

FACILITIES SERVICES

SURPLUS PROPERTY PROCESS UPDATE

BOARD RETREAT | MARCH 23, 2023



**ATLANTA
PUBLIC
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AGENDA

- Hold vs. Surplus

- 16 Surplus Properties

DECLARED JANUARY 2023

- Next steps

- Questions

8

LONG-TERM LEASE WITH LOCAL AUTHORITY/LAND BANK (AFFORDABLE HOUSING FOCUS)

4

SALE OF SMALL LOTS WITH PERMANENT AFFORDABLE HOUSING (COMMUNITY LAND TRUST MODEL) WITH LOCAL AUTHORITY/LAND BANK

3

INTEREST BY PARTNER GOVERNMENTS

1

LITTLE WHITE HOUSE (APS)



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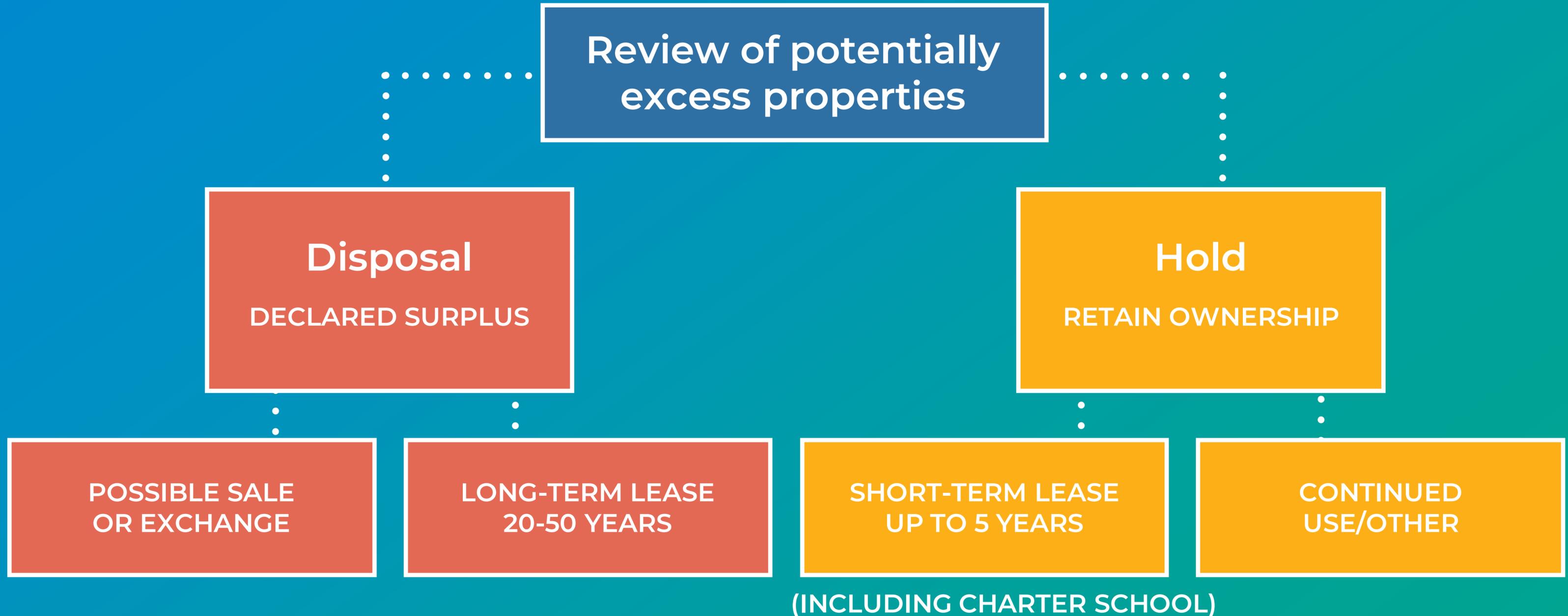
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EXCESS PROPERTIES SURPLUS VS. HOLD



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EXCESS PROPERTIES SURPLUS VS. HOLD



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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 BOARD PRIORITIES

NOVEMBER 2022
RETREAT



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EXCESS PROPERTIES FOCUS OF BOARD PRIORITIES FOR DISPOSAL VS HOLD



Disposal

DECLARED SURPLUS

For Disposal properties, it is recommended that **Affordable Housing** be the priority.

Hold

RETAIN OWNERSHIP

For Hold properties, it is recommended that using the spaces 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 LOCAL AUTHORITY/LAND BANK AND FOCUS ON AFFORDABLE HOUSING

4

SALE OF SMALL LOTS WITH PERMANENT AFFORDABLE HOUSING (COMMUNITY LAND TRUST MODEL) WITH LOCAL AUTHORITY/LAND BANK

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INTEREST BY PARTNER GOVERNMENTS

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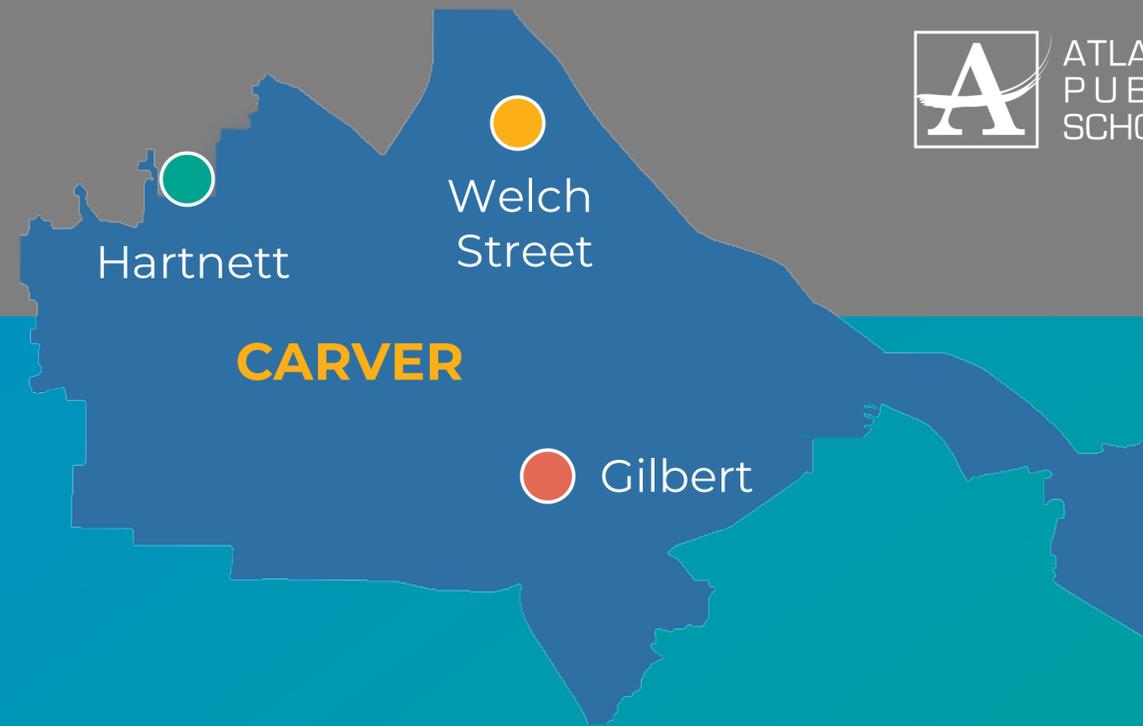
LITTLE WHITE HOUSE (APS TO DISPOSE)

CARVER CLUSTER'S PROPERTIES DECLARED SURPLUS



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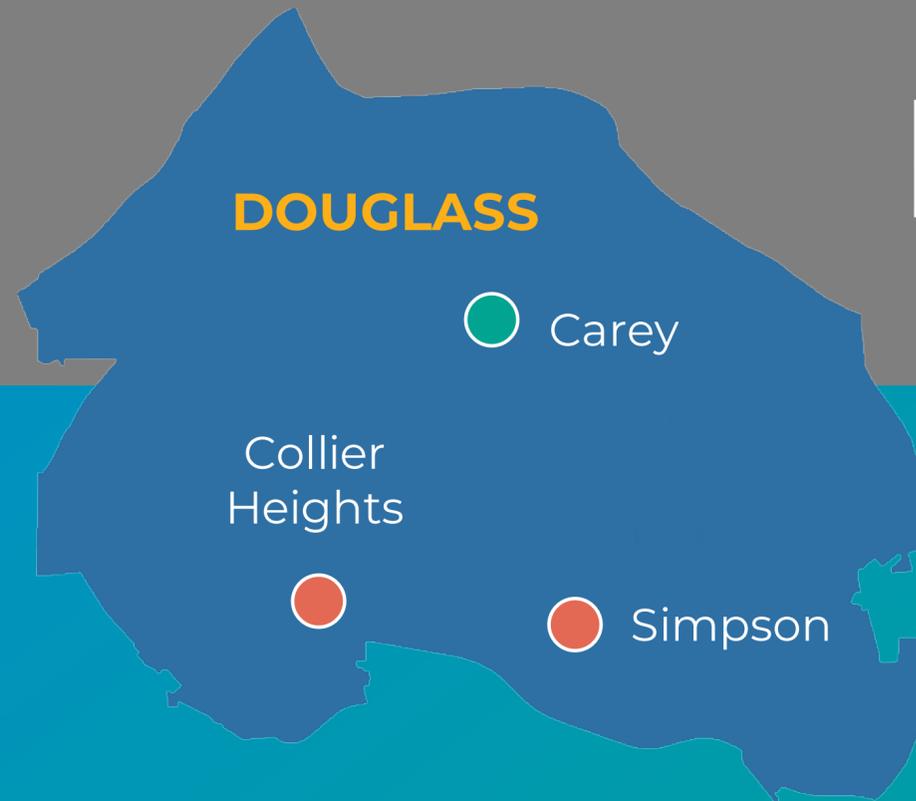
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- LONG-TERM LEASE
- PARTNER GOVTS.
- SALE OF SMALL LOT

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 LOT

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



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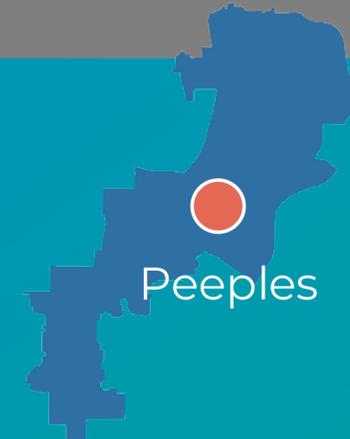
NORTH
ATLANTA

Little White
House



● LONG-TERM LEASE

○ LITTLE WHITE HOUSE
(APS TO DISPOSE)



WASHINGTON

Peeples

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 LOT

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

8

LARGE PROPERTIES FOR RECOMMENDED LONG-TERM LEASE (20-50 YEARS)

(INTERGOVERNMENTAL AGREEMENT WITH LOCAL AUTHORITY/LAND BANK)



**FACILITIES
SERVICES**

	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 LARGE SURPLUS PROPERTIES

Long-term lease, not sale

Partner with Local Authority/Land Bank (LA/LB) via an Intergovernmental Agreement (IGA)

- LA/LB will issue & oversee issuance of RFPs
- Up to 50-year ground lease with LA/LB 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 LA/LB as part of process

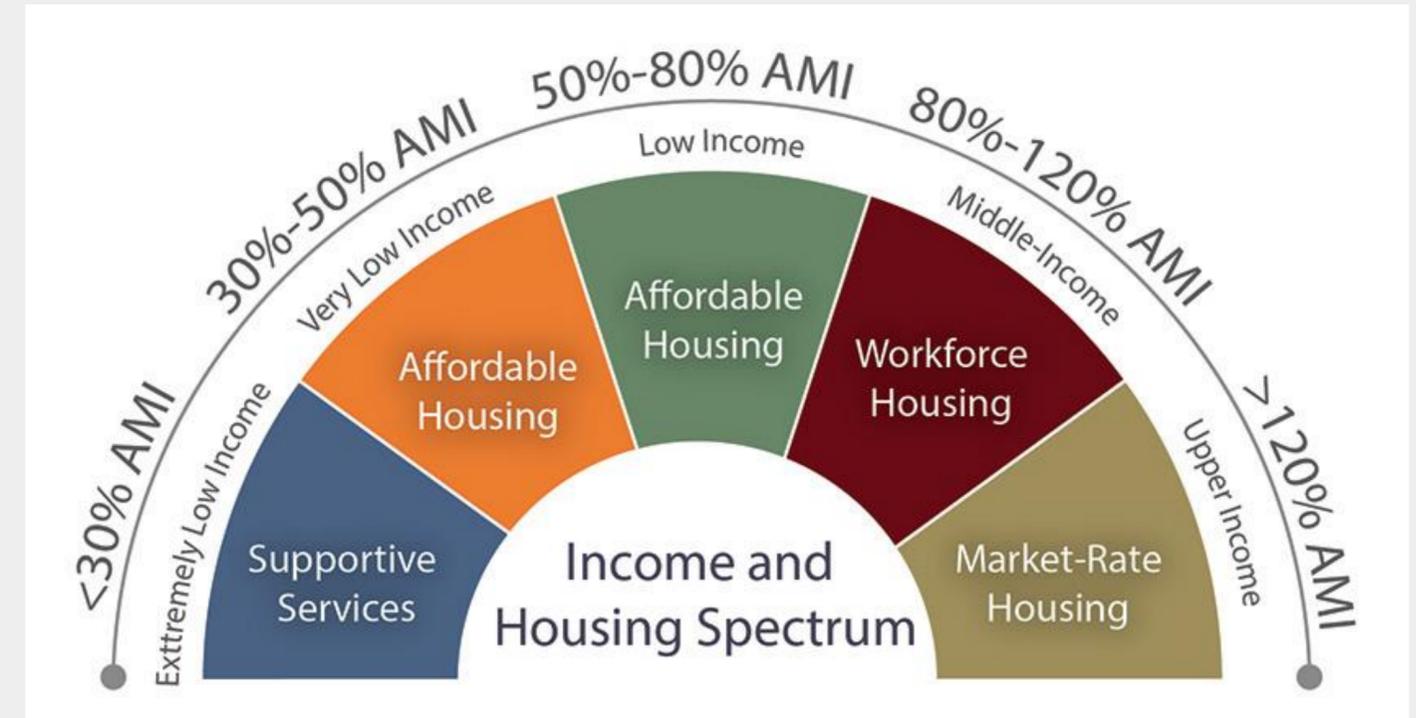
BENEFITS OF LONG-TERM LEASE THROUGH LA/LB PARTNERSHIP

- Depending on structure, may generate tax revenue to APS (as well as City and County)
- Removes blighted property from community: good neighbor
- Utilize expertise of LA/LB's staff and 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 (LA/LB) will manage the properties on behalf of APS
- Title is either held by APS throughout the lease or reverts back to APS at the end of the lease in case APS needs the property in 20-50 years in the future

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

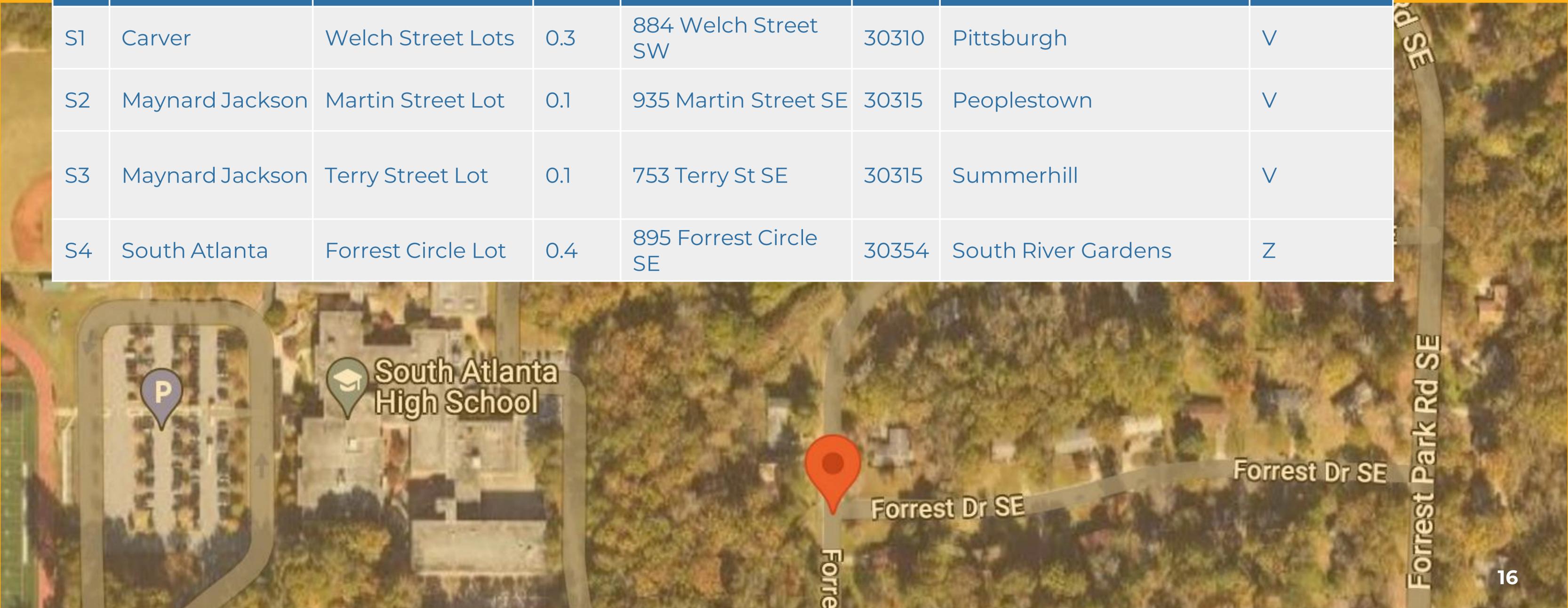
4

SMALL LOTS— RECOMMENDED SALE WITH PERMANENT AFFORDABLE HOUSING (COMMUNITY LAND TRUST MODEL) WITH LOCAL AUTHORITY/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



RECOMMENDED PROCESS FOR SMALL LOTS

What and why

- Permanent affordable housing focused on "homeownership" (vs rental)
- Community land trust model

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

APS has properties appraised



APS transfers to LA/LB

- Appraised value in combination of cash and other value
- Restrictions/reverter on deed



LA/LB transfers to a community land trust (CLT)



Community land trust builds and manages properties (vacant lots) and ensures permanent affordability with offerings to APS employees



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	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 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.)

NEXT STEPS

- Engage with local authorities, land banks, and land trust to discuss potential partnerships/IGA
- Appraisals of 8 large properties
- Appraisals of 4 small lots
- Finalize decisions on % AMI and % unit targets
- Make decisions on re-zonings for 8 large properties
- Make decisions on priority of 8 large properties
- Provide next steps on "hold" properties



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QUESTIONS/THOUGHTS

APPENDIX

- WORKFORCE HOUSING TABLE
- AERIALS OF SIXTEEN PROPERTIES

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]

LI: FORMER GILBERT ELEMENTARY FACILITY

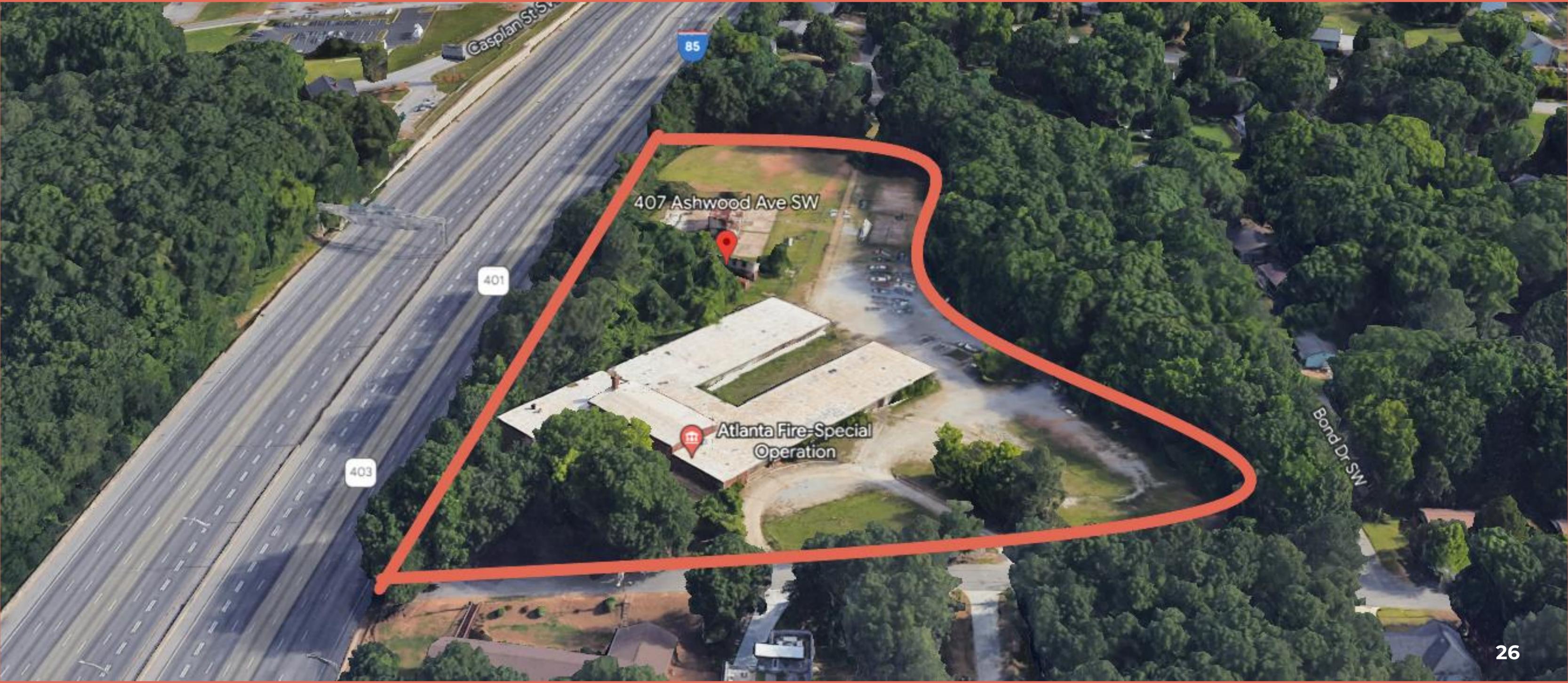
407 ASHWOOD AVE SW, ATLANTA, GA 30315

7.5 ACRES, NEIGHBORHOOD: BETMAR LAVILLA, NPU: Y



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L2: SIMPSON ROAD PROPERTY

0 JOSEPH E BOONE, ATLANTA, GA 30314

6.1 ACRES, NEIGHBORHOOD: CENTER HILL, NPU: J



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L3: FORMER COLLIER HEIGHTS ELEMENTARY SITE

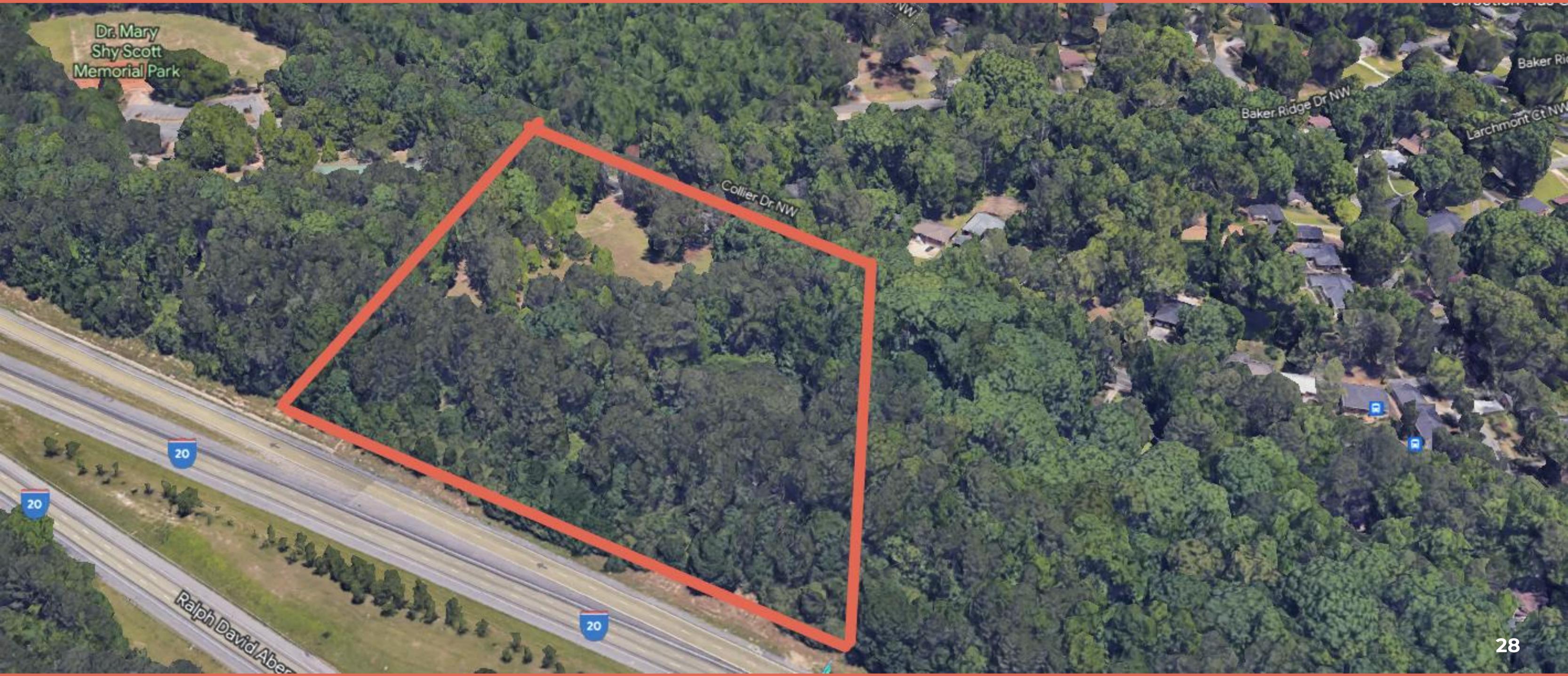
338 COLLIER DRIVE NW, ATLANTA, GA 30318

6.4 ACRES, NEIGHBORHOOD: COLLIER HEIGHTS, NPU: 1



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L4: FORMER ROSALIE WRIGHT ELEMENTARY FACILITY

360 AUTUMN LANE SW, ATLANTA, GA 30310

1.9 ACRES, NEIGHBORHOOD: FLORIDA HEIGHTS, NPU: 1



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L5: FORMER DOBBS ELEMENTARY SITE

1965 LEWIS ROAD SE, ATLANTA, GA 30315

10.2 ACRES, NEIGHBORHOOD: NORWOOD MANOR, NPU: Z



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L6: FORMER LAKEWOOD HEIGHTS ELEMENTARY FACILITY

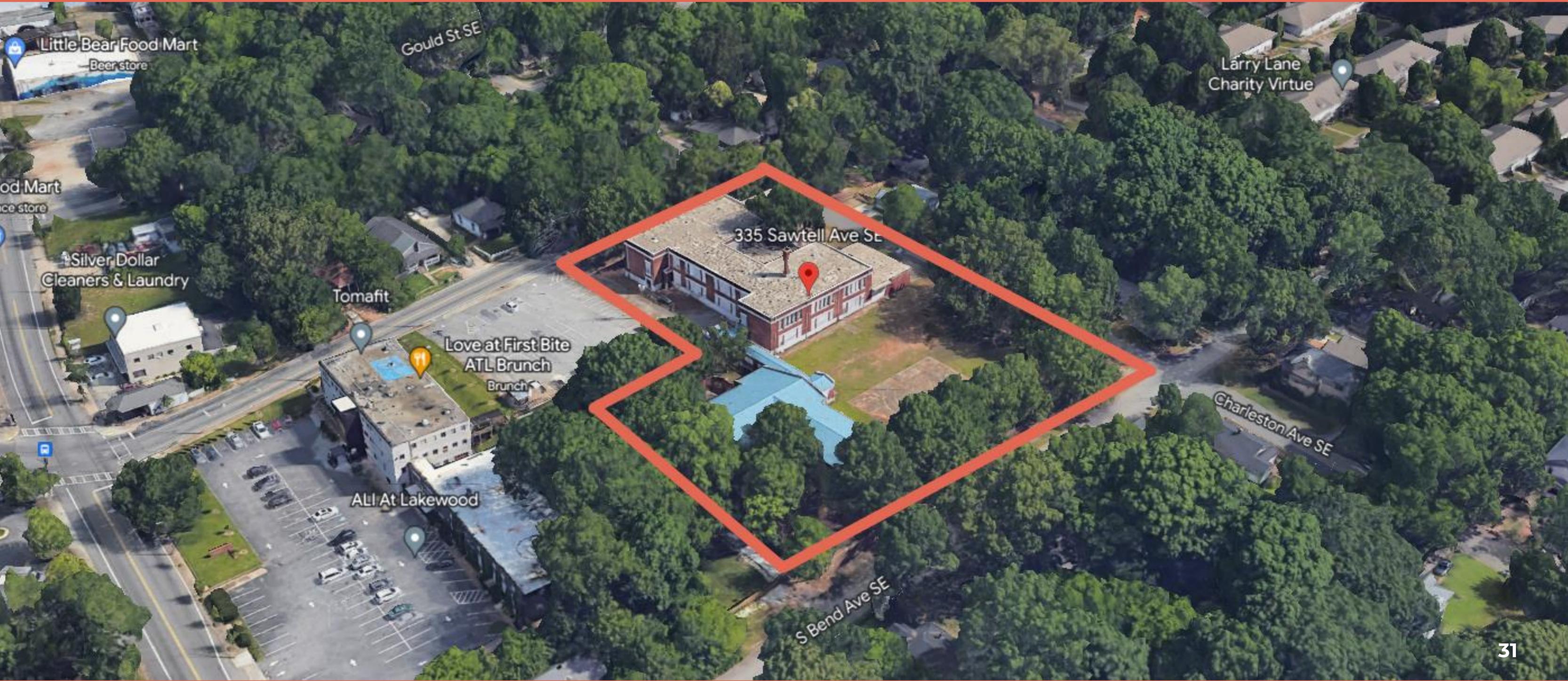
335 SAWTELL AVE SE, ATLANTA, GA 30315

2.1 ACRES, NEIGHBORHOOD: LAKEWOOD HEIGHTS, NPU: Y



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L7: FORREST CANYON LAND SITE

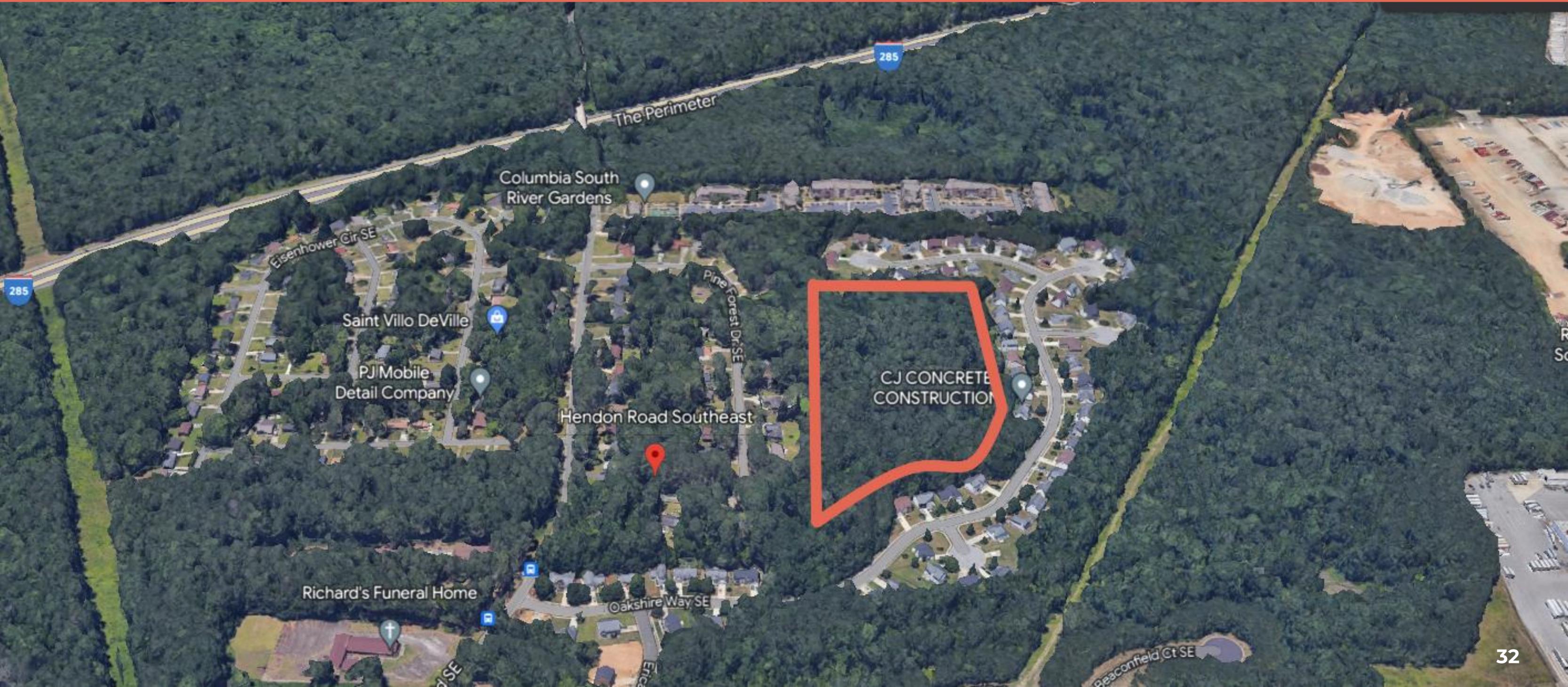
1100 HENDON ROAD SE, ATLANTA, GA 30354

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



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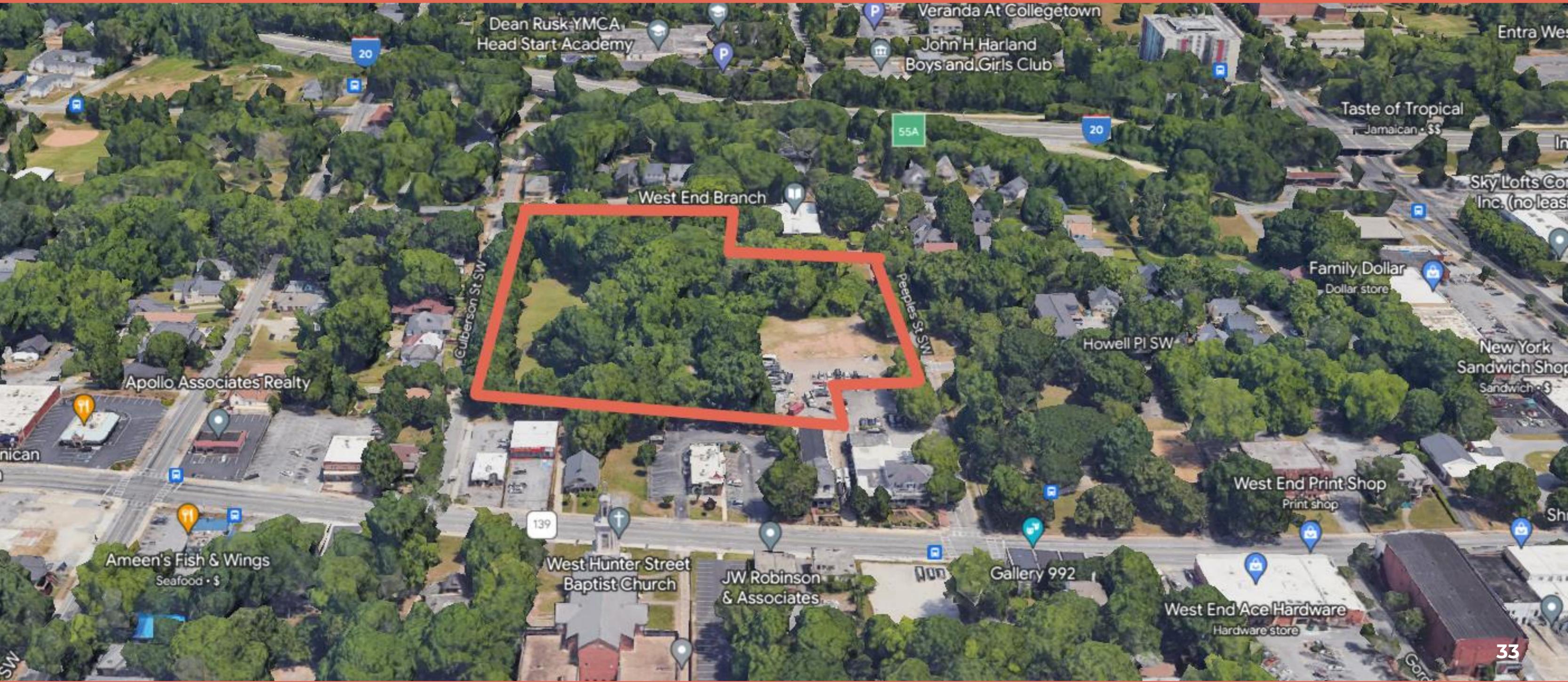
L8: FORMER PEEPLES STREET SCHOOL SITE

575 PEEPLES STREET SW, ATLANTA, GA 30310
6.2 ACRES, NEIGHBORHOOD: WEST END, NPU: T



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ST: WELCH STREET LOTS

884 WELCH STREET SW, ATLANTA, GA 30310

0.3 ACRES, NEIGHBORHOOD: PITTSBURGH, NPU: V



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S2: MARTIN STREET LOT

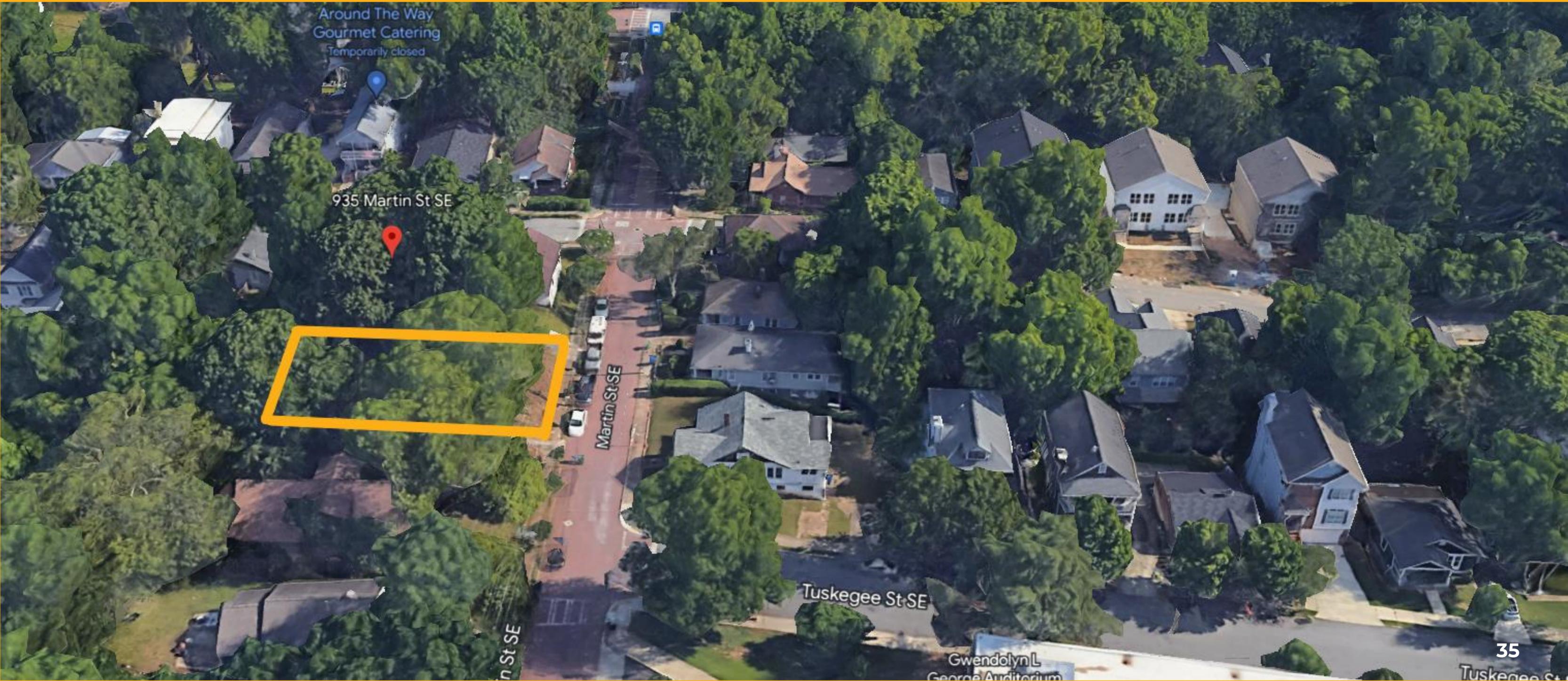
935 MARTIN STREET SE, ATLANTA, GA 30315

0.1 ACRE, NEIGHBORHOOD: PEOPLETOWN, NPU: V



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S3: TERRY STREET LOT

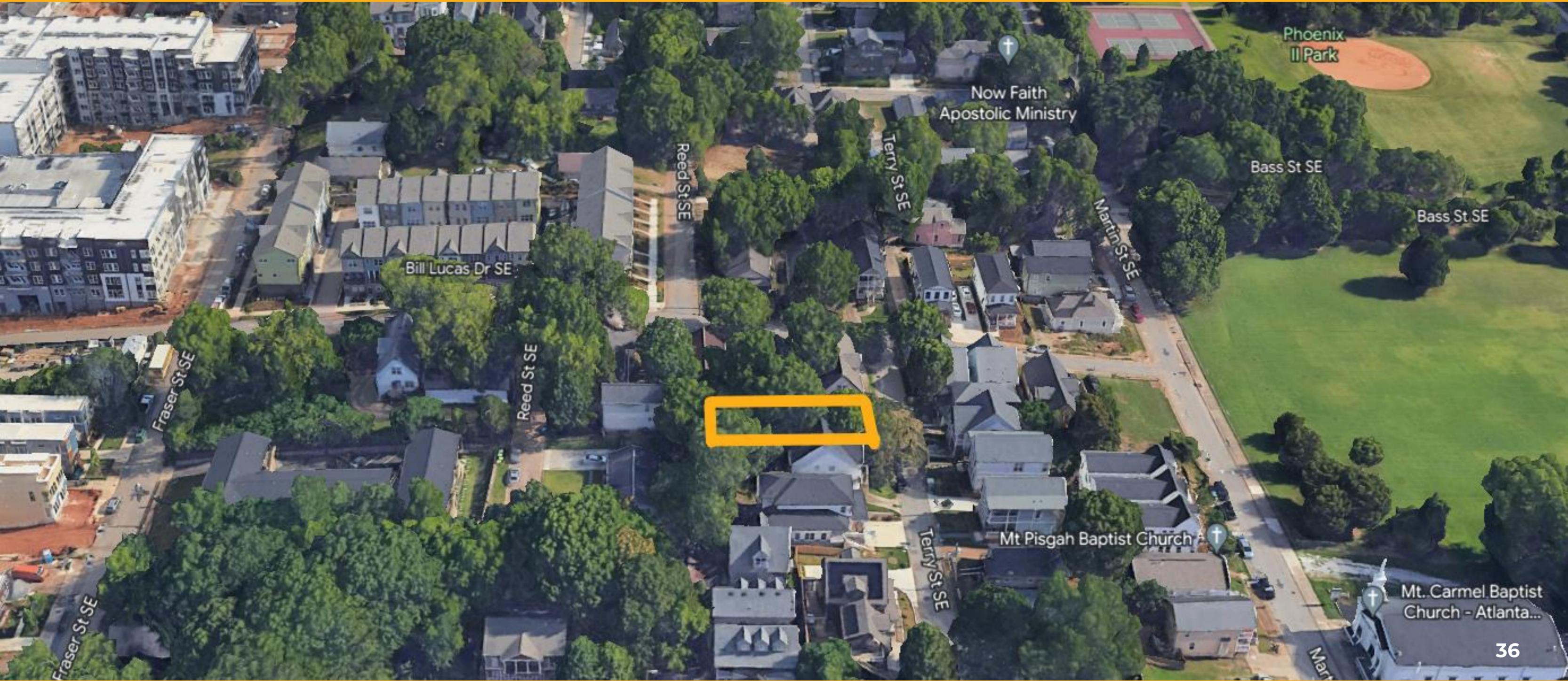
753 TERRY STREET SE, ATLANTA, GA 30315

0.1 ACRE, NEIGHBORHOOD: SUMMERHILL, NPU: V



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S4: FORREST CIRCLE LOT

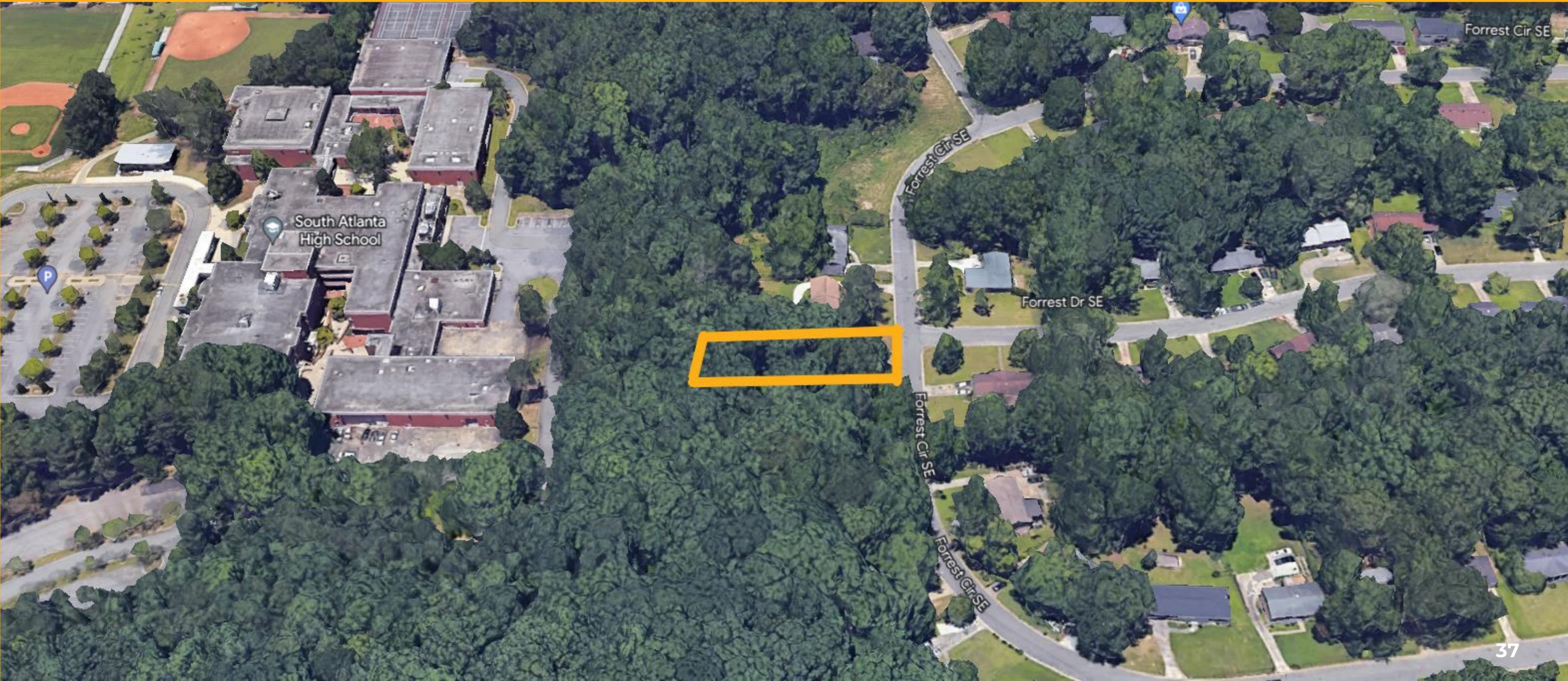
895 FORREST CIRCLE SE, ATLANTA, GA 30354

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



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GT: FORMER HARTNETT SCHOOL SITE

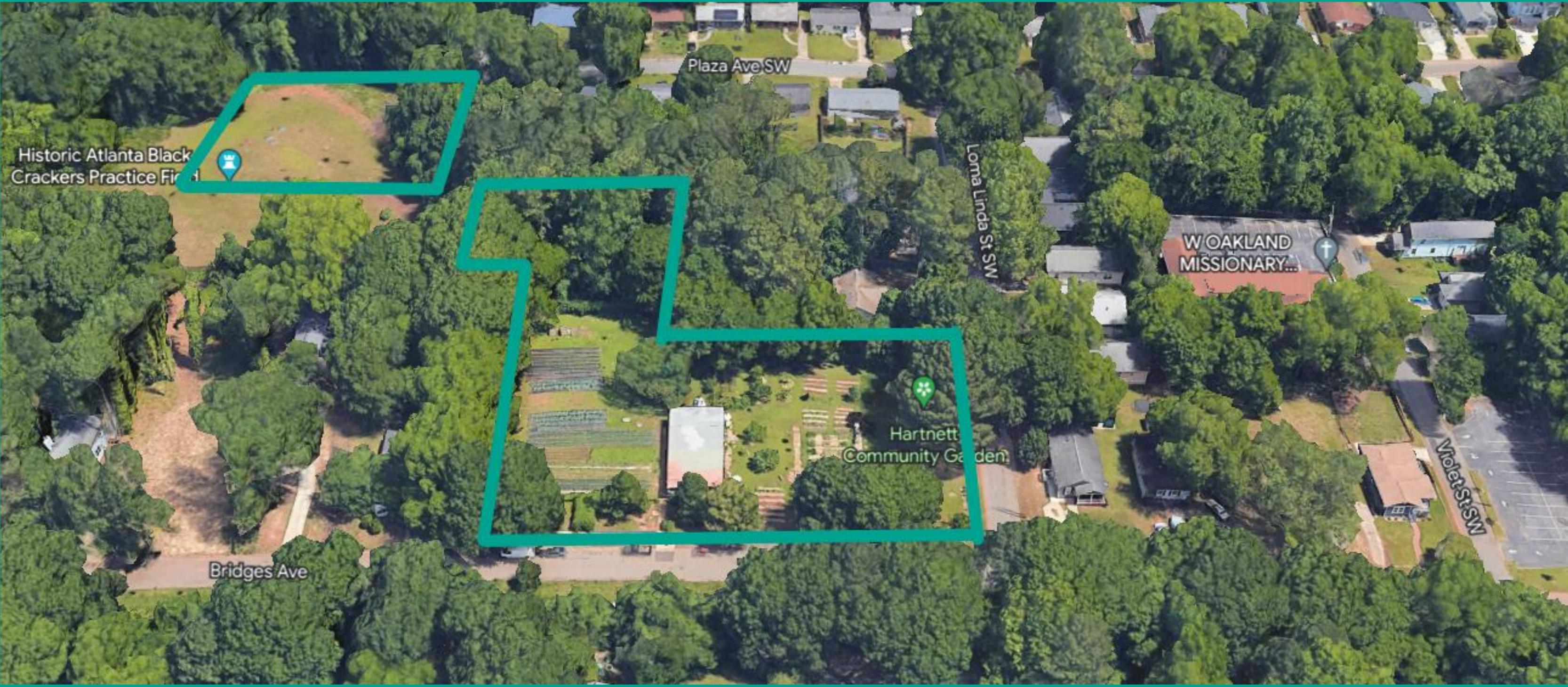
1410 BRIDGES AVE SW, ATLANTA, GA 30310

2.4 ACRES, NEIGHBORHOOD: BUSH MOUNTAIN, NPU: S



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G2: FORMER CAREY FACILITY

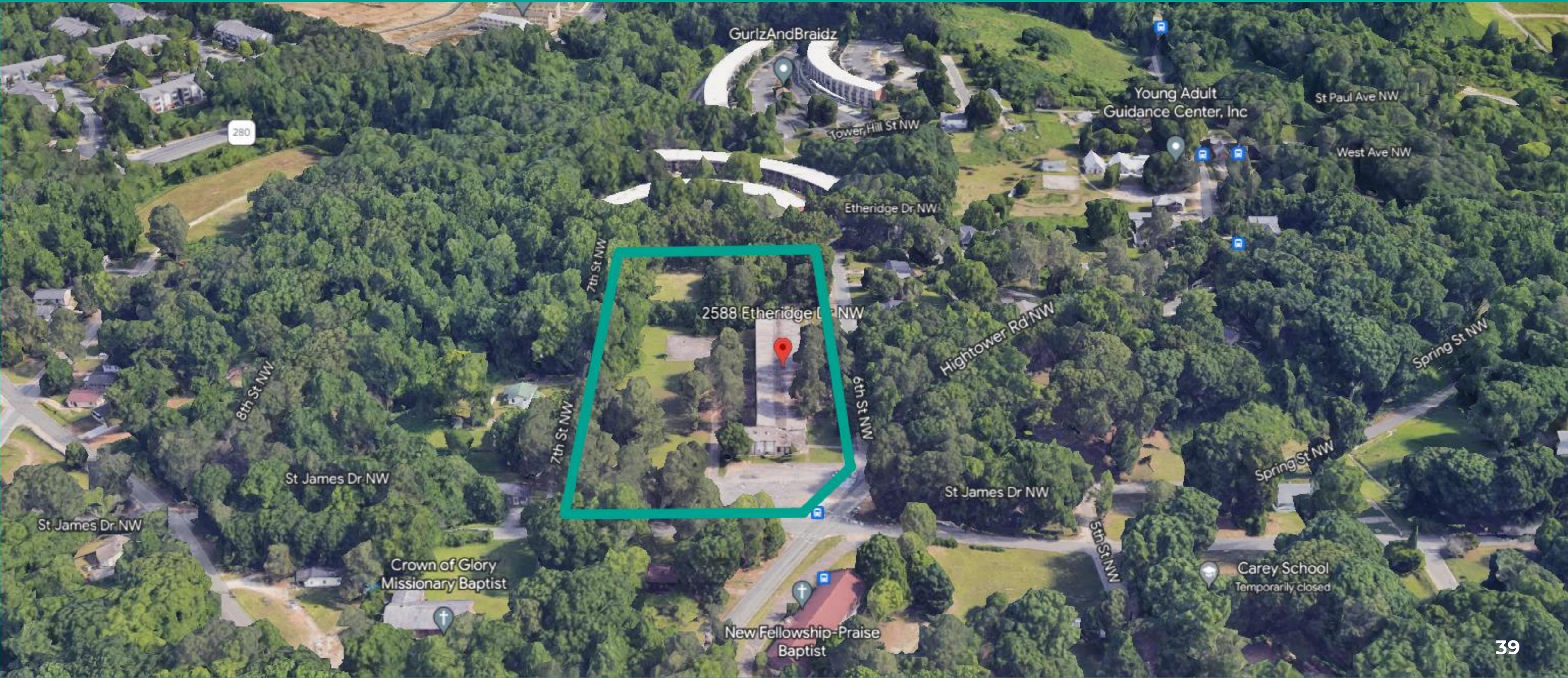
2588 ETHERIDGE DR NW, ATLANTA, GA 30318

4.7 ACRES, NEIGHBORHOOD: CAREY PARK, NPU: G



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G3: FORMER HARPER FACILITY

180 SOUTHSIDE INDUSTRIAL PKWY SE, ATLANTA, GA 30354

10.2 ACRES, NEIGHBORHOOD: BLAIR VILLA/POOLE CREEK, NPU: Z



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LITTLE WHITE HOUSE FACILITY

2548 PEACHTREE BATTLE AVE NW, ATLANTA, GA 30305

0.2 ACRES, NEIGHBORHOOD: PEACHTREE BATTLE, NPU: C



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