

FACILITIES SERVICES

SURPLUS PROPERTY PROCESS UPDATE

BOARD RETREAT | SEPTEMBER 19, 2023



ATLANTA
PUBLIC
SCHOOLS

GYMNASIUM





AGENDA

- Hold vs. Surplus
- 16 Surplus Properties
DECLARED JANUARY 2023
- Next steps
- Questions

8
LONG-TERM LEASE WITH
AUDC/LOCAL AUTHORITY
(AFFORDABLE HOUSING FOCUS)

4
SALE OF SMALL PROPERTIES
(AFFORDABLE HOUSING FOCUS)

3
INTEREST BY PARTNER
GOVERNMENTS

1
LITTLE WHITE HOUSE (APS)



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**

EXCESS PROPERTIES

SURPLUS VS. HOLD



ATLANTA
PUBLIC
SCHOOLS

FACILITIES
SERVICES

Review of potentially
excess properties

Disposal

DECLARED SURPLUS

Hold

RETAIN OWNERSHIP

POSSIBLE SALE
OR EXCHANGE

LONG-TERM LEASE
20-50 YEARS

SHORT-TERM LEASE
UP TO 5 YEARS

CONTINUED
USE/OTHER

(INCLUDING CHARTER SCHOOL)

EXCESS PROPERTIES

SURPLUS VS. HOLD



ATLANTA
PUBLIC
SCHOOLS

FACILITIES
SERVICES

Review of potentially
excess properties

Disposal

DECLARED SURPLUS

POSSIBLE SALE
OR EXCHANGE

LONG-TERM LEASE
20-50 YEARS

Hold

RETAIN OWNERSHIP

SHORT-TERM LEASE
UP TO 5 YEARS

CONTINUED
USE/OTHER

(INCLUDING CHARTER SCHOOL)

EXCESS PROPERTIES BOARD PRIORITIES

NOVEMBER 2022
RETREAT



FACILITIES
SERVICES



EXCESS PROPERTIES FOCUS OF BOARD PRIORITIES FOR DISPOSAL VS HOLD

Disposal DECLARED SURPLUS

For Disposal properties, it is recommended that **Affordable Housing** be the primary priority, anchoring mixed-use development that may also include the following priorities and community amenities:



Affordable Housing with **Community Resources**
(arts, nonprofit use, etc.)



Affordable Housing with **Greenspace**



Affordable Housing with **Early Learning**



Affordable Housing with **Workforce Development**



Affordable Housing with **Commercial/Retail**

Hold RETAIN OWNERSHIP

For Hold properties, it is recommended that spaces be used for the following priorities:



Community Resources
(arts, nonprofit use, etc.)



Greenspace



Early Learning



Workforce Development

An overarching priority for ALL APS excess properties is **historic preservation** and the **reduction of blight**.



16 SURPLUS PROPERTY RECOMMENDATIONS

DECLARED JANUARY 2023

8

LONG-TERM LEASE WITH AUDC/LOCAL
AUTHORITY AND FOCUS ON AFFORDABLE
HOUSING ANCHOR WITH COMMUNITY AMENITIES

4

SALE OF SMALL SINGLE-FAMILY LOTS WITH FOCUS ON
AFFORDABLE HOUSING VIA LAND TRUST MODEL

3

INTEREST BY PARTNER GOVERNMENTS

1

LITTLE WHITE HOUSE (APS TO DISPOSE)

**PROPERTIES RECOMMENDED FOR LONG-TERM LEASE (20-50 YEARS)
(INTERGOVERNMENTAL AGREEMENT WITH ATLANTA URBAN DEVELOPMENT
CORPORATION/LOCAL AUTHORITY FOR AFFORDABLE HOUSING COMPONENT,
INCLUSION OF COMMUNITY AMENITIES)**



	Cluster	Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
L1	Carver	Former Gilbert Elementary Facility	7.5	407 Ashwood Ave, SW	30315	Atlanta Fire Rescue	Betmar LaVilla	Y
L2	Douglass	Simpson Road Property	6.1	Joseph E Boone Blvd at Sewanee Ave.	30314	Vacant lot - wooded, behind Douglass HS, across Sewanee Ave.	Center Hill	J
L3	Douglass	Former Collier Heights Elementary Site	6.4	338 Collier Drive NW	30318	Vacant lot	Collier Heights	I
L4	Mays	Former Rosalie Wright Elementary Facility	1.9	360 Autumn Ln SW	30310	Vacant building	Florida Heights	I
L5	South Atlanta	Former Dobbs Elementary Site	10.2	1965 Lewis Road SE	30315	Vacant lot	Norwood Manor	Z
L6	South Atlanta	Former Lakewood Heights Elementary Facility	2.1	335 Sawtell Ave SE	30315	Vacant building	Lakewood Heights	Y
L7	South Atlanta	Forrest Canyon Land Site	8.0	1100 Hendon Rd SE	30354	Vacant lot	South River Gardens	Z
L8	Washington	Former Peeples Street School Site	6.2	575 Peeples St SW	30310	Vacant lot	West End	T

RECOMMENDED PROCESS FOR 8 LEASE SURPLUS PROPERTIES

Long-term ground lease, not sale. APS retains title.

Partner with Atlanta Urban Development Corporation/Local Authority (AUDC/LA) via a partnership Intergovernmental Agreement (IGA)

- AUDC/LA will issue & oversee issuance of RFPs
- Up to 50-year ground lease with AUDC/LA and/or lessee

Requirements/Priorities for Affordable Housing based on AMI percentage:

- 15% units at 80% AMI, or
- 10% units at 60% AMI

Workforce Housing with preference for APS employees

Public Engagement by AUDC/LA and APS as part of process

BENEFITS OF LONG-TERM LEASE THROUGH AUDC/LA PARTNERSHIP

- APS receives revenue from lease/sublease and/or property taxes
- Removes blighted property from community: good neighbor
- Utilize expertise of AUDC/LA's staff and their focus on real estate development and affordable housing
- Reduces APS resource burden for ongoing maintenance and security
- Supports APS and the City of Atlanta's affordable housing goals
- Provides opportunities for APS employee attraction/retention through offering workforce housing
- Lease revenue to manage the stewardship of vacant properties
- Third-party (AUDC/LA) will coordinate property management on behalf of APS

RECOMMENDED PROCESS FOR 8 LEASE SURPLUS PROPERTIES

Long-term ground lease, not sale. APS retains title.

Partner with Atlanta Urban Development Corporation/Local Authority (AUDC/LA) via a partnership Intergovernmental Agreement (IGA)

- AUDC/LA will issue & oversee issuance of RFPs
- Up to 50-year ground lease with AUDC/LA and/or lessee

Requirements/Priorities for Affordable Housing based on AMI percentage:

- 15% units at 80% AMI, or
- 10% units at 60% AMI

Workforce Housing with preference for APS employees

Public Engagement by AUDC/LA and APS as part of process

PUBLIC ENGAGEMENT AND RFP PROCESS

- Public Engagement (prior to RFP):
 - AUDC/LA conducts community engagement with APS assistance to determine community priorities for property use
 - AUDC/LA provides reports and updates to APS on community engagement including meeting dates and locations and feedback
 - Use is determined via community priorities and consensus of APS and AUDC/LA ahead of RFP issuance
 - AUDC/LA coordinates rezoning of property ahead of RFP issuance
- RFP:
 - APS approves content of RFP and selection criteria
 - APS representatives on selection committee

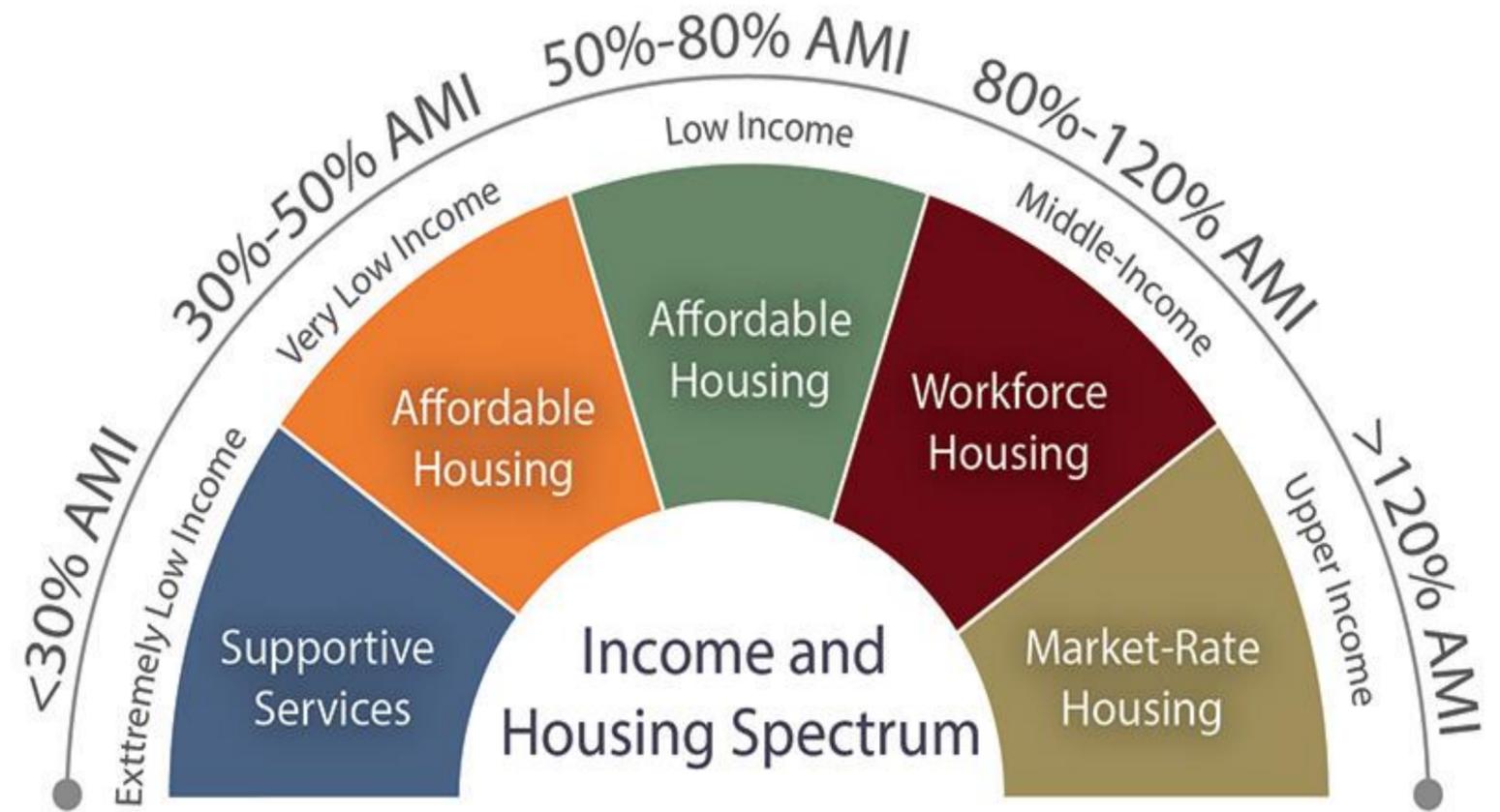
PRIORITIZATION

- Initial pilot properties:
 1. Former Lakewood Heights Elementary Facility (L6) and
 2. Former Peeples Street School Site (L8)

AFFORDABLE HOUSING & AREA MEDIAN INCOME

AMI = Area Median Income

- The middle household income for the region.
- Half of households in the region have higher income and half have lower income.
- For a family of 4 in Atlanta region, this is \$96,400



Camoin Associates

AFFORDABLE HOUSING

- Housing is "affordable" when rent or mortgage, plus utilities, is no more than 30% of a household's gross income
- A family of 4 with an income 80% of AMI makes \$77,120
- Maximum rent for this family is \$2,238

WORKFORCE HOUSING

- Below market to allow working families to live in areas they might otherwise be priced out of.
- A 3 bedroom house for a family making 80% of AMI would have to sell for \$240,720
- A 3 bedroom house for a family making 120% of AMI would have to sell for \$361,080

APS EMPLOYEE AND AMI

APS Staff AMI Bands

AMI	Household Size			
	1 Person	2 Person	3 Person	4 Person
Up to 30% AMI				
Income less than....	\$20,250	\$23,160	\$26,040	\$28,920
# of Employees Qualified	78	185	451	796
% Employees Qualified	1%	3%	7%	12%
Up to 50% AMI				
Income less than....	\$33,750	\$38,600	\$43,400	\$48,200
# of Employees Qualified	1,160	1,413	1,520	1,673
% Employees Qualified	18%	22%	24%	26%
Up to 60% AMI				
Income less than....	\$40,500	\$43,620	\$52,080	\$57,840
# of Employees Qualified	1,456	1,525	2,077	2,568
% Employees Qualified	23%	24%	32%	40%
Up to 80% AMI				
Income less than....	\$54,000	\$61,760	\$69,440	\$77,120
# of Employees Qualified	2,202	3,015	3,727	4,411
% Employees Qualified	34%	47%	58%	69%

- Persons in household can include spouse, unmarried partner, children or other dependents, etc.
- Number of employees assumes the employee's income is the only income for the household.
- Additional income from another household member could exceed the AMI limit, disqualifying the household. The numbers shown here are thus the **maximum possible employees who could qualify**, with the actual number being lower due to combined household income from other household members.
- AMI increases with household size.

Example 1: A paraprofessional making \$16,000 who is married to a doctor with a \$290,000 salary has a combined income of \$306,000, exceeding the \$77,200 AMI for a two-person household (~400% AMI). This employee would not qualify for affordable housing.

Example 2: A school resource officer making \$53,000 who is divorced with three children would qualify at the 60% AMI level for a four-person household.

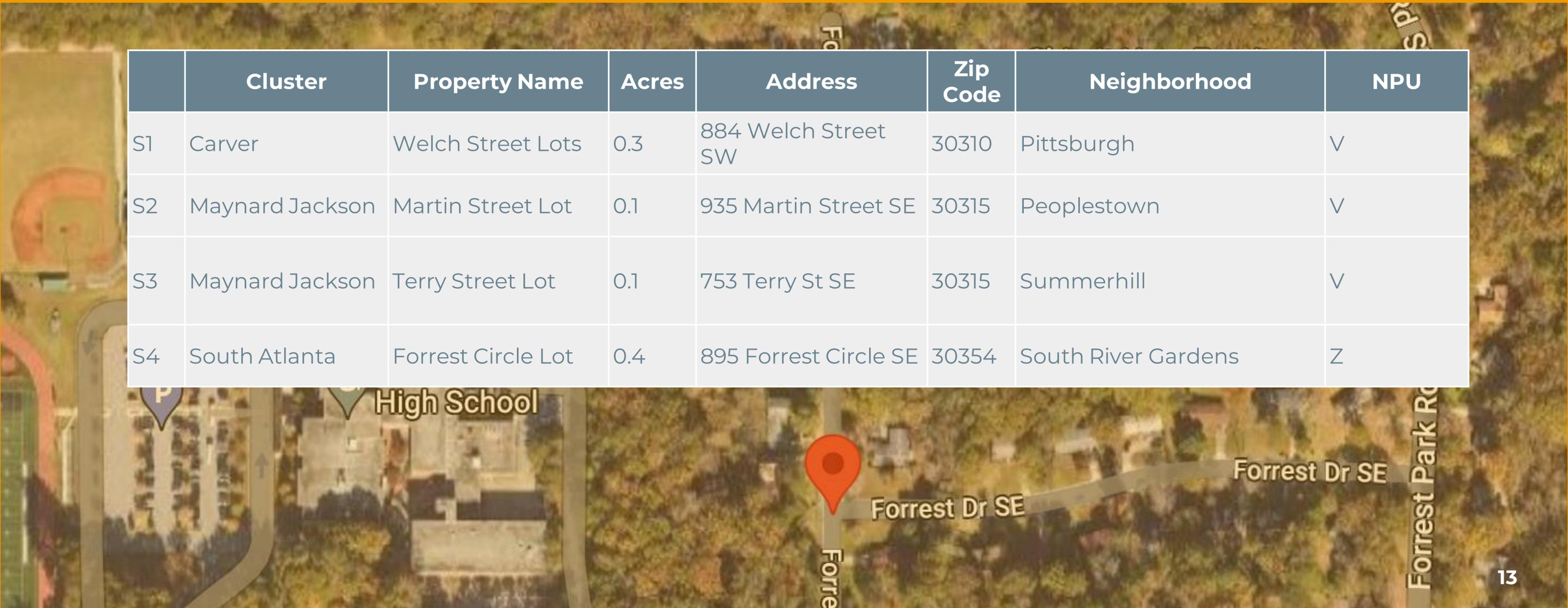
4

SMALL SINGLE-FAMILY LOTS — RECOMMENDED SALE WITH PERMANENT AFFORDABLE HOUSING (COMMUNITY LAND TRUST MODEL VIA ATLANTA LAND TRUST AND METRO ATLANTA LAND BANK)



FACILITIES SERVICES

	Cluster	Property Name	Acres	Address	Zip Code	Neighborhood	NPU
S1	Carver	Welch Street Lots	0.3	884 Welch Street SW	30310	Pittsburgh	V
S2	Maynard Jackson	Martin Street Lot	0.1	935 Martin Street SE	30315	Peoplestown	V
S3	Maynard Jackson	Terry Street Lot	0.1	753 Terry St SE	30315	Summerhill	V
S4	South Atlanta	Forrest Circle Lot	0.4	895 Forrest Circle SE	30354	South River Gardens	Z



COMMUNITY LAND TRUST MODEL (CLT)

- 
1. Atlanta Land Trust (ALT) acquires and develops property through Metro Atlanta Land Bank (MALB)
 2. Housing is sold by ALT to a qualifying home buyer, but land continues to be owned by ALT (ground lease)
 3. Residents build equity through ownership of the home while leasing the land from ALT
 4. Residents retain a portion of the equity at the time of sale, with the rest being used to keep the home affordable for the next buyer
 5. The new qualifying buyer purchases the home at an affordable price and leases the land

BENEFITS OF MALB/ALT

- Provides stable housing without risk of displacement due to rising housing costs
- Households build equity that enables traditional homeownership when they are ready to move on
- Households gain wealth
- Properties are kept affordable for next homeowner

Atlanta Land Trust estimates that one CLT home benefits ~16 families over their first 99-year ground lease.

RECOMMENDED PROCESS FOR SMALL LOTS (CLT MODEL)

What and why

- Permanent affordable housing focused on "homeownership" (vs rental)
- Community land trust model (CLT)
- All four sites are located within single-family residential

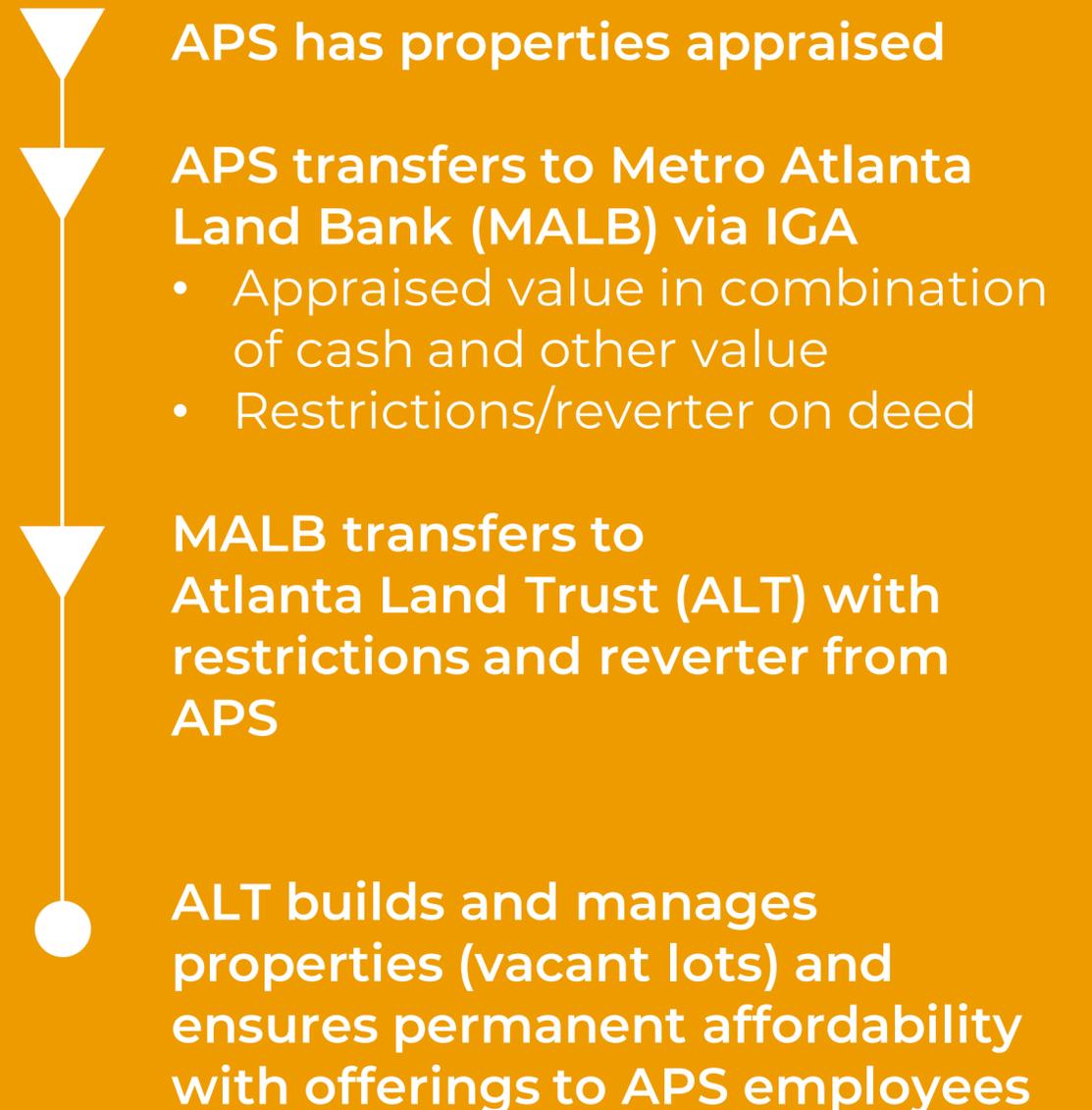
Disposal Method

Requirements/Priorities

- Affordable Housing based on AMI percentage
- Workforce Housing with preference for APS employees

Public Engagement with neighborhoods/NPUs

PROCESS FOR SMALL LOTS



3

WITH PARTNER GOVERNMENT INTEREST

	Cluster	Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
G1	Carver	Former Hartnett School Site	2.4	1410 Bridges Ave SW	30310	Community Garden/Park	Bush Mountain	S
G2	Douglass	Former Carey Facility	4.7	2588 Etheridge Dr NW	30318	Vacant building	Carey Park	G
G3	South Atlanta	Former Harper Facility	10.2	180 Southside Industrial Pkwy SE	30354	Vacant building	Blair Villa/Poole Creek	Z

- **Recommended Disposal Method:** Sale or Land Swap
- Public Engagement in conjunction with partner government

1 LITTLE WHITE HOUSE (APS) — RESTRICTED USE PROPERTY TO (TARGETED BUYER)

Cluster	Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
North Atlanta	Little White House Facility (Bloodworth Kindergarten)	0.2	2548 Peachtree Battle Ave NW	30305	E. Rivers ES after-care/storage	Peachtree Battle	C

RECOMMENDED PROCESS FOR DISPOSAL OF LITTLE WHITE HOUSE (BLOODWORTH KINDERGARTEN) PROPERTY — APS TO CONDUCT IN-HOUSE

Disposal Method + Public Engagement

Approach Potential Buyers

for museum, monumental, educational, park or other like purpose

- Higher Ed Institutions
- Museum/Gallery Institutions
- City of Atlanta (Parks & Rec, Atlanta DOT, etc.)

HISTORIC PRESERVATION

Rubric for historic significance developed with Atlanta Preservation Center can be used for historic building preservation via easement or deed restriction

Age	Cultural	Architectural
40%	30%	30%

Buildings weighted by square footage to derive facility score

Age of Building		
From	To	Score
1866	1929	10
1930	1939	9.5
1940	1949	9
1950	1959	8.5
1960	1969	8
1970	1973	7
1980	1989	4
1984	1989	3
1990	1999	2
2000	2023	1

	Property Name (Properties with Buildings)	# of Buildings	Building Dates	Facility Score (/10)	Tier
S6	Former Lakewood Heights Elementary Facility	4	1932 1958 1967 1993	9.5	Tier 1 (High Significance)
	Little White House Facility (Bloodworth Kindergarten)	1	1915	8.5	Tier 1 (High Significance)
L1	Former Gilbert Elementary Facility	1	1954	6.25	Tier 2 (Medium Significance)
G2	Former Carey Facility	3	1948 1953 1960	5.8	Tier 2 (Medium Significance)
S5	Former Rosalie Wright Elementary Facility	2	1958	5.5	Tier 2 (Medium Significance)
G3	Former Harper Facility	4	1956 1970	4.3	Tier 2 (Medium Significance)

Tier	Score Band	Significance
Tier 1	6.5 - 10	High
Tier 2	3.5 - 6.5	Medium
Tier 3	1 - 3.5	Low



NEXT STEPS

- Negotiation of Intergovernmental Agreement(s) (IGA) with AUDC and/or Local Authority on the 8 long-term lease properties and confirm public engagement, % AMI targets, and other key terms for partnership
- Appraisals of 8 properties (long-term lease) and 4 small properties (transfer to MALB/ALT)
- Negotiate IGA with MALB for the public engagement and transfer of four properties
- Hire (1) Director of Property Management and (2) Property Specialist to manage these initiatives
- Negotiate first two project-specific IGAs with AUDC/LA for (1) Lakewood Heights and (2) Peeples St and initiate process for first two properties
- Provide next steps on "hold" properties (mid-2024)

QUESTIONS/THOUGHTS

APPENDIX

- AERIALS OF SIXTEEN SURPLUS PROPERTIES
- 16 SURPLUS PROPERTIES BY CLUSTER
- AFFORDABLE HOUSING TABLE AND APS POLICY
- COMMUNITY LAND TRUST MODEL OVERVIEW

LI: FORMER GILBERT ELEMENTARY FACILITY

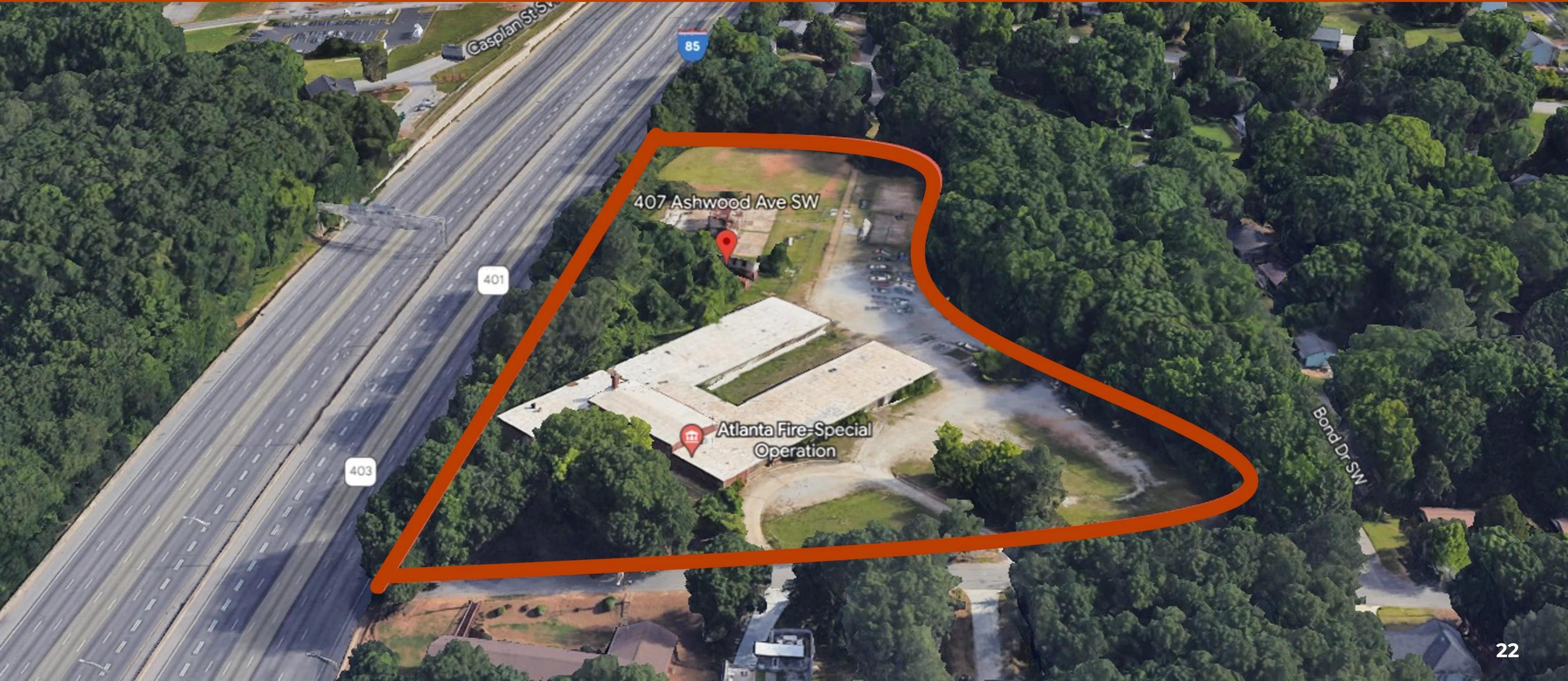
407 ASHWOOD AVE SW, ATLANTA, GA 30315

7.5 ACRES, NEIGHBORHOOD: BETMAR LAVILLA, NPU: Y



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



L2: SIMPSON ROAD PROPERTY

0 JOSEPH E BOONE, ATLANTA, GA 30314

6.1 ACRES, NEIGHBORHOOD: CENTER HILL, NPU: J



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



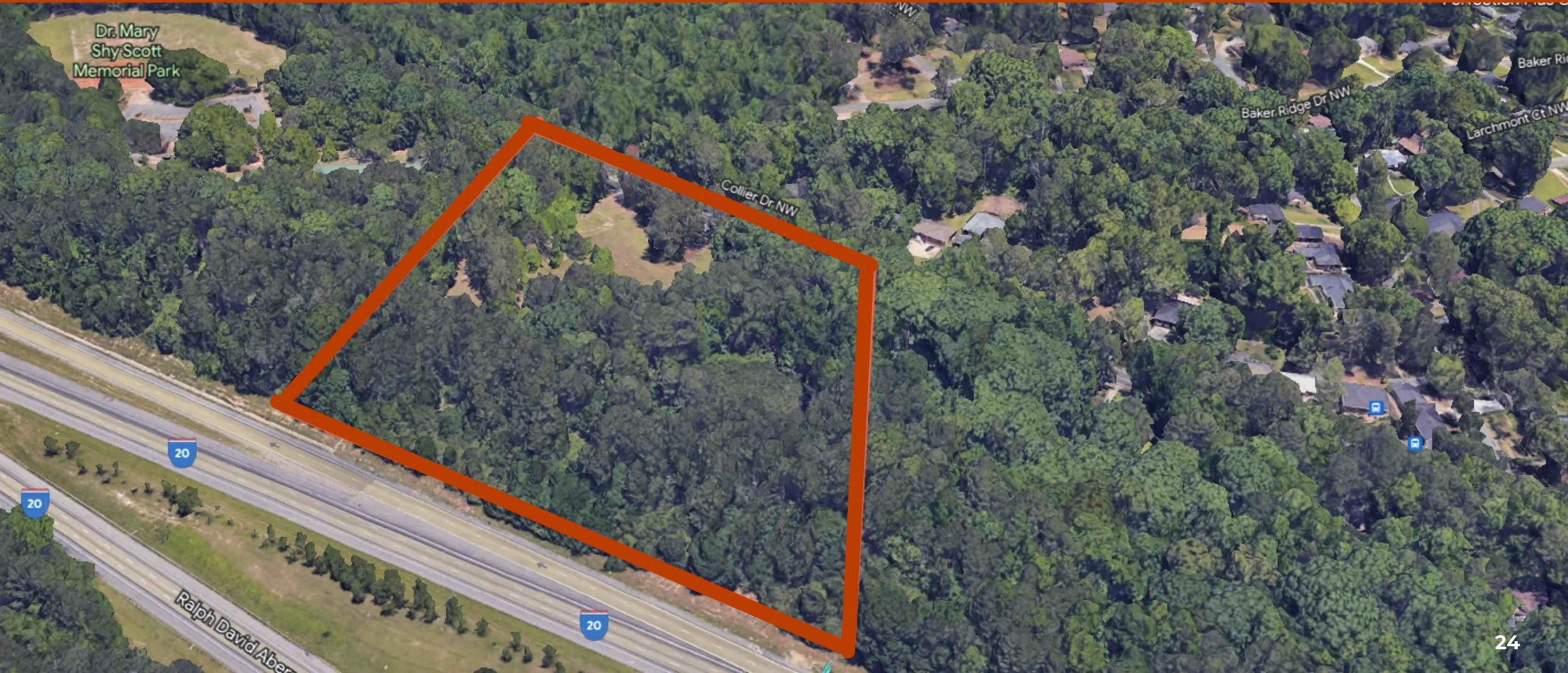
L3: FORMER COLLIER HEIGHTS ELEMENTARY SITE

338 COLLIER DRIVE NW, ATLANTA, GA 30318
6.4 ACRES, NEIGHBORHOOD: COLLIER HEIGHTS, NPU: 1



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



L4: FORMER ROSALIE WRIGHT ELEMENTARY FACILITY

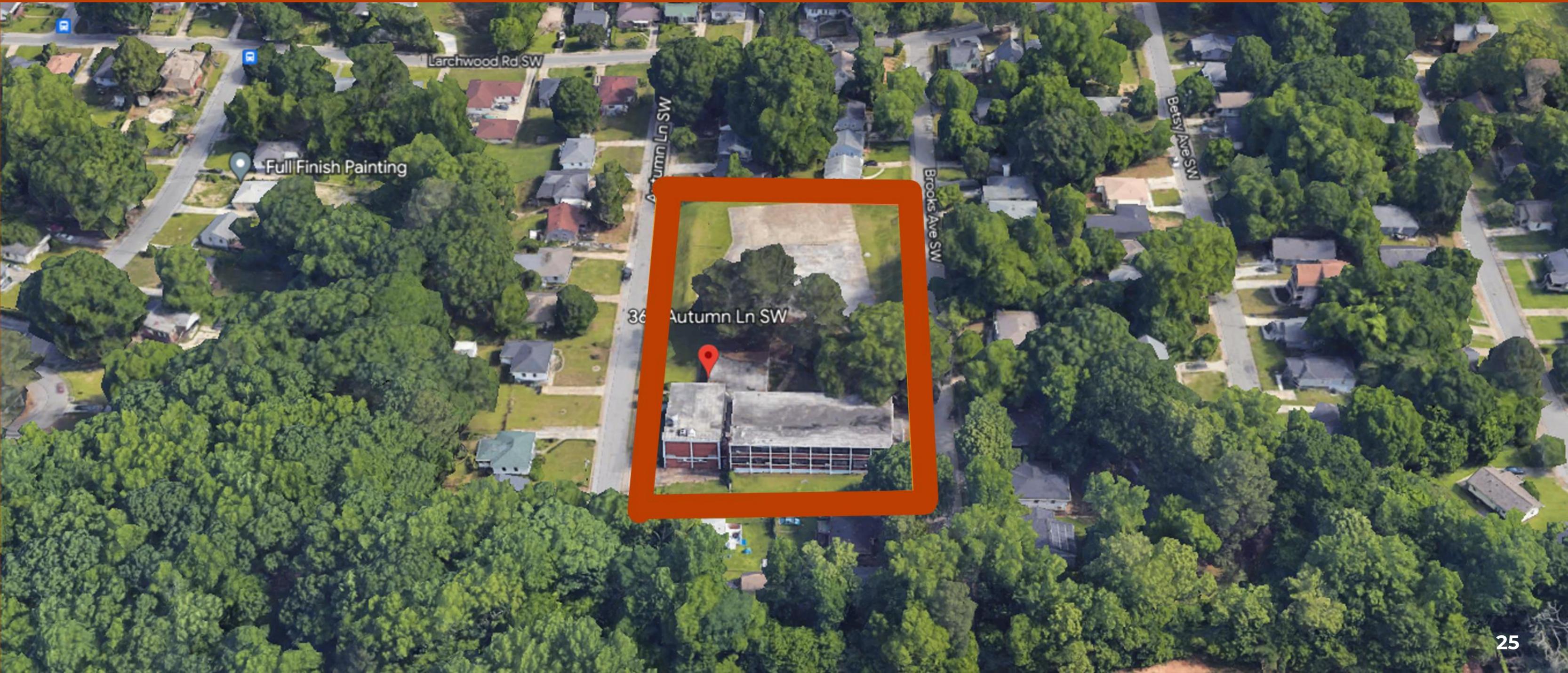
360 AUTUMN LANE SW, ATLANTA, GA 30310

1.9 ACRES, NEIGHBORHOOD: FLORIDA HEIGHTS, NPU: 1



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



L5: FORMER DOBBS ELEMENTARY SITE

1965 LEWIS ROAD SE, ATLANTA, GA 30315

10.2 ACRES, NEIGHBORHOOD: NORWOOD MANOR, NPU: Z



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



L6: FORMER LAKEWOOD HEIGHTS ELEMENTARY FACILITY

335 SAWTELL AVE SE, ATLANTA, GA 30315
2.1 ACRES, NEIGHBORHOOD: LAKEWOOD HEIGHTS, NPU: Y



ATLANTA
PUBLIC
SCHOOLS
**FACILITIES
SERVICES**



L7: FORREST CANYON LAND SITE

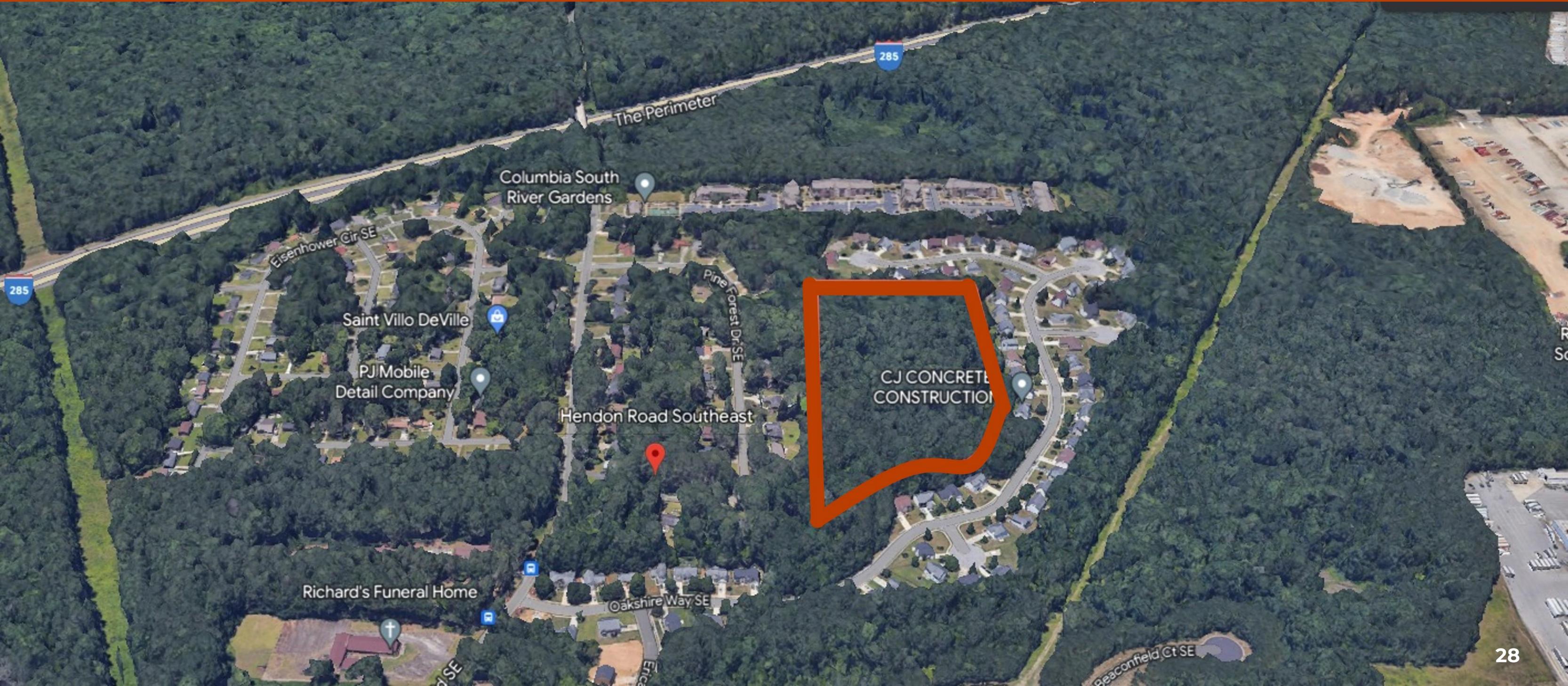
1100 HENDON ROAD SE, ATLANTA, GA 30354

8.0 ACRES, NEIGHBORHOOD: SOUTH RIVER GARDENS, NPU: Z



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



L8: FORMER PEEPLES STREET SCHOOL SITE

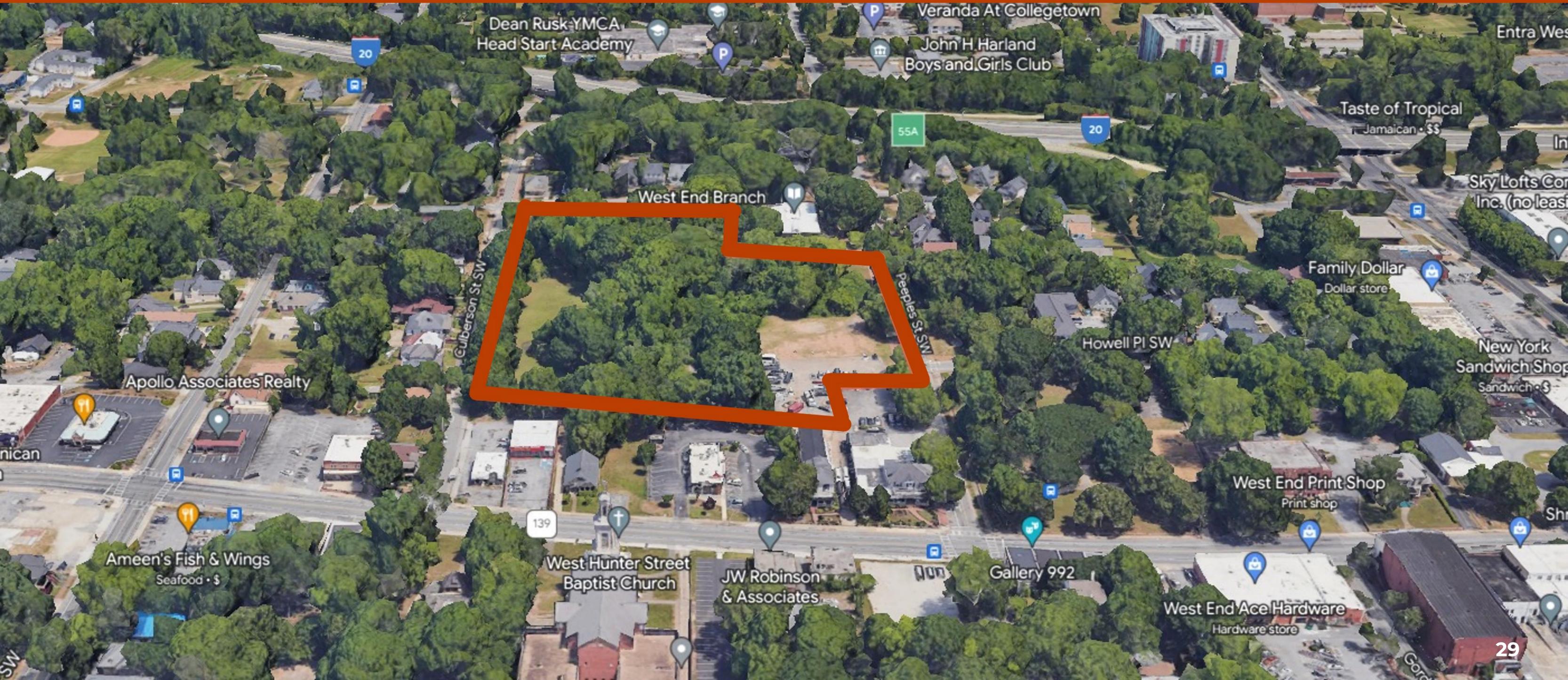
575 PEEPLES STREET SW, ATLANTA, GA 30310

6.2 ACRES, NEIGHBORHOOD: WEST END, NPU: T



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



ST: WELCH STREET LOTS

884 WELCH STREET SW, ATLANTA, GA 30310

0.3 ACRES, NEIGHBORHOOD: PITTSBURGH, NPU: V



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



S2: MARTIN STREET LOT

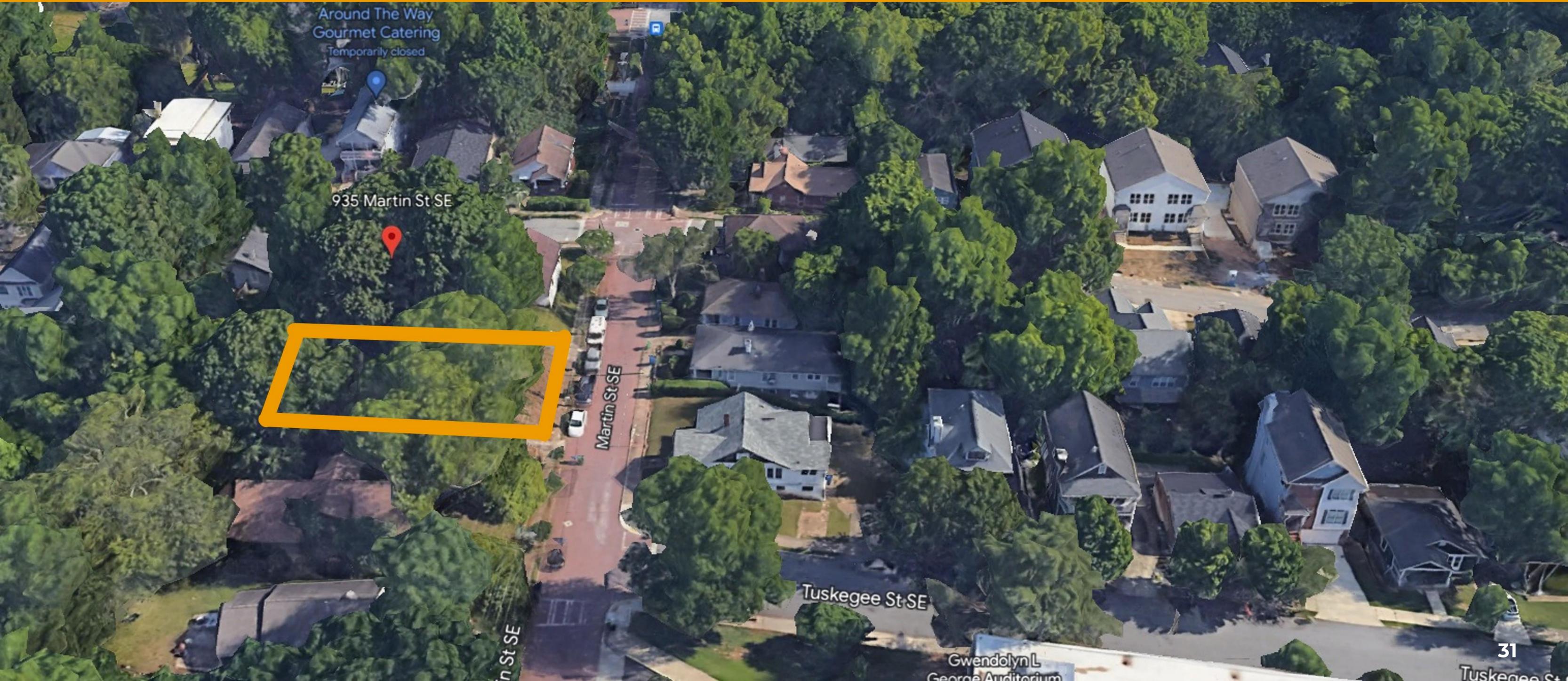
935 MARTIN STREET SE, ATLANTA, GA 30315

0.1 ACRE, NEIGHBORHOOD: PEOPLETOWN, NPU: V



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



S3: TERRY STREET LOT

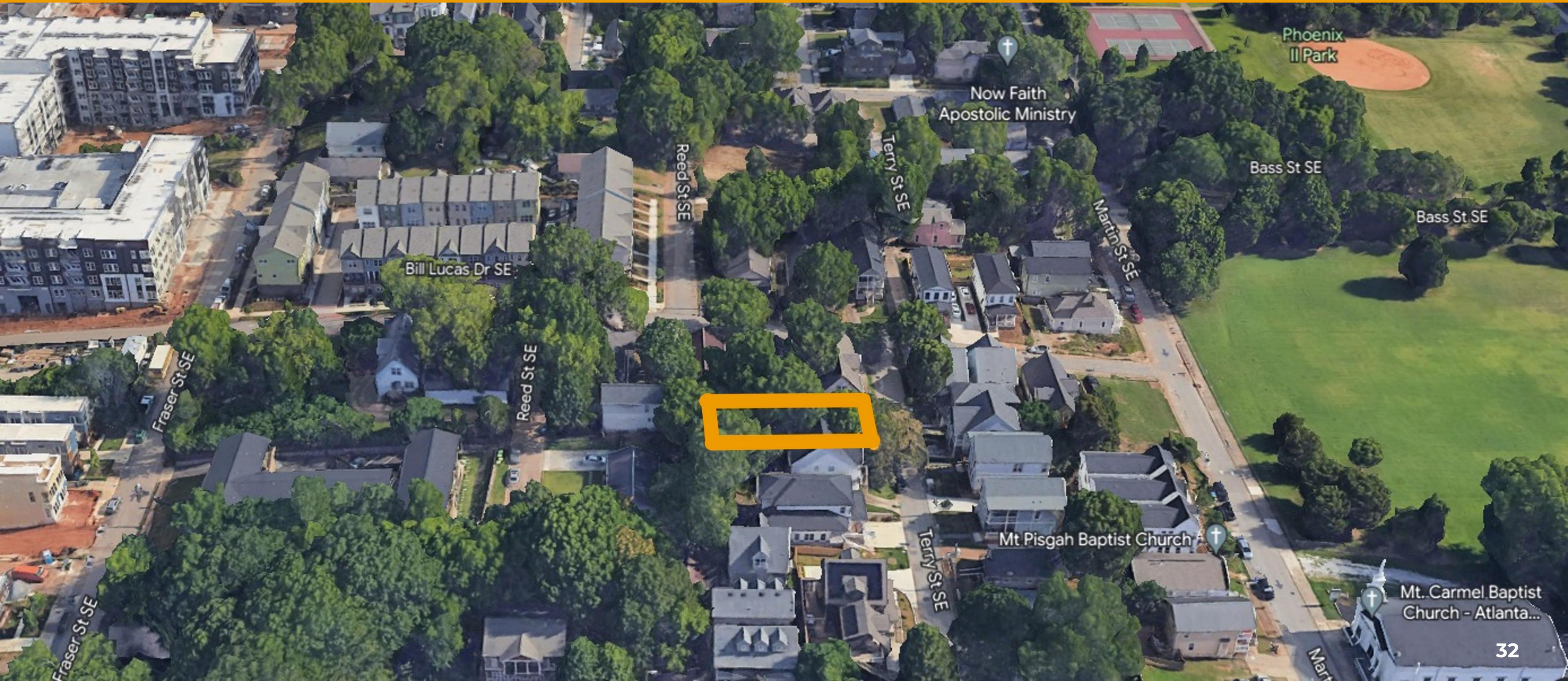
753 TERRY STREET SE, ATLANTA, GA 30315

0.1 ACRE, NEIGHBORHOOD: SUMMERHILL, NPU: V



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



S4: FORREST CIRCLE LOT

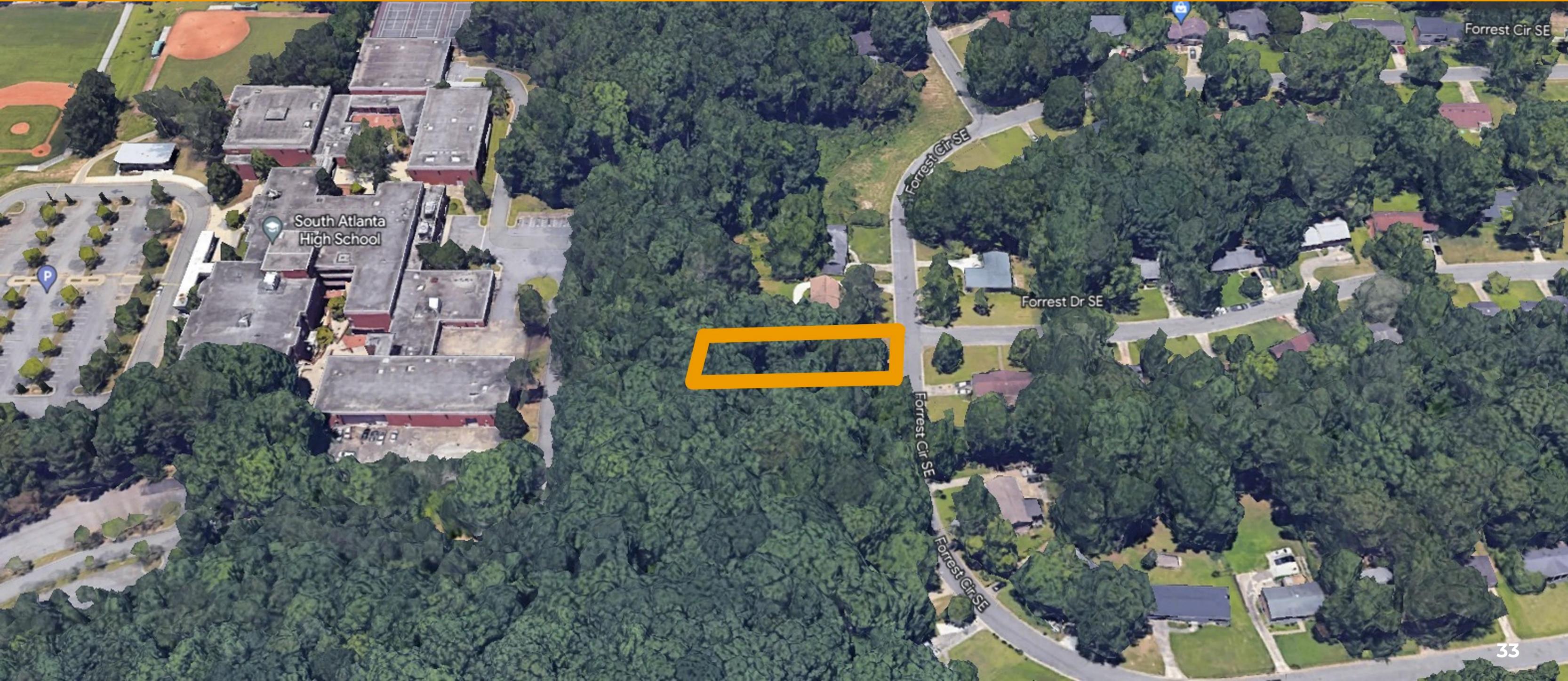
895 FORREST CIRCLE SE, ATLANTA, GA 30354

0.4 ACRE, NEIGHBORHOOD: SOUTH RIVER GARDENS, NPU: Z



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**



G1: FORMER HARTNETT SCHOOL SITE

1410 BRIDGES AVE SW, ATLANTA, GA 30310

2.4 ACRES, NEIGHBORHOOD: BUSH MOUNTAIN, NPU: S



ATLANTA
PUBLIC
SCHOOLS

FACILITIES
SERVICES



G2: FORMER CAREY FACILITY

2588 ETHERIDGE DR NW, ATLANTA, GA 30318

4.7 ACRES, NEIGHBORHOOD: CAREY PARK, NPU: G



ATLANTA
PUBLIC
SCHOOLS

FACILITIES
SERVICES



G3: FORMER HARPER FACILITY

180 SOUTHSIDE INDUSTRIAL PKWY SE, ATLANTA, GA 30354
10.2 ACRES, NEIGHBORHOOD: BLAIR VILLA/POOLE CREEK, NPU: Z



FACILITIES SERVICES



LITTLE WHITE HOUSE FACILITY

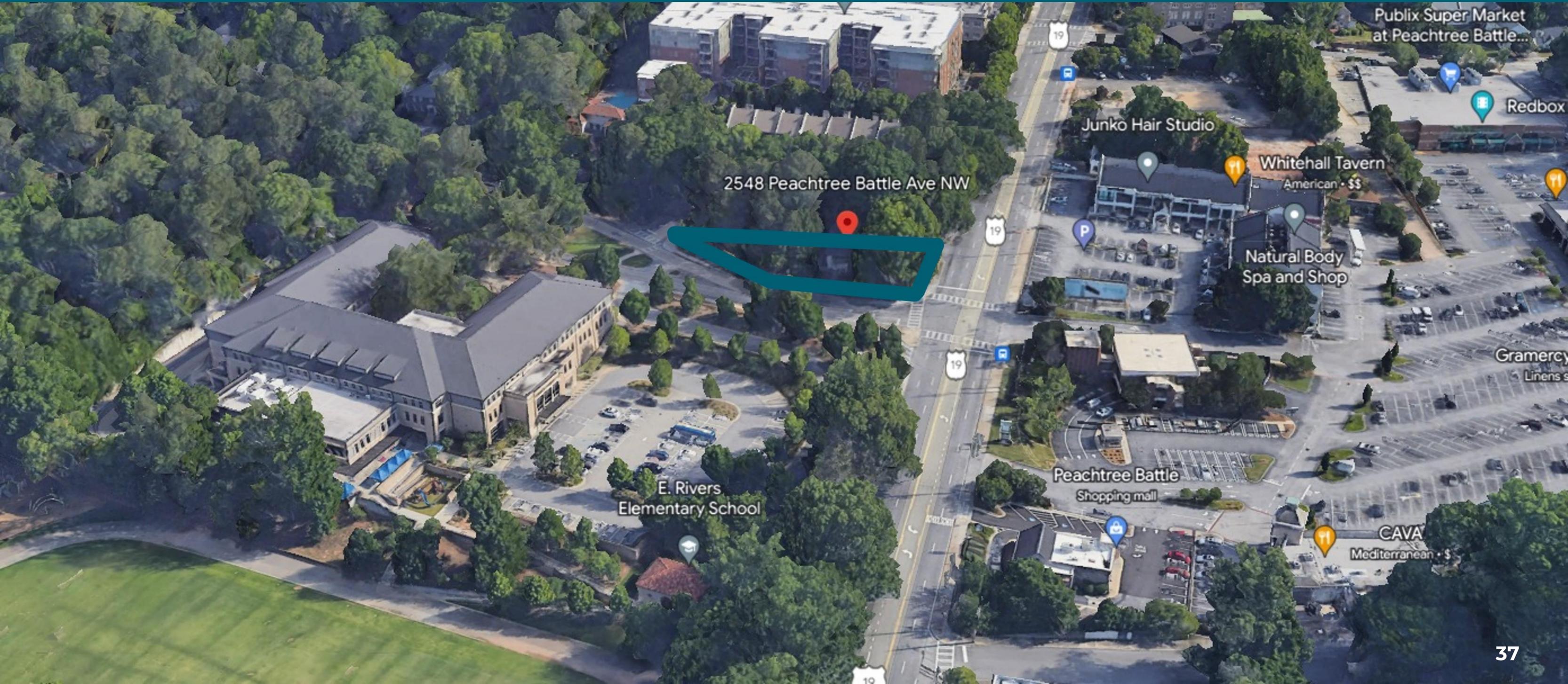
2548 PEACHTREE BATTLE AVE NW, ATLANTA, GA 30305

0.2 ACRES, NEIGHBORHOOD: PEACHTREE BATTLE, NPU: C



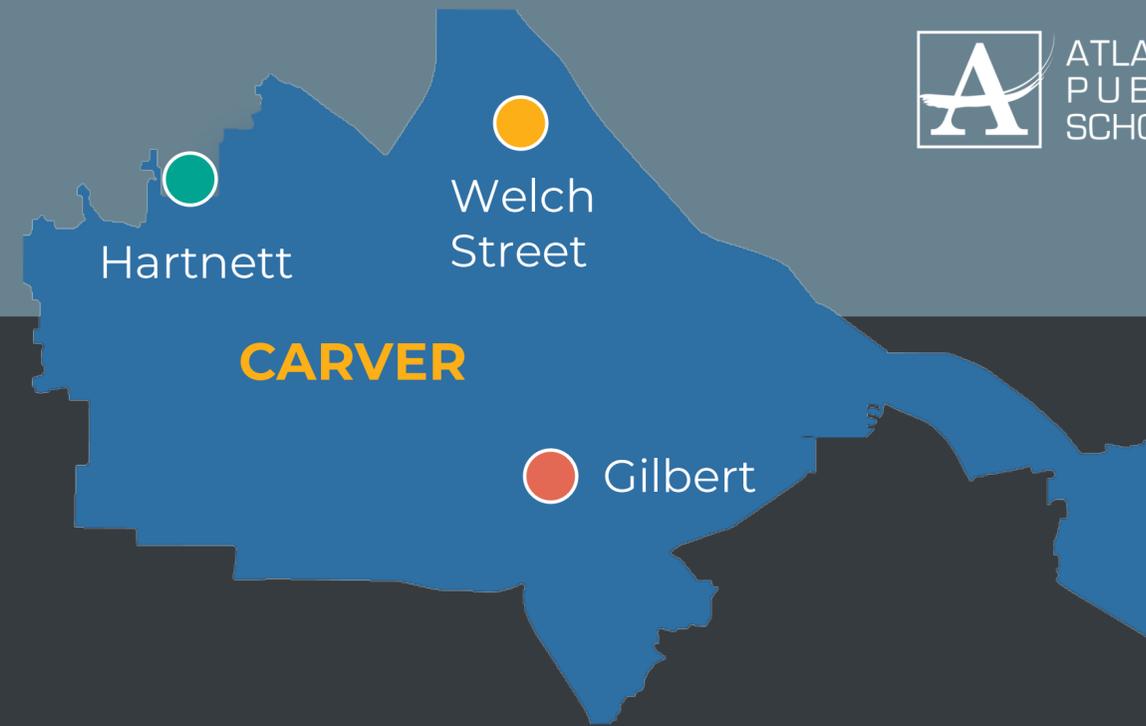
ATLANTA
PUBLIC
SCHOOLS

FACILITIES
SERVICES



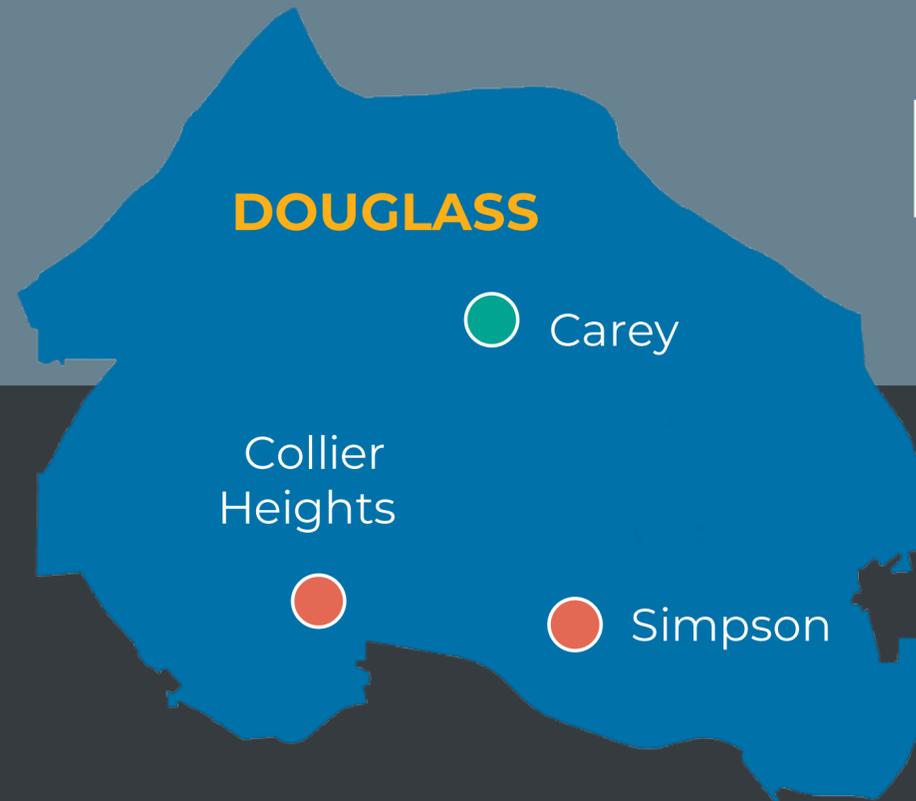
CARVER CLUSTER'S PROPERTIES DECLARED SURPLUS

- LONG-TERM LEASE
- PARTNER GOVTS.
- SALE OF SMALL PROPERTY



Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
Former Hartnett School Site	2.4 ●	1410 Bridges Ave SW	30310	Community Garden/Park	Bush Mountain	S
Welch Street Lots	0.3 ●	884 Welch Street SW	30310	Vacant lot	Pittsburgh	V
Former Gilbert Elementary Facility	7.5 ●	407 Ashwood Ave, SW	30315	Atlanta Fire Rescue	Betmar LaVilla	Y

DOUGLASS CLUSTER'S PROPERTIES DECLARED SURPLUS



● LONG-TERM LEASE ● PARTNER GOVTS.

Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
Former Carey Elementary Facility	4.7 ●	2588 Etheridge Dr NW	30318	Vacant building	Carey Park	G
Former Collier Heights Elementary Site	6.4 ●	338 Collier Drive NW	30318	Vacant lot	Collier Heights	I
Simpson Road Property	6.1 ●	Joseph E Boone Blvd at Sewanee Ave.	30314	Vacant lot - wooded, behind Douglass HS, across Sewanee Ave.	Center Hill	J

MAYNARD JACKSON & MAYS

CLUSTERS' PROPERTIES DECLARED SURPLUS



FACILITIES SERVICES



- LONG-TERM LEASE
- SALE OF SMALL PROPERTY

Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
Former Rosalie Wright Elementary Facility (Mays cluster)	1.9 ●	360 Autumn Ln SW	30310	Vacant building	Florida Heights	I
Martin Street Lot (Jackson cluster)	0.1 ●	935 Martin Street SE	30315	Vacant lot	Peoplestown	V
Terry Street Lot (Jackson cluster)	0.1 ●	753 Terry St SE	30315	Vacant lot	Summerhill	V

NORTH ATLANTA & WASHINGTON CLUSTERS' PROPERTIES DECLARED SURPLUS



● LONG-TERM LEASE

○ LITTLE WHITE HOUSE (APS TO DISPOSE)

Property Name	Acres		Address	Zip Code	Current Use	Neighborhood	NPU
Little White House (North Atlanta Cluster)	0.2	●	2548 Peachtree Battle Ave NW	30305	E. Rivers ES after-care/storage	Peachtree Battle	C
Peeples Street Site (Washington Cluster)	6.2	●	575 Peeples St SW	30310	Vacant lot	West End	T

SOUTH ATLANTA CLUSTER'S PROPERTIES DECLARED SURPLUS



- LONG-TERM LEASE
- PARTNER GOVTS.
- SALE OF SMALL PROPERTY

Property Name	Acres	Address	Zip Code	Current Use	Neighborhood	NPU
Former Lakewood Heights Elementary Facility	2.1 ●	335 Sawtell Ave SE	30315	Vacant building	Lakewood Heights	Y
Former Dobbs Elementary Site	10.2 ●	1965 Lewis Road SE	30315	Vacant lot	Norwood Manor	Z
Former Harper Elementary Facility	10.2 ●	180 Southside Industrial Pkwy SE	30354	Vacant building	Blair Villa/Poole Creek	Z
Forrest Canyon Property	8.0 ●	1100 Hendon Rd SE	30354	Vacant lot	South River Gardens	Z
Forrest Circle Lot	0.4 ●	895 Forrest Circle SE	30354	Vacant lot	South River Gardens	Z

Invest Atlanta Workforce Housing Income Limits and Maximums
FY 2022 Multifamily Tax Subsidy Project (MTSP) Income Limit Area
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income \$96,400
Effective Date April 18, 2022

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% AMI	\$20,250	\$23,160	\$26,040	\$28,920	\$31,260	\$33,570	\$35,880	\$38,190
50% AMI	\$33,750	\$38,600	\$43,400	\$48,200	\$52,100	\$55,950	\$59,800	\$63,650
60% AMI	\$40,500	\$46,320	\$52,080	\$57,840	\$62,520	\$67,140	\$71,760	\$76,380
80% AMI	\$54,000	\$61,760	\$69,440	\$77,120	\$83,360	\$89,520	\$95,680	\$101,840
100% AMI	\$67,500	\$77,200	\$86,800	\$96,400	\$104,200	\$111,900	\$119,600	\$127,300
115% AMI	\$77,625	\$88,780	\$99,820	\$110,860	\$119,830	\$128,685	\$137,540	\$146,395
120% AMI	\$81,000	\$92,640	\$104,160	\$115,680	\$125,040	\$134,280	\$143,520	\$152,760
140% AMI	\$94,500	\$108,080	\$121,520	\$134,960	\$145,880	\$156,660	\$167,440	\$178,220

2022 Workforce Rental Housing Maximums

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Rent at 30% AMI	\$506	\$542	\$651	\$752	\$839
Max Rent at 50% AMI	\$843	\$904	\$1,085	\$1,253	\$1,398
Max Rent at 60% AMI	\$1,012	\$1,085	\$1,302	\$1,504	\$1,678
Max Rent at 80% AMI	\$1,350	\$1,447	\$1,736	\$2,006	\$2,238

2022 Workforce Owner Housing Maximums

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60% AMI	\$121,500	\$130,230	\$156,240	\$180,540	\$201,420
Max Sale Price at 80% AMI	\$162,000	\$173,640	\$208,320	\$240,720	\$268,560
Max Sale Price at 100% AMI	\$202,500	\$217,050	\$260,400	\$300,900	\$335,700
Max Sale Price at 120% AMI	\$243,000	\$260,460	\$312,480	\$361,080	\$402,840
Max Sale Price at 140% AMI	\$243,180	\$260,610	\$312,900	\$361,410	\$403,200



REGULATION DO-R(2): SCHOOL PROPERTIES DISPOSAL PROCEDURES — AFFORDABLE HOUSING

The Atlanta Board of Education believes that affordable housing plays an important role in helping to ensure families have more stable home environments, which reduces student mobility and increases continuity in children’s educational experiences.

Any developer receiving funding from a development authority for the purpose of purchasing real estate from the Atlanta Public Schools and creating publicly-subsidized multi-family residential units shall set aside **at least 15 percent of units for individuals who make no more than 80 percent of the area median income or at least 10 percent of units for lower-income residents -- those who make no more than 60 percent of the area median income.**

The Board authorizes the Superintendent to develop administrative regulations to implement this policy. [Adopted: 01/09/2017]



ATLANTA
PUBLIC
SCHOOLS

**FACILITIES
SERVICES**

