THE TRUST AT OAKLAND CITY



1024 DONNELLY AVENUE; ATLANTA, GA 30310

42 NEW CONSTRUCTION TOWNHOMES

1, 2 AND 3 BEDROOM UNITS AVAILABLE

LOCATED ACROSS THE STREET FROM THEBELTLINE WESTSIDE TRAIL

DEVELOPED IN PARTNERSHIP WITH CITYSCAPE HOUSING



To ensure long-term affordability in the historic Oakland City neighborhood, we are offering these homes 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.

Learn more



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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. Units will be available at price points affordable to buyers with incomes that do not exceed the limits set forth below:

60% AMI	80% AMI
\$42,900	\$57,200
\$49,020	\$65,350
\$55,140	\$73,500
\$61,260	\$81,650
	\$42,900 \$49,020 \$55,140

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

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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.

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CLT

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.

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