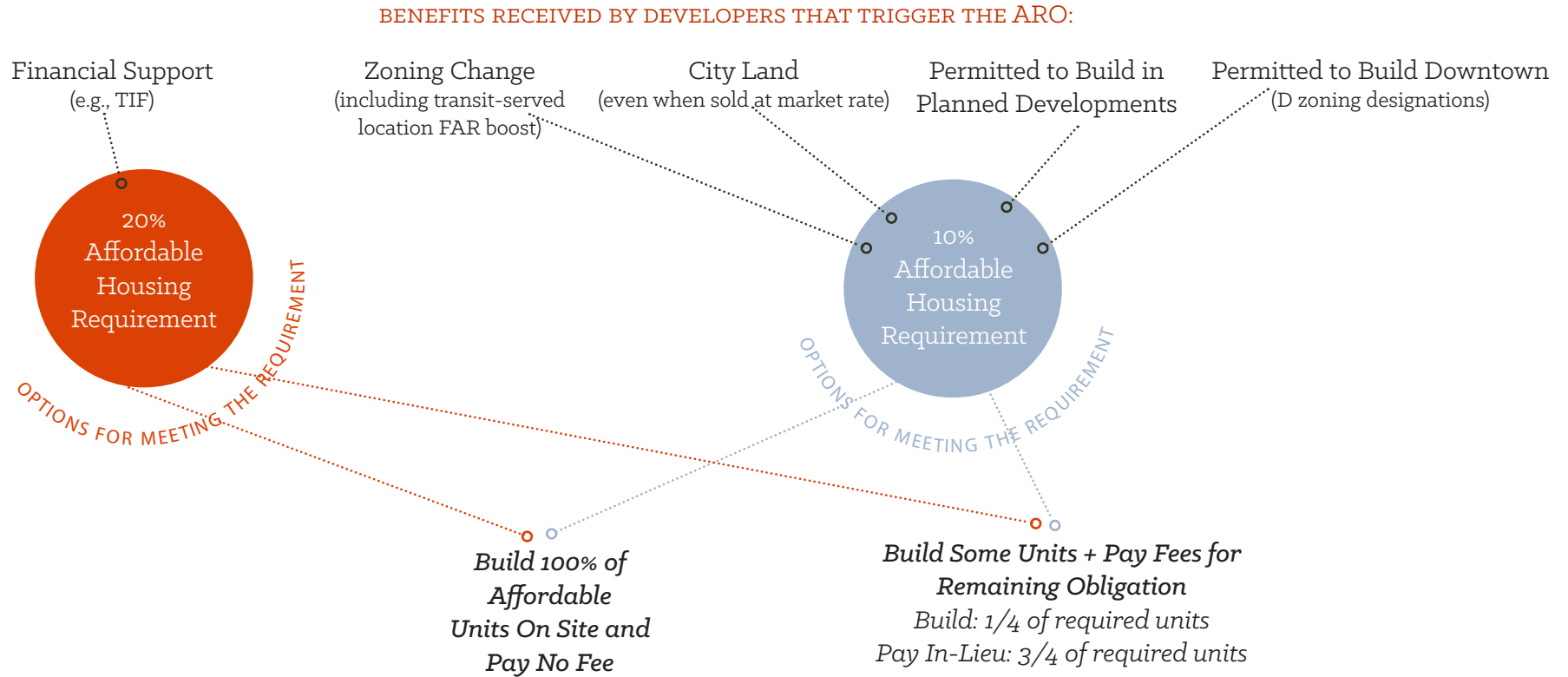


Affordable Requirements Ordinance (ARO) Flow Chart, as of October 12, 2015

The ARO is an inclusionary zoning tool designed to harness market activity to provide resources for affordable housing in Chicago.

If a developer decides to build a multifamily building (rental or for sale) with 10 or more units and the project receives certain benefits from the City of Chicago, he or she will be required to contribute to affordable housing in Chicago. This requirement will be in proportion to the total new market rate units planned. Most benefits developers receive from the City trigger a 10% requirement; however, receiving City money (like TIF) triggers a 20% requirement.



All developers can satisfy their ARO requirements by building units on site. Should they choose not to do so, minimum requirements for building units and paying in-lieu fees vary by ARO ZONE:

ARO ZONE	In-Lieu Fee Option (up to 3/4 of required units)	Build Requirement (no less than 1/4 required units)
DOWNTOWN for rent	\$175,000	may build within 2 miles inside a high-income area
DOWNTOWN for sale	\$175,000	may build anywhere in city OR pay super-fee of \$225,000 per required unit
HIGHER-INCOME AREAS	\$125,000	may build within 2 miles inside a higher-income area
LOW/MODERATE-INCOME AREAS	\$50,000	required to build on site