COMING SOON
520 PAINES AVENUE
ATLANTA GA 30318

RENOVATED BRICK COTTAGE NEAR DOWNTOWN ATLANTA

$140,000

4-SIDED BRICK COTTAGE NEWLY RENOVATED BY AWARD-WINNING BUILDER

878 SF WITH OPEN CONCEPT FLOORPLAN, BACKYARD DECK, VAULTED CEILINGS AND ORIGINAL FIREPLACE

GRANITE COUNTER TOPS AND DESIGNER FIXTURES

2 BEDROOMS AND 2 BATHS

ADJACENT TO DOWNTOWN AND WEST MIDTOWN, TRANSIT ACCESSIBLE, NEAR FUTURE BELTLINE SPUR AND PROCTOR CREEK GREENWAY

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

Visit atlantalandtrust.org for an overview of how community land trusts work and sign up to attend an upcoming Community Information Session.
Can't find an affordable home to buy?

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.

### Family Size

- **1 Person**: $44,650
- **2 People**: $51,000
- **3 People**: $57,400
- **4 People**: $63,750

### How does a Community Land Trust work?

1. **Community Land Trust**
   - Use various sources of capital to acquire/develop homes in a geographic focus area.
   - Funding sources include:
     - Foundations
     - Public entities (Federal, state, and local)
     - Financial institutions
     - Private donors

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

4. 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.
   - 58% of CLT homebuyers go on to buy a market rate home, using the equity they gained by being a CLT homeowner.

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