

21 AFFORDABLE TOWNHOMES IN THE ROCKDALE NEIGHBORHOOD

STARTING AT \$254,880

NEW CONSTRUCTION TOWNHOME COMMUNITY

STEPS FROM NEW 280-ACRE WESTSIDE PARK

OPEN CONCEPT FLOORPLANS WITH 1,362 SF OF FINISHED SPACE

3 BEDROOMS AND 2.5 BATHS

GATED COMMUNITY WITH POOL

To ensure long-term affordability in near the Westside Park, Atlanta Land Trust is offering these homes through the community land trust model.

Visit atlantalandtrust.org for an overview of how CLTs work then register for our next community information session to start the homebuying process.



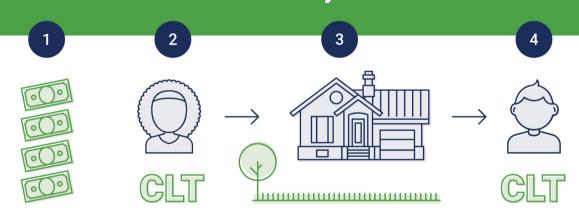


CAN'T FIND AN AFFORDABLE HOME TO BUY?

Of the 21 affordable homes included in this community, four will be available to homebuyers earning below 80% of area median income (AMI), four home homes will be available to homebuyers earning up to 100% of AMI, and 13 homes will be available to homebuyers earning up to 120% of AMI.

FAMILY SIZE	80% AMI	100% AMI	120% AMI
1 Person	\$57,200	\$71,500	\$85,800
2 People	\$65,350	\$81,688	\$98,025
3 People	\$73,500	\$91,875	\$110,250
4 People	\$81,650	\$102,063	\$122,475

How does a Community Land Trust work?



Community land trusts 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

A new income-qualified resident buys and owns their house outright, but the CLT retains ownership of the land.

The homeowner leases the land beneath the house from the CLT, which maintains permanent affordability.

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 afforable 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.

63% of CLT homebuyers go on to buy a market rate home, using the equity they gained by being a CLT homeowner.

©2021 Atlanta Land Trust