391 SUNSET AVENUE NW ATLANTA, GA 30318





\$260,000

This home is reserved for buyers with connections to English Avenue, Vine City, Just Us, Atlanta University Center, and Ashview Heights neighborhoods. Please reach out to determine if you qualify.

NEWLY RENOVATED TWO-STORY HOME ON 0.13 ACRE LOT

1560 SF FEATURING A FRONT PORCH AND BACK DECK

4 BEDROOMS AND 3 BATHS

BLOCKS AWAY FROM RODNEY COOK SR PARK, WESTSIDE BELTLINE CONNECTOR, MERCEDEZ-BENZ STADIUM, AND AUC To ensure long-term affordability in the historic English Avenue neighborhood, we are offering this 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	INCOME
1 Person	\$57,200
2 People	\$65,360
3 People	\$73,520
4 People	\$81,680





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



2

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.

3

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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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.