ON THE ATLANTA BELTLINE WESTSIDE TRAIL

$198,000

FOUR-SIDED BRICK HOME IN THE HISTORIC WASHINGTON PARK NEIGHBORHOOD STEPS FROM WASHINGTON PARK

OPEN CONCEPT FLOORPLAN WITH 1,479 OF FINISHED SPACE AND FULL, UNFINISHED BASEMENT

3 BEDROOMS AND 1 ½ BATHS

EARTHCRAFT CERTIFIED HOME

NEAR DOWNTOWN, MERCEDES BENZ STADIUM, AND ACCESSIBLE TO I-20 AND I-285

To ensure long-term affordability in the Washington Park neighborhood, we are offering a home through the community land trust model.

Visit atlantalandtrust.org for an overview of how land trusts work and why they are important to affordable homebuyers and neighborhoods with decreasing affordability.
Limited housing supply and a very competitive housing market are squeezing low-income families out of homeownership. Neighborhoods once considered affordable have fewer and fewer affordable options. Here’s a unique homeownership opportunity for low-income homebuyers ONLY – specifically, those at or below 80% of area median household income.

<table>
<thead>
<tr>
<th>FAMILY SIZE</th>
<th>INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$44,650</td>
</tr>
<tr>
<td>2 People</td>
<td>$51,000</td>
</tr>
<tr>
<td>3 People</td>
<td>$57,400</td>
</tr>
<tr>
<td>4 People</td>
<td>$63,750</td>
</tr>
</tbody>
</table>

**How does a Community Land Trust work?**

1. Community land trusts use various sources of capital to acquire/develop homes in a geographic focus area.
2. A new income-qualified resident buys and owns their house outright, but the CLT retains ownership of the land.
3. The homeowner leases the land beneath the house from the CLT, which maintains permanent affordability.
4. As long as the homeowner stays in the house, they are building equity.

Residents have the opportunity to serve on the CLT board of directors.

When they are ready to sell, the CLT sets a price that allows them to earn a portion of the equity while maintaining an affordable price.

The new resident is still able to buy a home at a price that’s been kept affordable, and agrees to the same requirements around the resale.

5.8% of CLT homebuyers go on to buy a market rate home, using the equity they gained by being a CLT homeowner.

©2019 Atlanta Land Trust