

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 A 26-UNIT AFFORDABLE MULTIFAMILY**  
4 **DEVELOPMENT, 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**, Westside Future Fund will construct a new 26-unit multifamily  
14 development at 390 and 396 Sunset Avenue NW (“Sunset Avenue”) in the English Avenue  
15 neighborhood in which 100% of the units are affordable for 30 years at 30 percent, 60  
16 percent, and 80 percent AMI; and

17 **WHEREAS**, the Sunset Avenue project will be new construction on a vacant lot  
18 and will not displace any legacy residents; and

19 **WHEREAS**, the funding sources for the Sunset Avenue project budget of  
20 \$10,600,165 include philanthropic contributions of \$2,200,000 (20.8%), construction debt  
21 of \$3,900,000 (36.8%), owner equity of \$2,200,165 (20.8%), and a Westside Tax  
22 Allocation District (TAD) Grant of \$2,500,000 (23.6%); and

23 **WHEREAS**, the Fulton County portion of the Westside TAD Grant which has been  
24 approved for this affordable housing project is \$625,000 (or 5.9% of the total investment);  
25 and

1           **WHEREAS**, the Westside TAD Grant funding is necessary in its entirety to ensure  
2 the project qualifies for the needed state and federal tax credits; and

3           **WHEREAS**, the \$625,000 portion of the Westside TAD Grant that would come from  
4 Fulton County’s tax increment is already being held by Invest Atlanta, does not impact  
5 Fulton County’s 2026 budget, and cannot be repurposed by Fulton County for any other  
6 purpose through 2038; and

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

12           **WHEREAS**, the County Resolution requires that projects financed after December  
13 31, 2018, with Fulton County property tax increment generated within the geographical  
14 boundaries of the Westside TAD shall be subject to review by Fulton County; and

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

18           **WHEREAS**, the Fulton County Board of Commissioners recognizes that the  
19 highest and best use of all tax increment dollars contributed to the Westside TAD is to  
20 fund projects that will grow the tax base, address affordability, and protect and strengthen  
21 Westside Atlanta communities.

22           **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of  
23 Commissioners hereby consents to the use of \$625,000 of its Westside TAD tax

1 increment dollars to be granted to the Westside Future Fund for the construction of 26  
2 affordable housing units in the English Avenue neighborhood as described herein.

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

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**FULTON COUNTY  
BOARD OF COMMISSIONERS**

**Sponsored by:**

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Dana Barrett, Commissioner  
(District 3)

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**Co-Sponsored by:**

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Khadijah Abdur-Rahman, Vice Chair  
(District 6)

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**ATTEST:**

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Tonya R. Grier,  
Clerk to the Commission

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**APPROVED AS TO FORM:**

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Y. Soo Jo, County Attorney

## Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

**Summary** To authorize the release of \$625,000 of the Fulton County Increment set aside in the Westside TAD Ascension Grant to aid in the construction of a new 26-unit affordable housing development in the English Avenue neighborhood.

**Location** 390 & 396 Sunset Avenue, NW, Atlanta, GA 30314  
**Council District:** 3 **NPU:** L **APS District:** 2  
**Fulton County District:** 6

**Type** New Construction Multifamily

**Ownership** ATL RE Holdings LLC dba  
**Entity/ Developer** Westside Future Fund

**Timeline** **Construction Period:** 18 months

**Affordability Period** 30 years

**Description** Westside Future Fund (WFF) proposes to redevelop a combined 0.51 acres of vacant land in English Avenue. WFF will construct a three-story structure, with a basement level, consisting of 26 units of multifamily housing to be leased to households at 30%, 60% and 80% AMI. Amenities include community space and laundry. Significant site challenges, including steep topography and a City sewer line easement, greatly impact the design and total development cost of the project. Westside TAD funding and considerable philanthropic and owner equity are required to create and maintain the range and duration of affordability.

### Affordability Mix

AMI	# of Units	Unit Floorplan	Sq.ft.	Max. Unit Rental
<b>5 units @ 30% AMI or below</b>				
30%	1	Studio	420	\$564
	2	1BR	450	\$604
	1	2BR	600-725	\$726
	1	3BR	910	\$838
<b>8 units @ 60% AMI or below</b>				
60%	1	Studio	420	\$1,129
	4	1BR	450	\$1,209
	2	2BR	600-725	\$1,452
	1	3BR	910	\$1,613
<b>13 units @ 80% AMI or below</b>				
80%	3	Studio	420	\$1,506
	8	1BR	450	\$1,613
	2	2BR	600-725	\$1,936
	0	3BR	910	\$2,236
<b>Total Units:</b>	<b>26</b>			

### Community Benefit

- The project is 100% affordable and includes deeply affordable units at 30% AMI.
- Long-term affordability will be secured through a 30-year LURA.
- The project remediates vacant land and blight in the English Avenue community.
- The units are in proximity to Hollis Innovation Academy, Fulton County Health Center, MARTA rail and bus station, and City parks.

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### Development Budget

#### Sources

Philanthropic Contributions	\$2,200,000
Construction Debt	\$3,900,000
Owner Equity	\$2,200,165
Westside TAD Grant	\$2,500,000*
<b>Total Sources</b>	<b>\$10,600,165</b>

#### Uses

Acquisition	\$443,500
Hard Costs	\$8,825,00
Contingency	\$441,250
Soft Costs	\$890,415
<b>Total Uses</b>	<b>\$10,600,165</b>

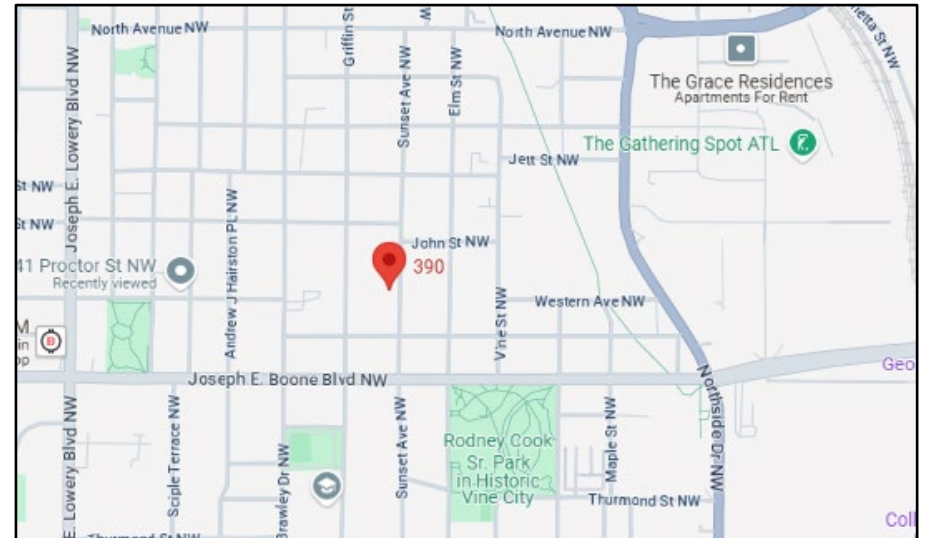
\* Fulton County's contribution will be \$625,000 (5.9% of the total investment).

# Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

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## Project Location Map



## Sunset Avenue – Multifamily Development

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### Existing Condition



### New Building Footprint Project

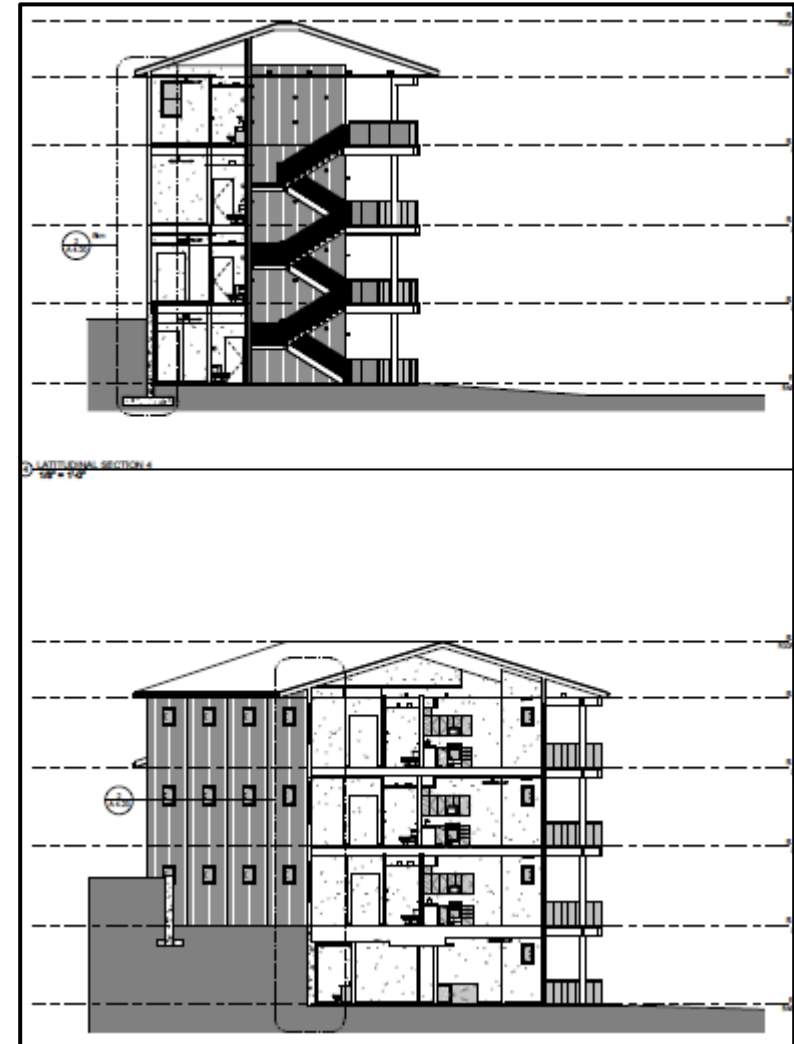
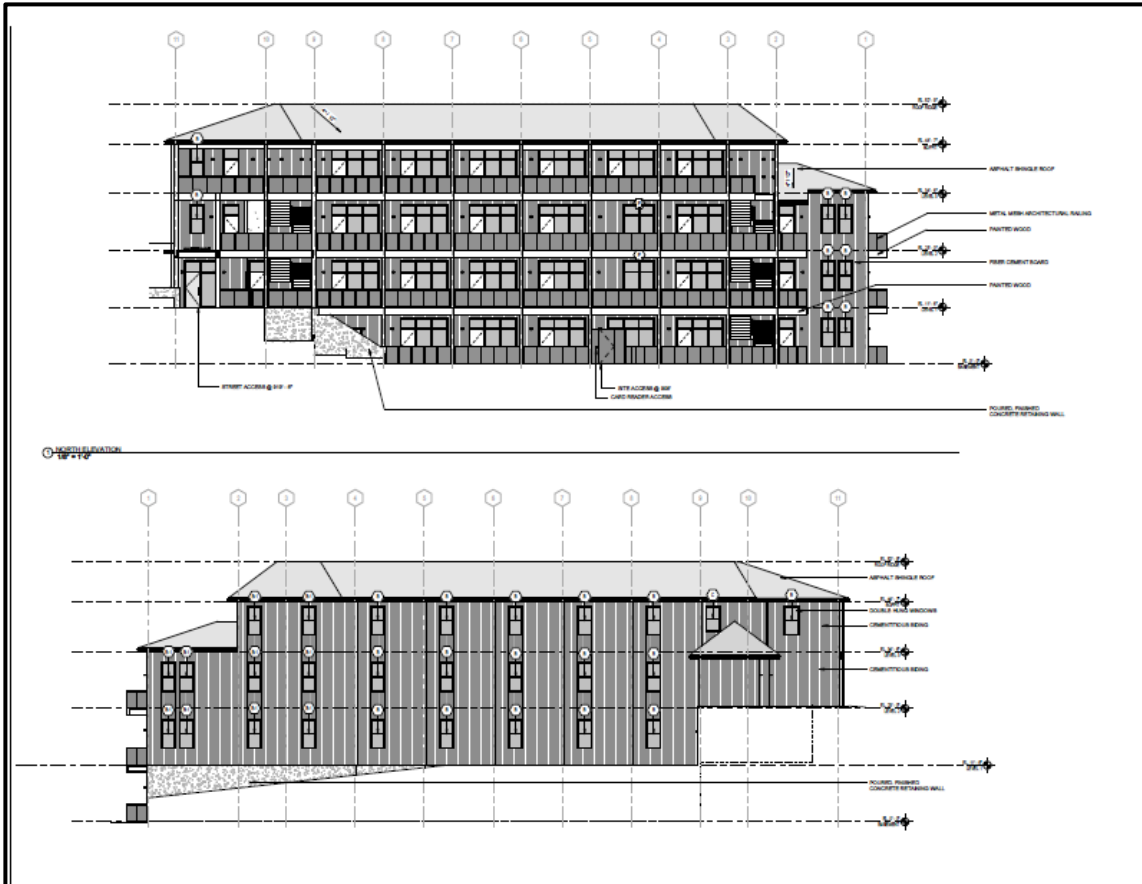


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## Project Elevations

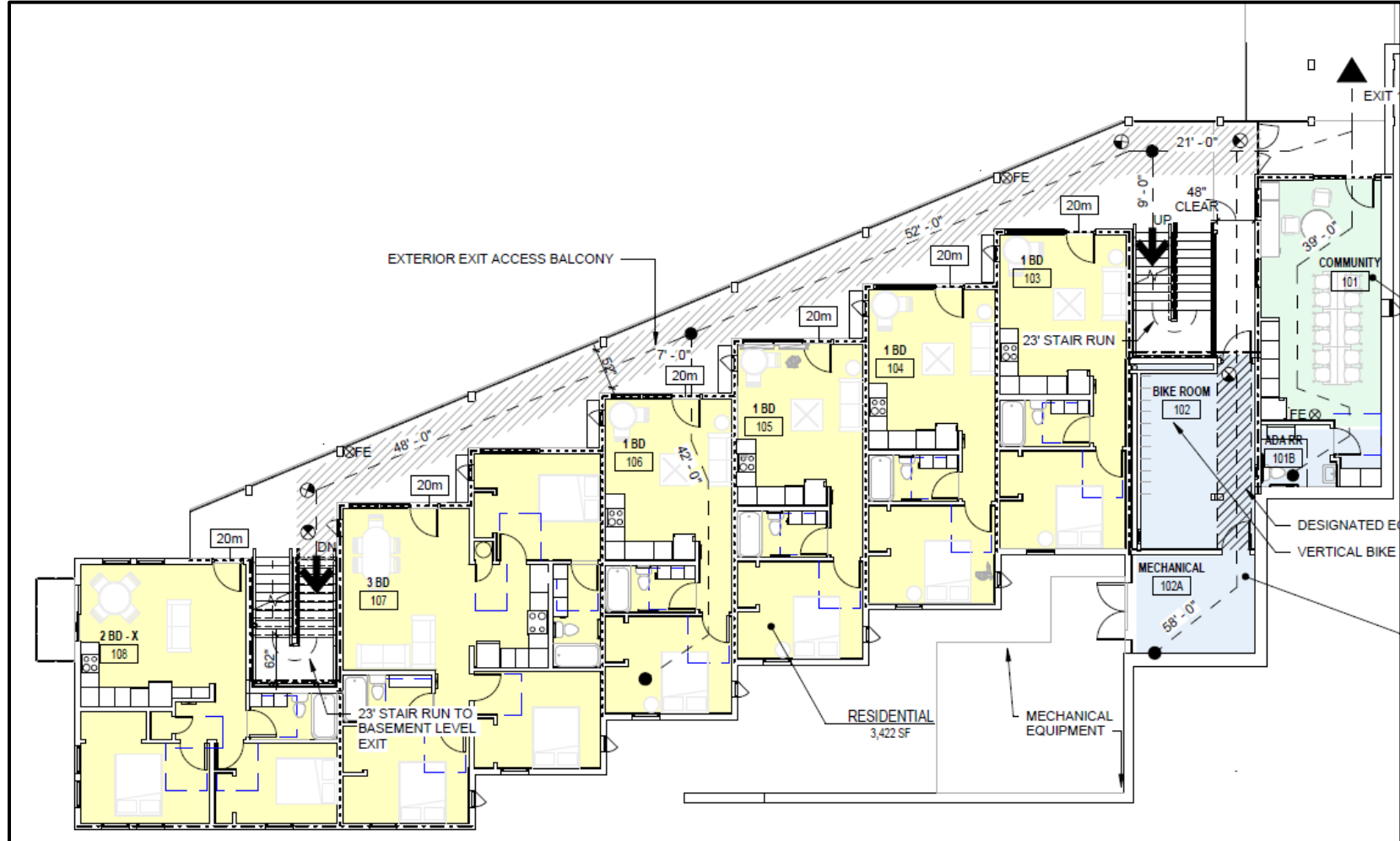


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## Project Floorplan

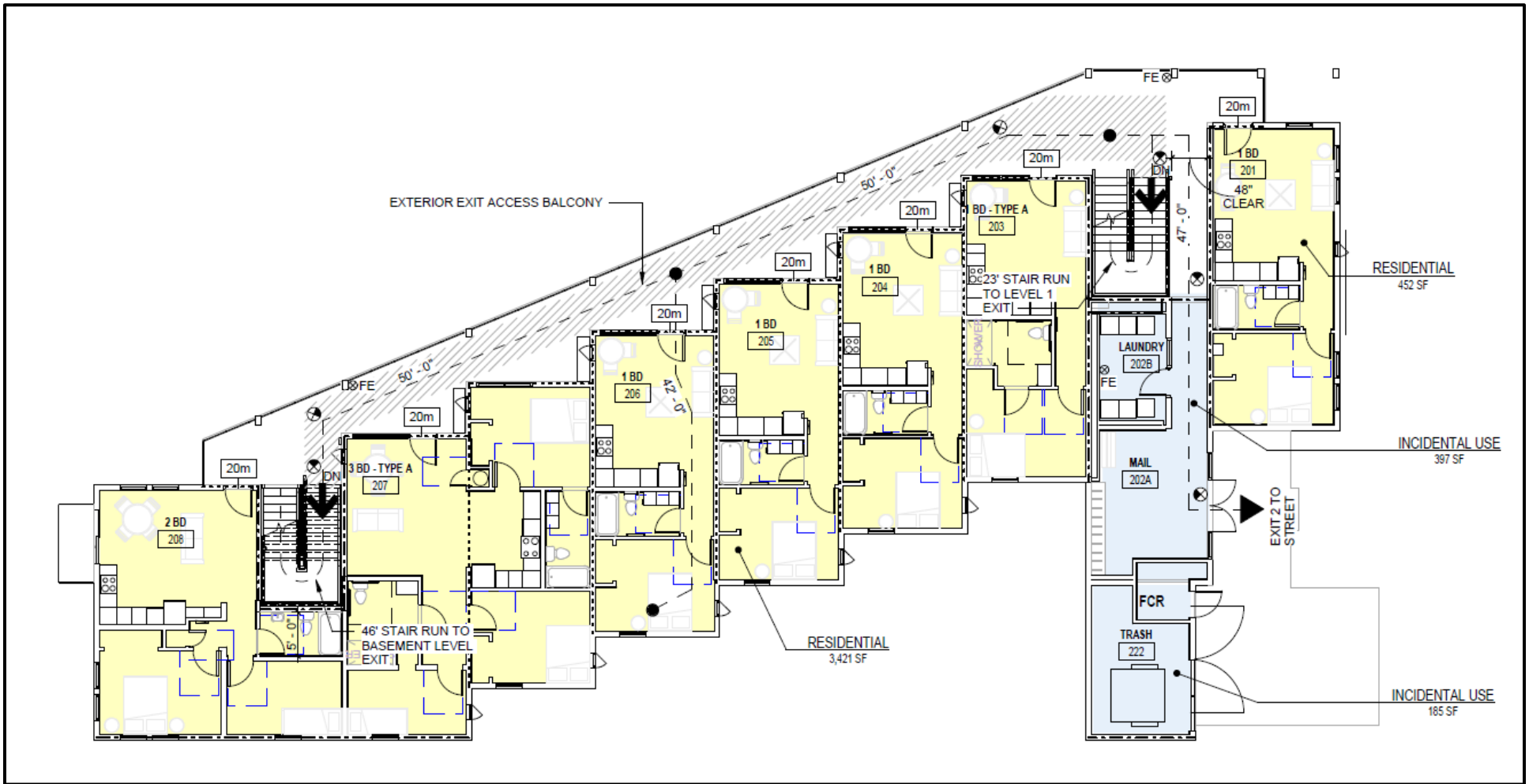


## Street Level

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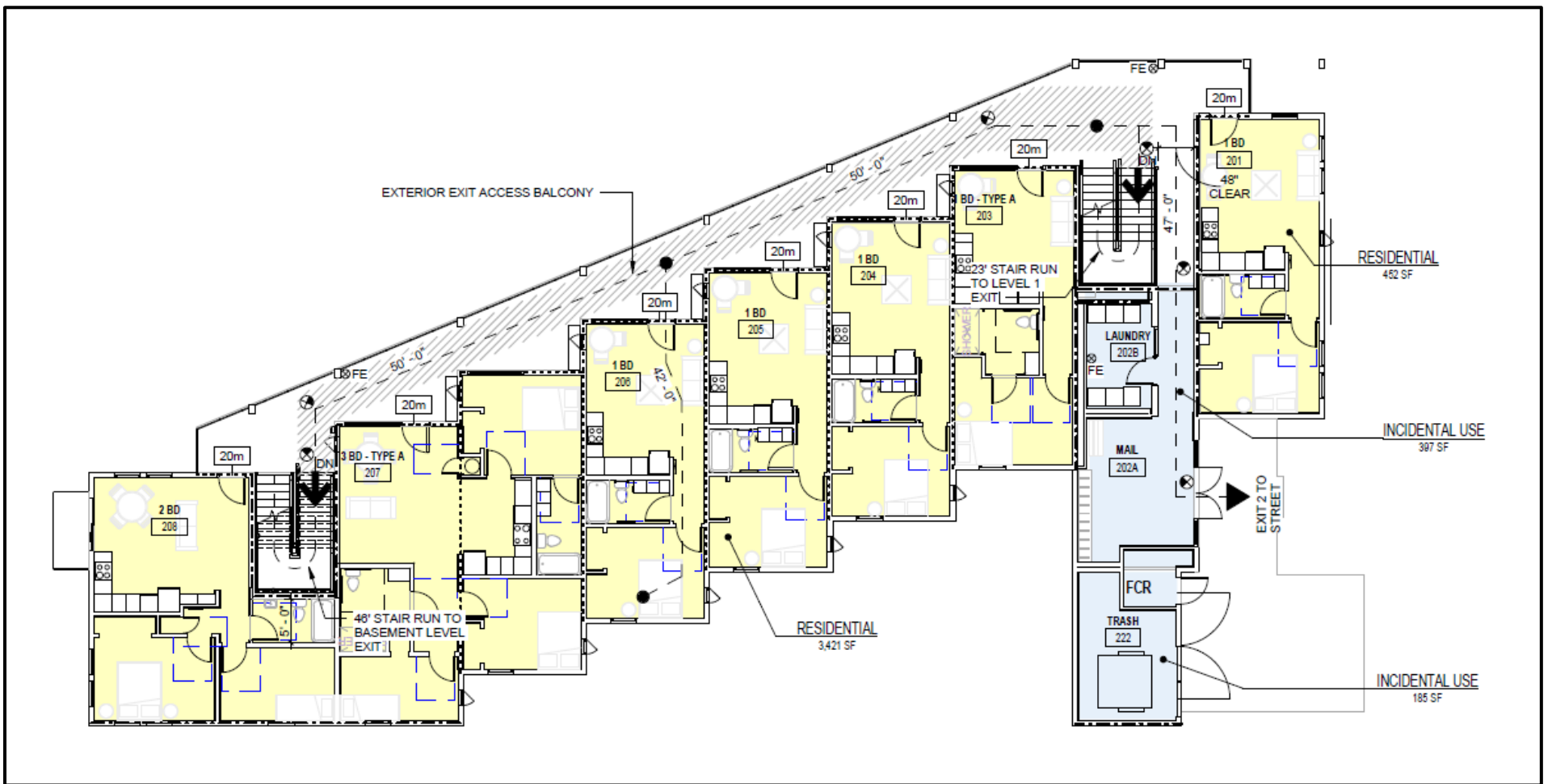


Basement Level

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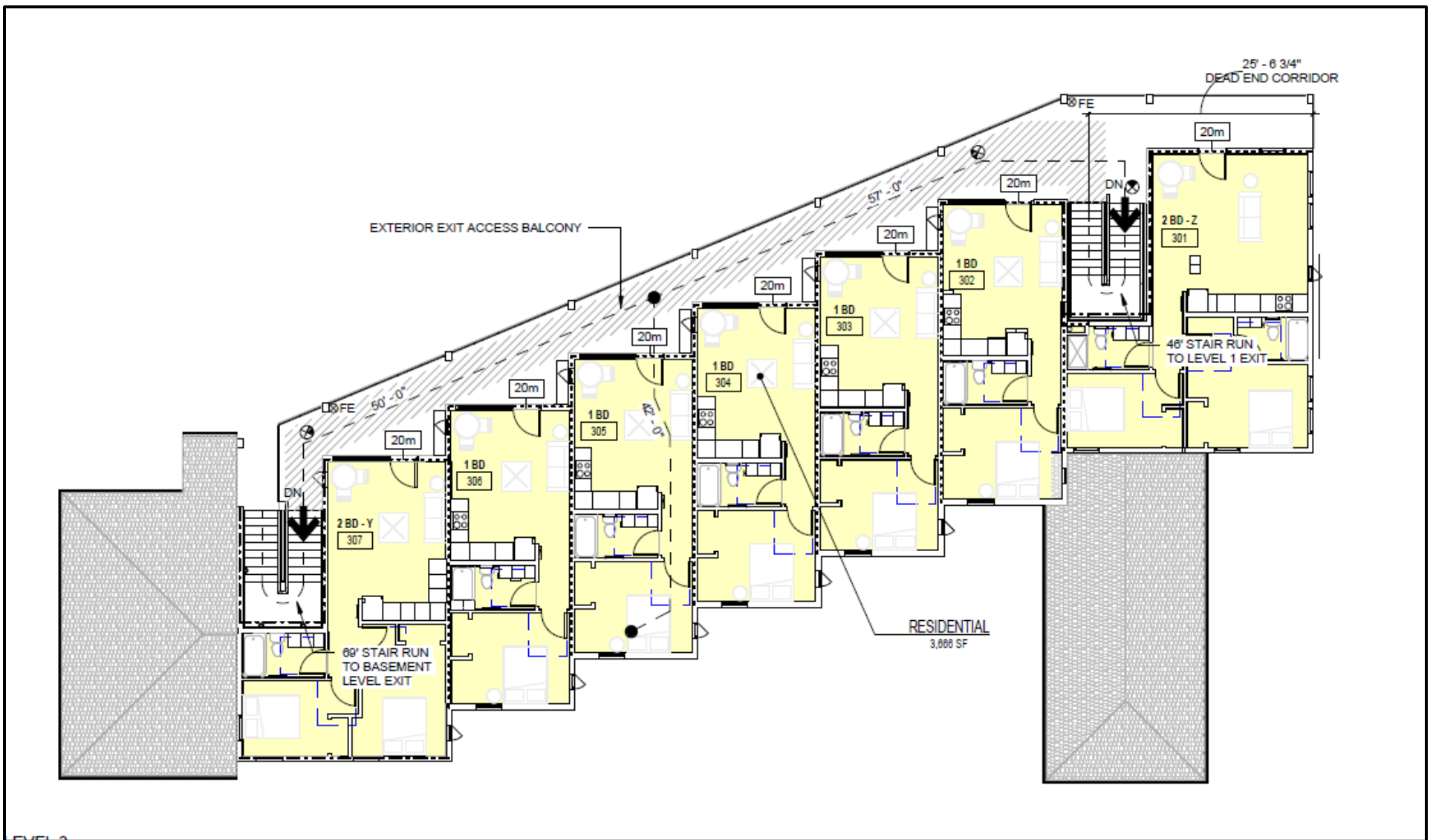


Second Level

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Third Level

## Sunset Avenue – Multifamily Development

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### Conceptual Design

