

1 **A RESOLUTION TO SUPPORT AFFORDABLE HOUSING IN THE ENGLISH AVENUE**  
2 **NEIGHBORHOOD BY APPROVING A GRANT FROM FUNDS PREVIOUSLY SET**  
3 **ASIDE TO AID IN THE CONSTRUCTION OF 14 PERMANENTLY AFFORDABLE**  
4 **DUPLEX AND SINGLE-FAMILY HOMES FOR SALE, AND FOR OTHER PURPOSES.**

5  
6 **WHEREAS**, Fulton County faces a growing housing affordability crisis, with  
7 thousands of low-income families, seniors, people with disabilities, and working  
8 households struggling to maintain stable and adequate housing due to rising rents, limited  
9 housing supply, and increasing cost burdens; and

10 **WHEREAS**, the Fulton County Commission is dedicated to addressing affordable  
11 housing by leveraging public-private partnerships, grant programs, and other tools that  
12 make the most efficient use of taxpayer dollars; and

13 **WHEREAS**, Atlanta Land Trust, Inc. and Westside Future Fund have partnered to  
14 address the community's needs for affordable housing by building 14 permanently  
15 affordable for-sale duplex and single-family homes on sites scattered throughout the  
16 English Avenue neighborhood; and

17 **WHEREAS**, the community land trust model ensures long-term affordability while  
18 allowing families to build equity, stability, and generational wealth; and

19 **WHEREAS**, the 14 new homes will be built on vacant lots and will not displace any  
20 legacy residents; and

21 **WHEREAS**, the funding sources for this project's budget of \$5.6M include  
22 Westside Future Fund Internal Financing of \$1,300,000 (23.2%), Atlanta Land Trust  
23 Internal Financing of \$1,600,000 (28.6%), Metro Atlanta Land Bank Land Subsidy of  
24 \$417,261 (7.5%), Community Foundation for Greater Atlanta TogetherATL Loan of  
25 \$700,000 (12.5%), Community Foundation for Greater Atlanta WORTH Fund Grant of  
26 \$77,000 (1.4%), Georgia Investments in Housing Grant of \$58,737 (1.0%), Deferred

1 Development Fee of \$45,726 (0.8%), and a Westside Tax Allocation District (TAD) Grant  
2 of \$1,400,000 (25.0%); and

3 **WHEREAS**, the Fulton County portion of the Westside TAD Grant which has been  
4 approved for this affordable housing project is \$350,000 (or 6.3% of the total investment);  
5 and

6 **WHEREAS**, the \$350,000 portion of the Westside TAD Grant that would come from  
7 Fulton County's tax increment is already being held by Invest Atlanta, does not impact  
8 Fulton County's 2026 budget, and cannot be repurposed by Fulton County for any other  
9 purpose through 2038; and

10 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as  
11 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010  
12 adopted on December 17, 2008, collectively, the "County Resolution," the Board of  
13 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax  
14 increment to fund the Westside TAD through December 31, 2038; and

15 **WHEREAS**, the County Resolution requires that projects financed after December  
16 31, 2018, with Fulton County property tax increment generated within the geographical  
17 boundaries of the Westside TAD shall be subject to review by Fulton County; and

18 **WHEREAS**, Fulton County is a party to the bond obligations committed to by the  
19 Westside TAD and as such, must continue to contribute its tax increment payments to the  
20 Westside TAD until such bond obligations are paid in full through 2038; and

21 **WHEREAS**, the Fulton County Board of Commissioners recognizes that the  
22 highest and best use of all tax increment dollars contributed to the Westside TAD is to

1 fund projects that will grow the tax base, address affordability, and protect and strengthen  
2 Westside Atlanta communities.

3 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of  
4 Commissioners hereby consents to the use of \$350,000 of its Westside TAD tax  
5 increment dollars to be granted to Atlanta Land Trust, Inc. and Westside Future Fund for  
6 the development of 14 permanently affordable for-sale duplex and single-family homes in  
7 the English Avenue neighborhood as described herein.

8 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,  
9 Georgia, this 6<sup>th</sup> day of May 2026.

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**FULTON COUNTY  
BOARD OF COMMISSIONERS**

**Sponsored by:**

\_\_\_\_\_  
Dana Barrett, Commissioner  
(District 3)

**Co-Sponsored by:**

\_\_\_\_\_  
Khadijah Abdur-Rahman, Vice Chair  
(District 6)

**ATTEST:**

\_\_\_\_\_  
Tonya R. Grier,  
Clerk to the Commission

1 **APPROVED AS TO FORM:**

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5 \_\_\_\_\_  
Y. Soo Jo, County Attorney

# Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale

English Avenue Neighborhood - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

**Summary** To authorize the release of \$350,000 of the Fulton County Increment set aside in the Westside TAD Resurgens Fund to aid in the construction of 14 new construction, permanently affordable for-sale duplex and single-family units in the English Avenue Neighborhood.

**Location** Scattered Site in English Avenue Neighborhood 30314 and 30318 zip codes  
**Council District: 3 NPU: L APS District: 2**  
**Fulton County District: 6**

**Type** Duplexes and Single-Family Homes for sale

**Ownership** Atlanta Land Trust, Inc. & Westside Future Fund

**Entity/Developer**

**Timeline**  
**Construction Start:** December 2025  
**Construction End:** December 2026  
**Initial Occupancy:** June 2026

**Affordability Period** 14 units will be permanently affordable via the Atlanta Land Trust.

**Features/ Amenities** Washer/dryer connections, high-efficiency appliances, tile backsplash and shower surrounds, off-street parking, and outdoor space via porch, patio, balcony or combination of the three

## Unit Mix

AMI	# of Units	Unit Floorplan	Unit Size	Unit Price
<b>1 unit @ 60% AMI or below</b>				
60%*	1	3BR/2.5BA	1,250	\$200,000
<b>8 units @ 80% AMI or below</b>				
80%**	1	2BR/2.5BA	1,070	\$240,000
	3	3BR/2.5BA	1,305	\$259,000
	4	3BR/3.5BA	1,574	\$259,000
<b>5 units @ 100% AMI or below</b>				
100%***	2	2BR/2BA	1,582	\$246,720
	2	2BR/2BA	1,660	\$246,720
	1	3BR/2BA	1,656	\$285,120
<b>Total Units:</b>	<b>14</b>			

\*Unit priced below 60% AMI maximum sale price. Buyers with 65% AMI (interpolated by ALT) will be eligible to purchase.

\*\*Units priced below 80% AMI maximum sale price. Buyers with 80% AMI will be eligible to purchase

\*\*\*Units priced at 80% AMI maximum sale price. Buyers with 100% AMI will be eligible to purchase

**Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale**

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**Sources**

WFF Internal Financing	\$1,300,000
ALT Internal Financing	\$1,600,000
Metro Atlanta Land Bank Land Subsidy	\$417,261
Community Foundation for Greater Atlanta (CFGAs) – TogetherATL Loan	\$700,000
CFGAs - WORTH Fund Grant	\$77,000
Georgia Investments in Housing Grant	\$58,737
Deferred Development Fee	\$45,726
Westside TAD	\$1,400,000*
<b>Total Sources</b>	<b>\$5,598,724</b>

**Uses**

Land Acquisition	\$650,348
Disposition	\$213,500
Soft Costs	\$433,344
Hard Costs	\$4,204,032
Development Fee	\$90,000
Financing Costs	\$7,500
<b>Total Construction Sources</b>	<b>\$5,598,724</b>

**FINANCING PARTIES** Atlanta Land Trust / Westside Future Fund /  
Community Foundation for Greater Atlanta /  
Georgia Investments in Housing / ADA TAD

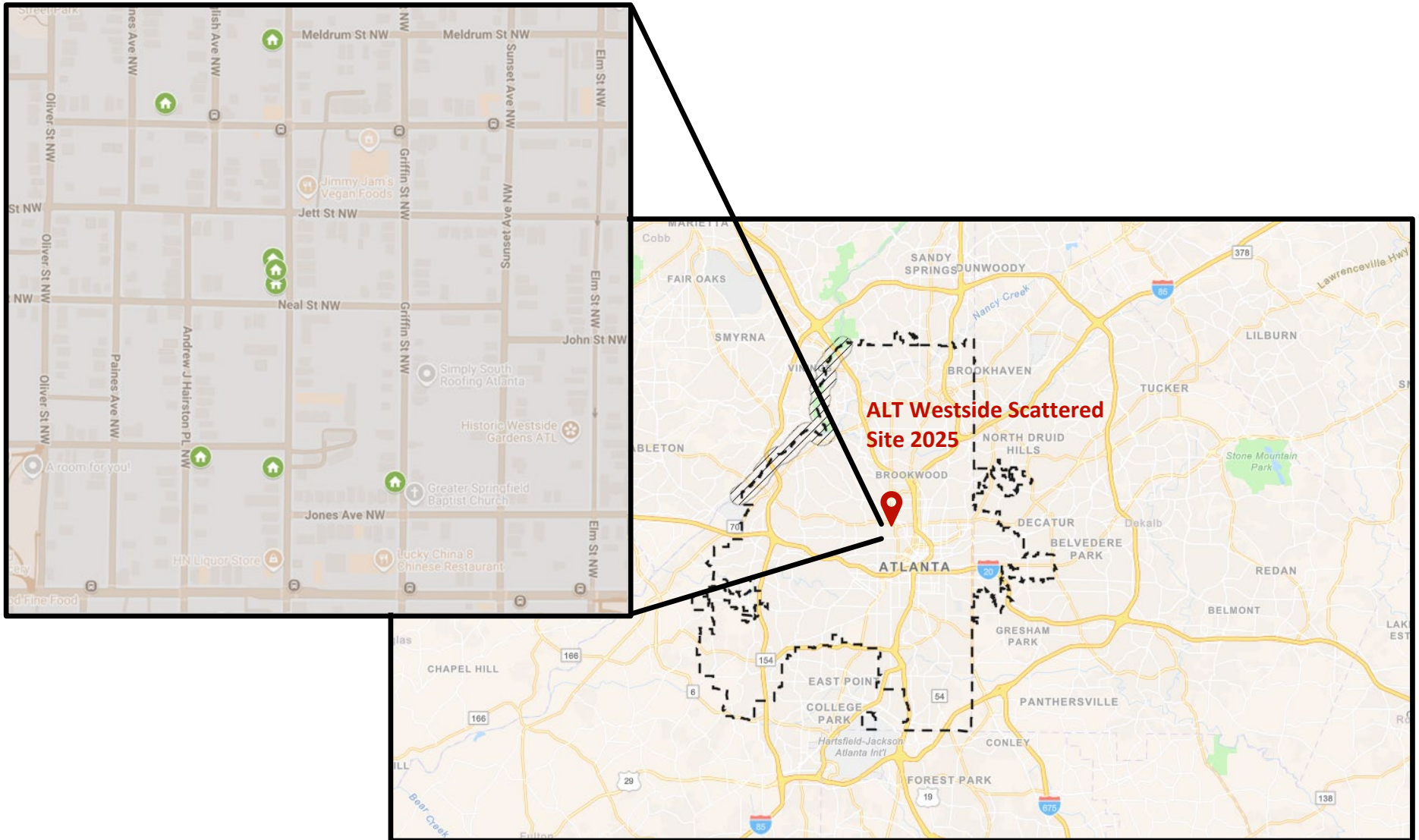
\* Fulton County's contribution will be \$350,000 (6.3% of the total investment).

**LIST OF PROPERTIES**

<b>Property</b>	<b>Units</b>	<b>Partner</b>
815 Cameron Madison Alexander	2	ALT/Dream Home Today (Sonora Construction to be GC)
526 James P Brawley	2	ALT/Dream Home Today (Sonora Construction to be GC)
444 James P Brawley	2	ALT (oaksATL to be GC)
446 James P Brawley	2	ALT (oaksATL to be GC)
442 James P Brawley	1	WFF (oaksATL to be GC)
370 James P Brawley	2	WFF (Von Michel to be GC)
786 Proctor	2	WFF (Von Michel to be GC)
368 Griffin	1	ALT (Sims Real Estate Group to be GC)

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**PROJECT LOCATION MAP**



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**PROJECT RENDERINGS**



**815 Cameron Madison Alexander  
& 526 James P Brawley**



**786 Proctor**



**370 James P Brawley (Left Unit)**

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**368 Griffin**  
(Picture of different home with identical design)



**442, 444, 446 James P Brawley**

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**CURRENT SITE PHOTOS**



**815 Cameron Madison Alexander**



**526 James P Brawley**



**786 Proctor**



**370 James P Brawley**

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**368 Griffin**



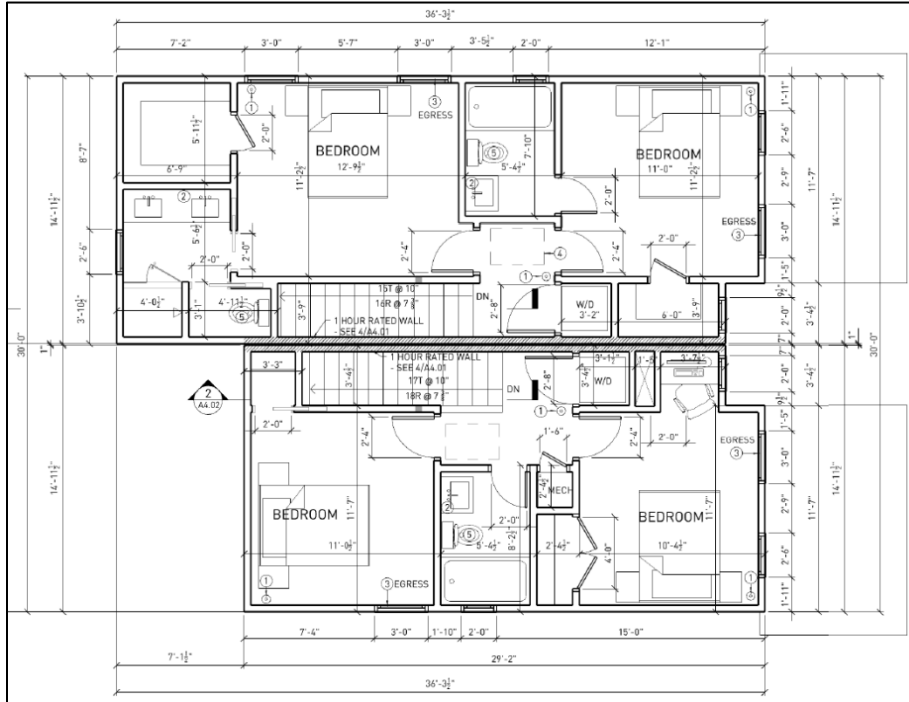
**444, 446 James P Brawley**



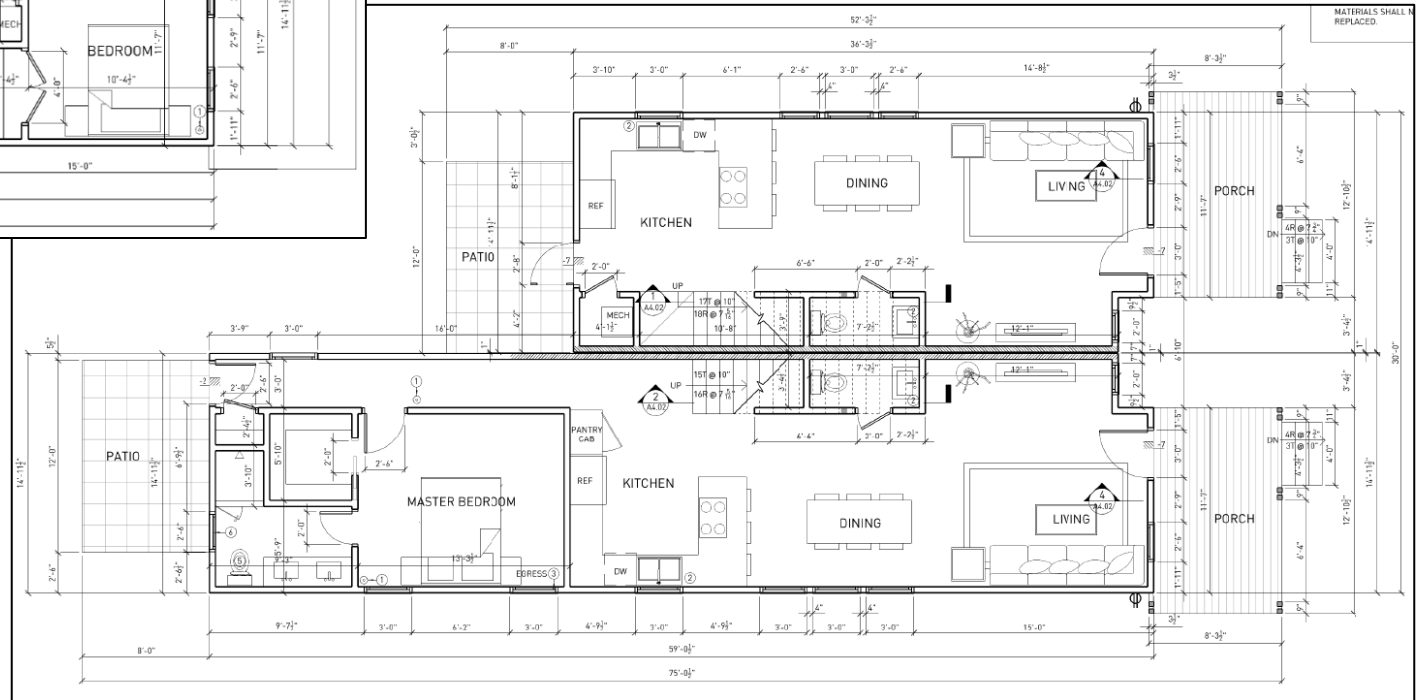
**442 James P Brawley**

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**FLOOR PLANS**



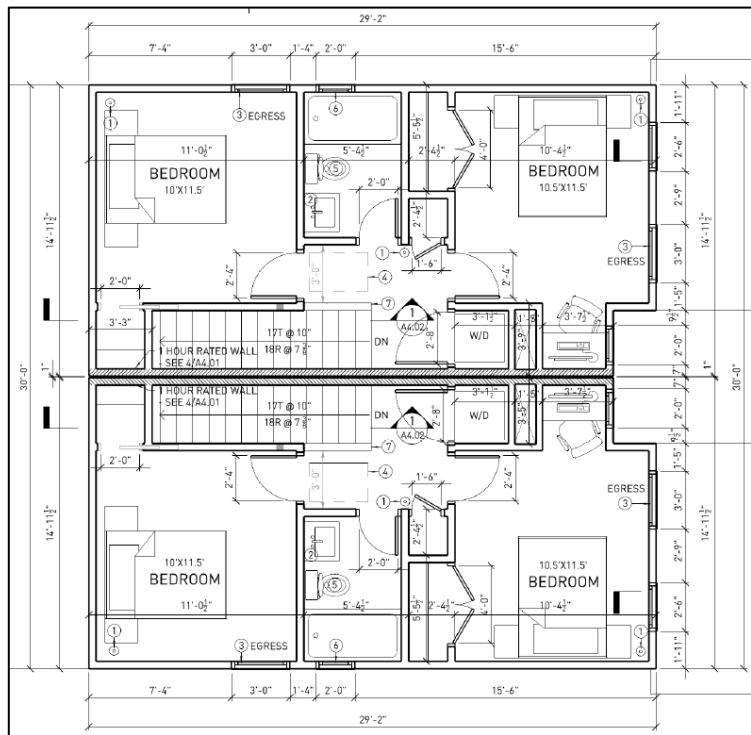
**2<sup>nd</sup> Floor**



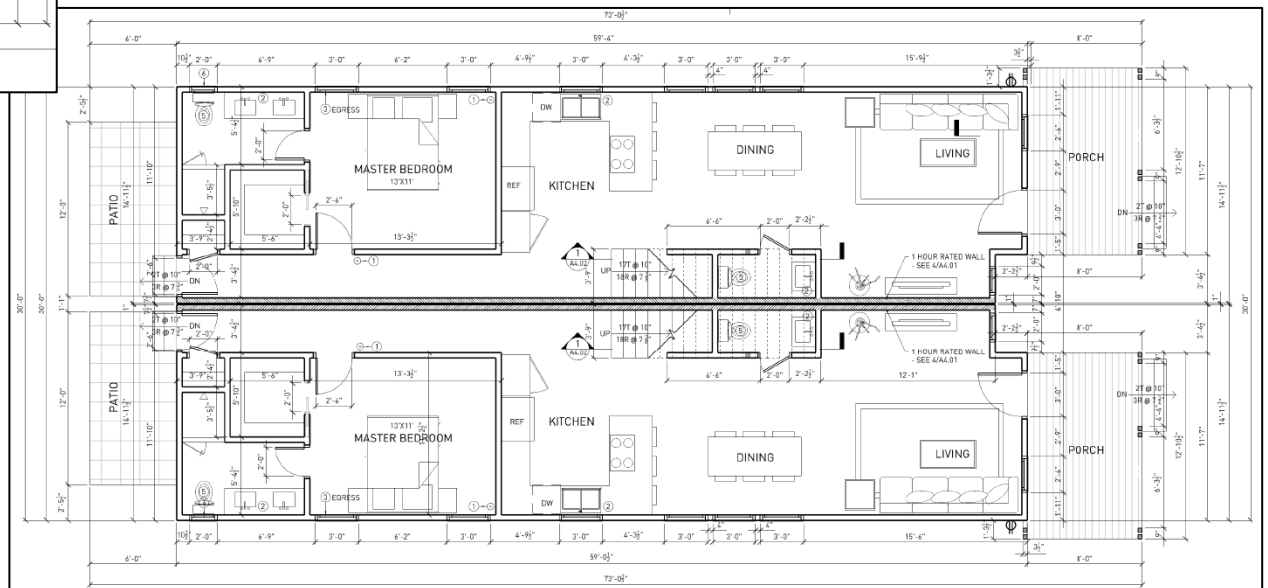
**1<sup>st</sup> Floor**

**815 Cameron Madison Alexander**

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**2<sup>nd</sup> Floor**

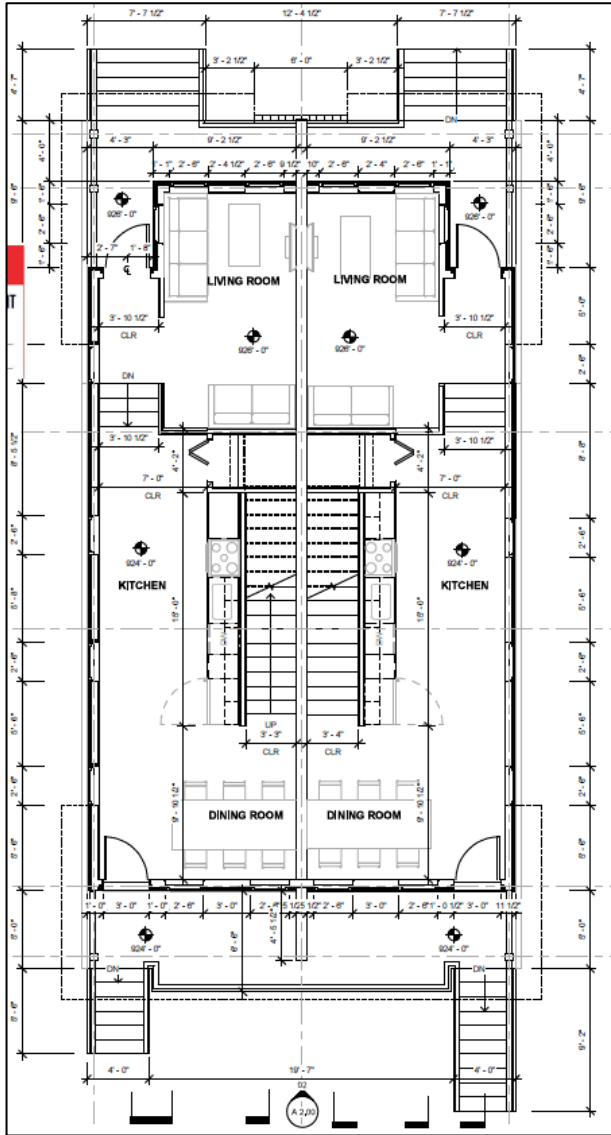


**1<sup>st</sup> Floor**

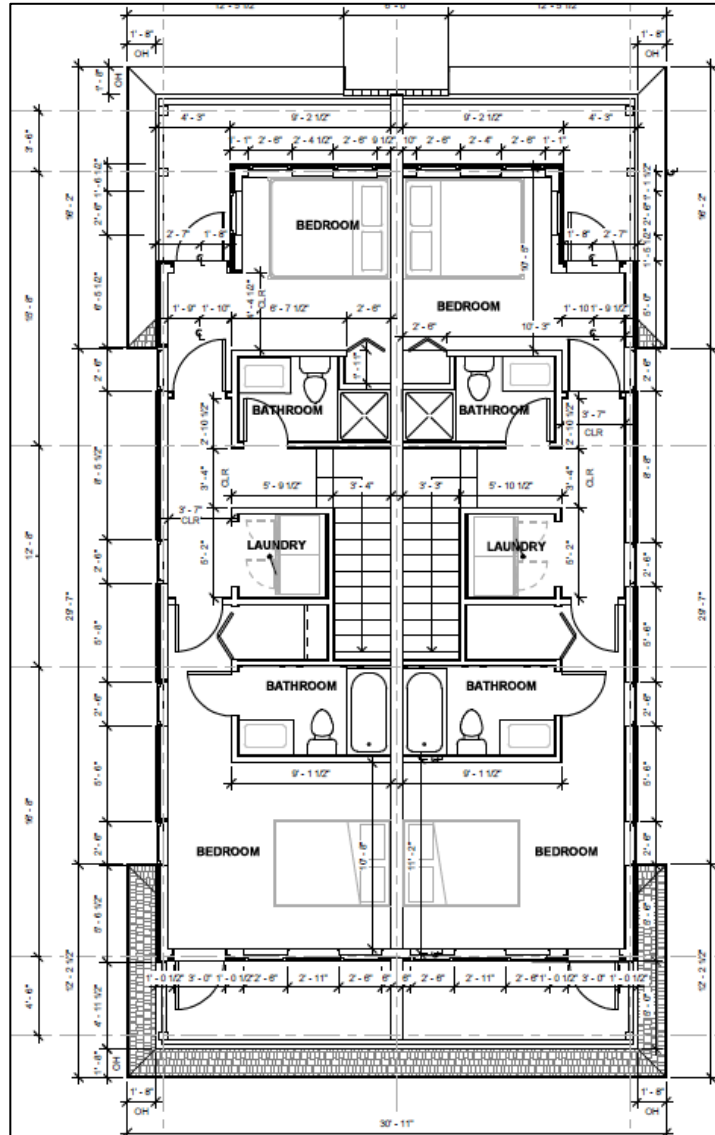
**526 James P Brawley**

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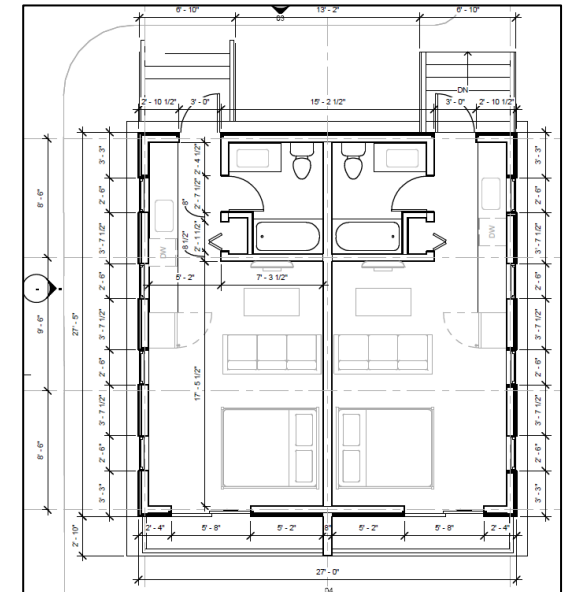
**1st Floor**



**2nd Floor**

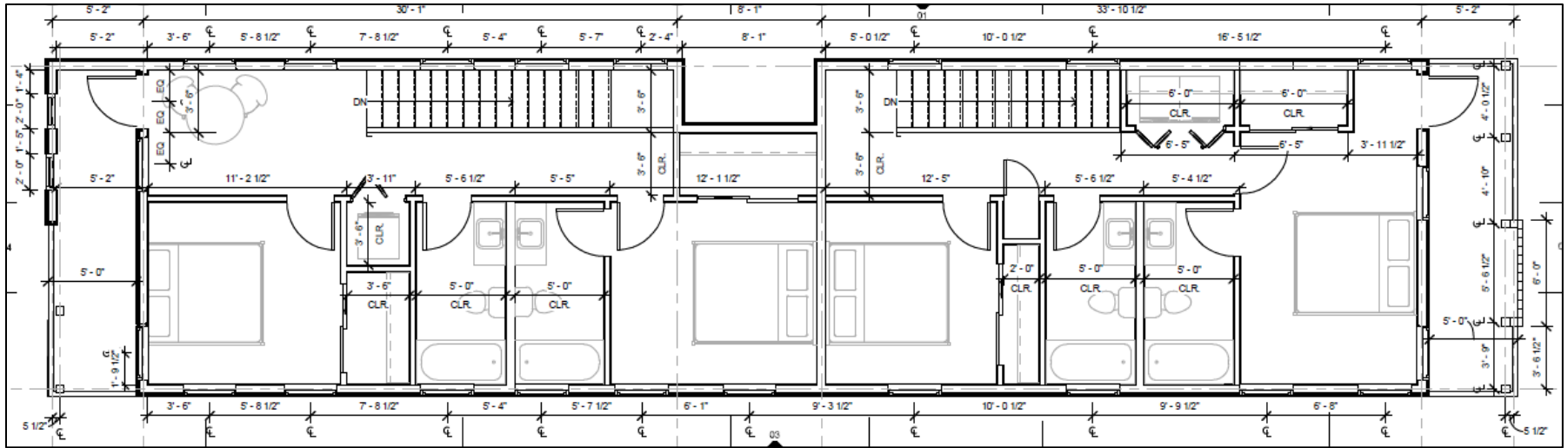


**ADU**

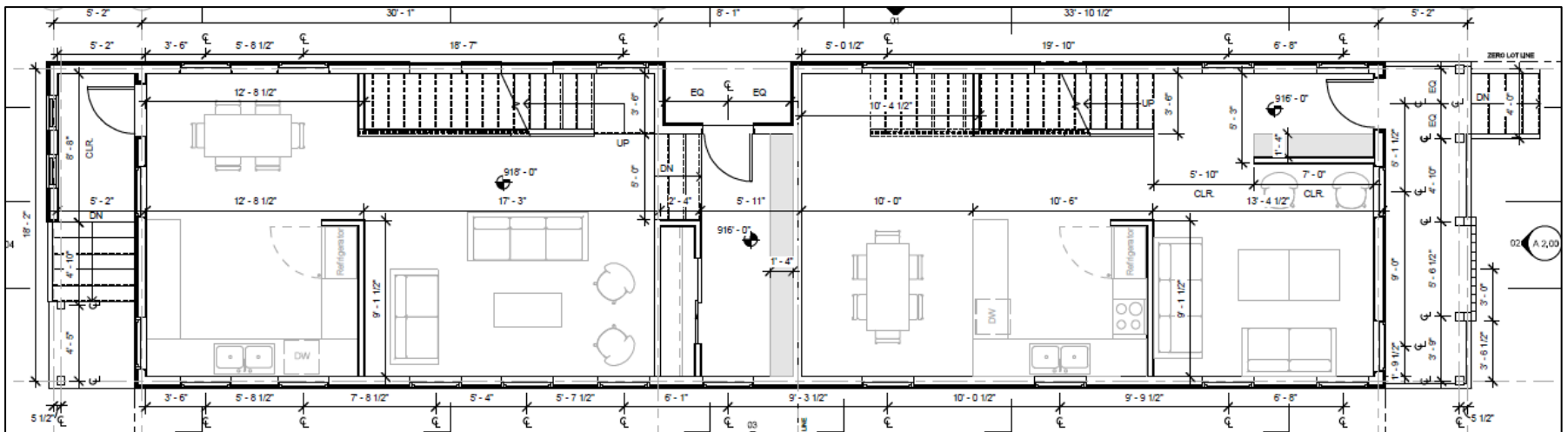


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**2<sup>nd</sup> Floor**



**1<sup>st</sup> Floor**

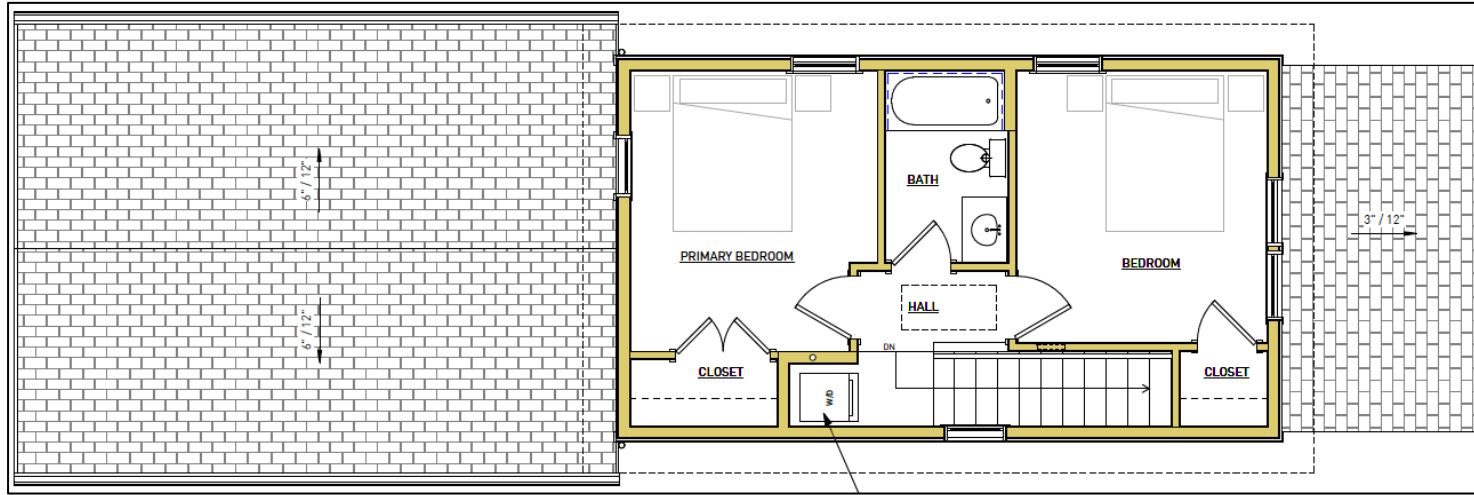


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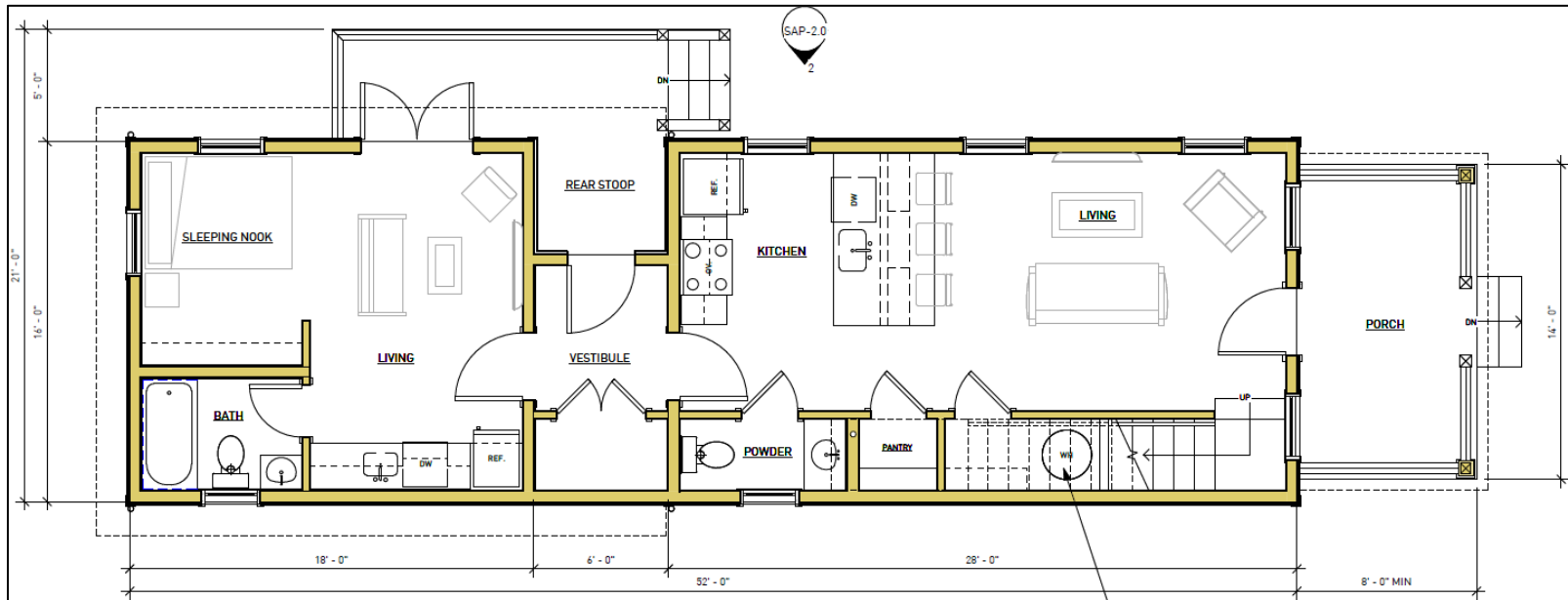
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## 2<sup>nd</sup> Floor

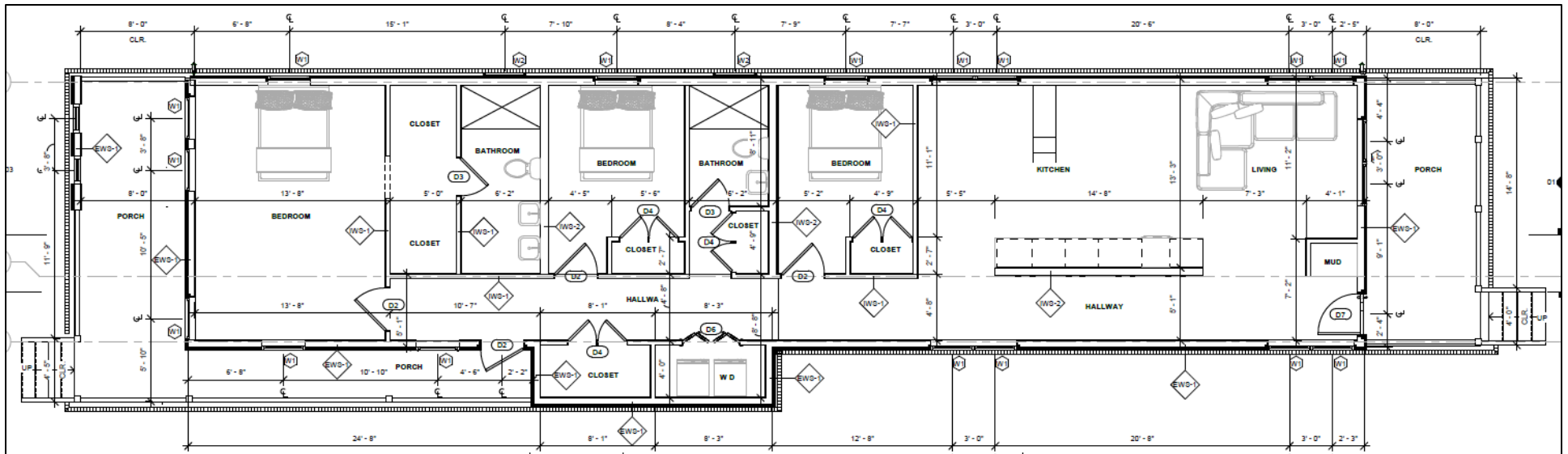


## 1<sup>st</sup> Floor



368 Griffin

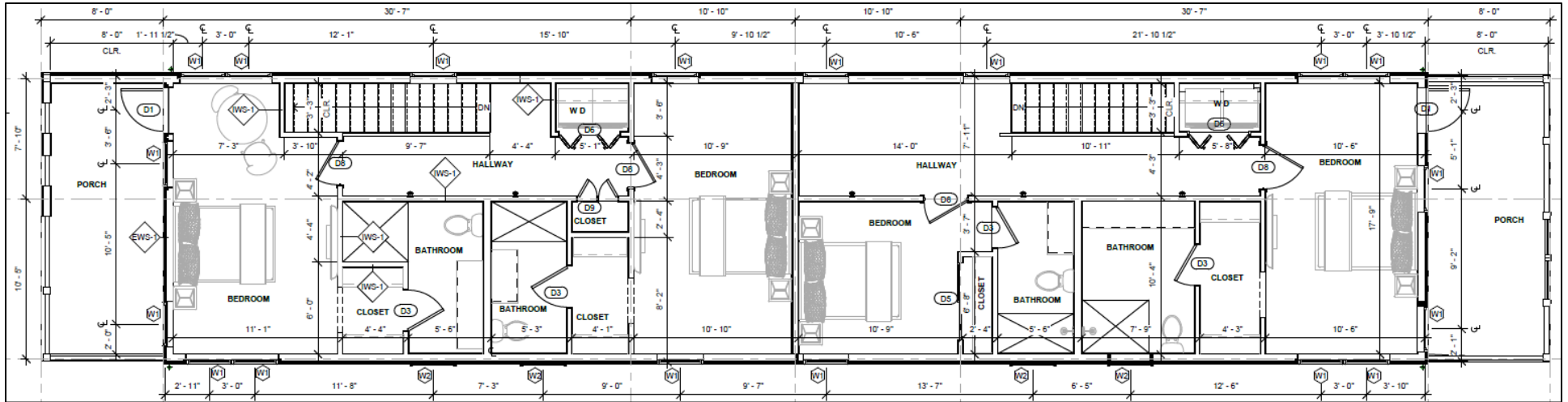
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442 James P Brawley

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2<sup>nd</sup> Floor



1<sup>st</sup> Floor

