



ABI Affordable Housing Working Group **FINAL REPORT**

Creating and Preserving Affordable Housing
Through Robust Public/Private Collaboration

ATLANTA BELTLINE, INC.
November 2022





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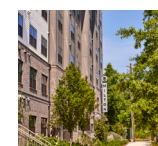
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Pictured on front/back cover: Atlanta BeltLine, Inc. contributed \$1.5 million from the BeltLine Affordable Housing Trust Fund toward the development of Reynoldstown Senior Residences near the Eastside Trail. Photo credit: The Sintoses.



Pictured opposite page: Gateway Capitol View features 160 affordable apartments for seniors in the Atlanta BeltLine TAD across from the Oakland City MARTA station. This development was supported by Invest Atlanta and the Department of Community Affairs. Photo credit: Atlanta BeltLine.



Pictured on inside back cover: 55 Milton opened in 2022 with 156 affordable units. The BAHTF contributed \$2 million to the development. Photo credit: The Sintoses.



OVERVIEW + INTRODUCTION

The Atlanta BeltLine is the most comprehensive transportation, economic development, and housing program ever undertaken in the City of Atlanta, and it is also among the largest, most wide-ranging urban redevelopment programs currently underway in the United States. The Atlanta BeltLine physically connects 45 communities within the City via transit, parks, trails, jobs, economic inclusion, and housing. Of the many wonderful amenities envisioned by the Atlanta BeltLine, affordable and workforce housing have been central tenets of Atlanta BeltLine, Inc. (ABI) since its inception in 2006.

With the City's population expected to nearly triple by 2040 – growing to 1.2 million from 510,000 today – neighborhoods around the Atlanta BeltLine will undoubtedly experience much of this future growth. The type of growth, and the shape it takes, will be molded by strategic public investment and equitable public policy. ABI and its public and private partners are uniquely positioned to guide this growth, and to reinforce the goal that future benefits flowing from the Atlanta BeltLine must be available and affordable to all Atlantans, including low- and moderate-income families.

The Atlanta BeltLine's greatest promise is not the *physical* connection to neighborhoods, but the project's ability to connect these communities to the places, spaces, resources and assets necessary for them to thrive (job centers, housing, food, transit, greenspace, retail, etc.). This promise is uniquely aligned with the City's vision of *One Atlanta*, a city for everyone.

The Atlanta BeltLine's goals call for proactive and strategic public and private partnerships supporting a full array of housing programs and incentives. The creation and preservation of affordable housing near the Atlanta BeltLine supports the vitality of communities by providing a diversity of housing options to existing and new residents. All Atlanta BeltLine communities must have the opportunity to enjoy the recreation, transit, health, social, and mobility aspects of the public's investment in vibrant, mixed-income communities along the corridor.

In 2018, to support the development of a comprehensive and meaningful housing strategy, ABI convened a blue-ribbon panel of affordable housing experts from the public, private, and non-profit sectors to strategize on how to support ABI in reaching its goal of creating and preserving 5,600 affordable housing units by 2030. This group, known as the ABI Affordable Housing Working Group, then issued a final report to help ABI meet its affordable housing mandate and goals. The recommendations highlighted in the 2018 report, as well as status updates can be found on page 12.

In 2021, ABI reconvened the group to update the report and brought on Enterprise Community Partners to coordinate alignment with HPD strategic plans and other City design and community goals. This updated Affordable Housing Working Group Final Report discusses the robust collaborative strategies and recommendations made by the Working Group to assist ABI and its strategic partners reach the affordable housing goals.

Pictured Opposite Page: AMLI Ponce Park, adjacent to Historic Fourth Ward Park and the Eastside Trail, includes 61 affordable apartments. Photo credit: The Sintoses.

Atlanta BeltLine, Inc. (ABI), is the agency entrusted with equitably implementing the Atlanta BeltLine vision, and satisfying the goal set by the Atlanta City Council of creating or preserving 5,600 affordable units within the BeltLine Tax Allocation District (TAD)¹ (see Figure 1). National best practices call for equitable and affordable transit-oriented development to be within one-half mile of public transit. To assure that the Atlanta BeltLine trails, transit, and parks remain accessible to neighbors within walking distance, affordable housing must be available within the TAD, as well as the area one-half mile on either side of the BeltLine corridor, known as the Atlanta BeltLine Planning Area² (see Figure 1). **ABI is committed to creating and preserving a minimum of 5,600 affordable housing units within the TAD.**

While the Atlanta BeltLine is creating new development opportunities within the TAD and the Atlanta BeltLine Planning Area, public funds accessible to ABI originate in the TAD and are dedicated to creating or preserving affordable housing inside the TAD only. Therefore, these funds cannot be spent for affordable housing that exists outside the TAD, even if the affordable housing is inside the Atlanta BeltLine Planning Area.

ABI is neither a housing provider nor a development authority, so the agency cannot reach the TAD goal of 5,600 alone. ABI must rely on collaborations with strategic partners to reach affordable housing goals both within the TAD and the broader Planning Area. As public partners have supported affordable housing in the TAD, the ABI Affordable Housing Working Group believes that all contributions from public

resources should be recognized toward the TAD goal of 5,600 affordable units.

When all the financial contributions invested to date are combined, ABI and its public partners have created or preserved 3,148 affordable housing units in the TAD since 2006 (see Appendices). In addition, ABI and its public partners have created or preserved another 1,771 affordable units in the broader Atlanta BeltLine Planning Area. The public and private partners recognize that another 2,452 units must be created within the TAD to meet the Atlanta City Council's goal of 5,600 affordable

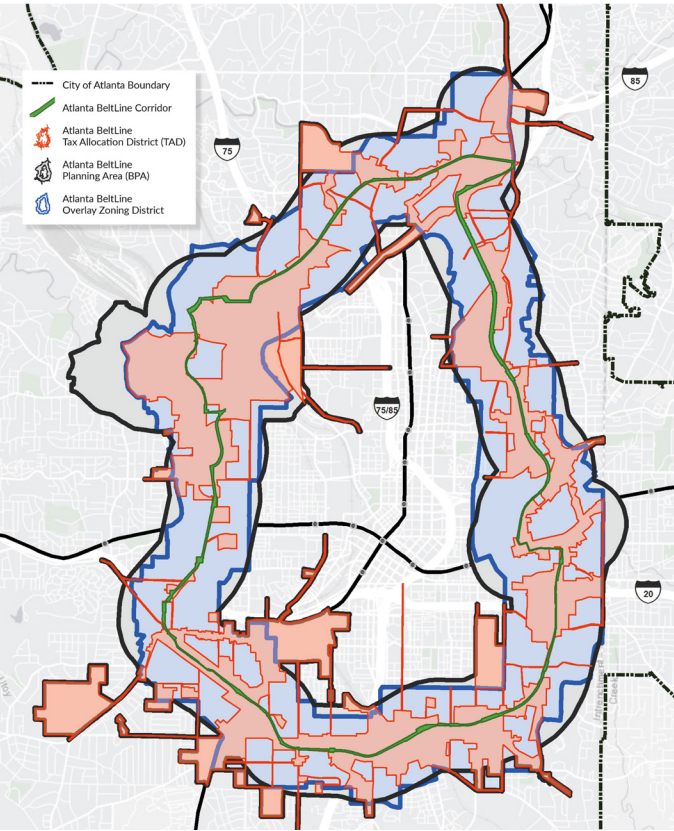


Figure 1: Atlanta BeltLine TAD, Planning Area, and Overlay

¹ The Atlanta BeltLine Tax Allocation District (TAD) boundaries were created in 2005 by the Atlanta City Council and consisted mostly of industrial and commercial parcels in and around commercial railroads. The TAD largely excluded existing residential neighborhoods. The TAD boundaries are shown in the peach color on Figure 1.

² The Atlanta BeltLine Planning Area (between the black lines and shown in blue on Figure 1) is the area that is within one half (½) mile on either side of the BeltLine. It largely corresponds with the City of Atlanta Planning Department designation of the BeltLine Overlay area although there are some differences. This Final Report will use and refer to the broader BeltLine Planning Area in its analysis and discussion.

units in the TAD by 2030 and have projected an annual average unit production/preservation of 300 affordable units annually during the period of FY2023-30 to meet the 5,600 goal.

Additionally, the ABI Affordable Housing Working Group, through its subcommittees focused on policy, capital, and zoning, developed eight recommendations designed to expedite the creation or preservation of affordable units within the TAD and Atlanta BeltLine

Planning Area. Those recommendations are discussed in detail on page 9.

ABI's Housing Policy and Development Department, in collaboration with partner public agencies, will manage the implementation of the recommendations. The subcommittees outlined short-, mid-, and long-term action items in support of these recommendations. The action items are detailed in Section IV of this Report.



The Atlanta BeltLine Affordable Housing Trust Fund contributed \$800,000 towards the complete renovation of 43 homes for very low income families at Stanton Oaks Apartments. Photo credit: The Sintoses.

ANALYSIS + DISCUSSION

ATLANTA BELTLINE CONTEXT

The Atlanta BeltLine Redevelopment Plan was published in 2005 and set the stage for measurable objectives and goals for ABI and its partners. The Plan projected that funding through seven bond issuances from the TAD would raise \$240 million for affordable housing by 2030. This funding was projected to support 5,600 affordable units at a subsidy level of approximately \$43,000 per unit. However, the national and local economy did not perform as anticipated, and to date, only two bonds have been issued raising \$25 million (10.4% of the anticipated affordable housing funding).

In 2005, the Atlanta City Council set a goal of creating/preserving 5,600 affordable units within the TAD³. This goal was based upon 20% of anticipated multi-family growth, and project revenues, not based upon actual need.

Although the projected funding for the Atlanta BeltLine TAD to support affordable housing has not been realized and aligned public resources are limited, **Atlanta BeltLine, Inc. remains committed to creating and preserving affordable housing near the Atlanta BeltLine.**

CITY OF ATLANTA CONTEXT

The creation and preservation of affordable housing includes both multifamily and single family new construction, preservation, and rehabilitation. Affordable rental housing generally serves families earning up to 80% of the U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI) and affordable home ownership funding serves families earning up to 120% of AMI.

To ensure that these income guidelines match the aligned affordable housing program funding, ABI will work closely with State and City agencies, including Atlanta Housing, to assure that an appropriate mix of affordable housing is represented in neighborhoods inside the Atlanta BeltLine Planning Area.

\$96,400

2022 AREA MEDIAN INCOME (AMI)
FOR A FAMILY OF 4

ABI recognizes an urgency to focus on affordable housing for families earning up to 60% of the Area Median Income – a significant need in Atlanta. A family of four at 60% of AMI would earn no more than \$57,840 annually. (Note: This amount is significantly above the median income level for Atlanta alone.)

\$7.25

MINIMUM WAGE

A FAMILY WORKING 2 FULL-TIME JOBS
AT MINIMUM WAGE EARNS \$30,160

THE CHALLENGE

Federal, State and City public funds remain challenged or diminished while acquisition and construction costs continue to rise. Therefore, developers of affordable housing must charge restricted rents in order to keep the units affordable even when the costs to acquire parcels of land and construction costs to build are rising and are not similarly capped. The effect of these two realities means affordable housing development requires more subsidy per unit than originally projected a decade ago in the Redevelopment Plan. ABI must work with its public partners to align the funds necessary to support its affordable housing goal within the TAD.

In addition, ABI will have to cultivate public-private partnerships and use creative capital approaches to close the funding gap on affordable housing transactions.

PROGRESS TO DATE

To date, Atlanta BeltLine, Inc. and public agency partners have supported the creation and preservation of 4,919 affordable units within the Atlanta BeltLine TAD and Planning Area. 3,148 units have been created or preserved inside the Atlanta BeltLine TAD and an additional 1,771 units have been created or preserved in the BeltLine Planning Area.

Although only the number of affordable units created inside the TAD (i.e., 3,148 units) are counted toward the 5,600 unit goal, the Working Group considered affordability within the broader Planning Area.

ABI commits to benchmarking current efforts and accomplishments and working with its partners to create a consistent, transparent accountability system measuring progress.

COMMITMENT FROM ABI AND PARTNERS

ABI commits to working with public partner agencies and the development community to focus resources, policies, and solutions in a manner that maximizes the annual creation or preservation within the TAD of an additional:

- 300 units annually through 2030.

This rate of production will allow ABI and its public partners to satisfy the 5,600 affordable housing unit TAD goal by 2030.

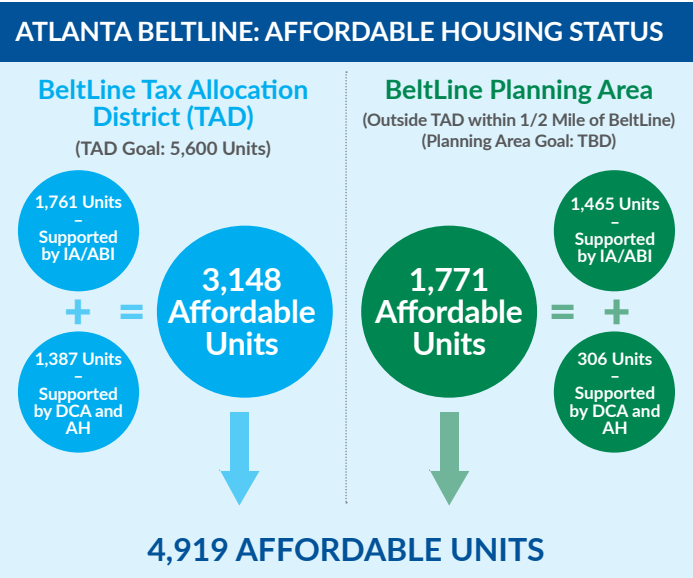


Figure 2: Affordable units created and preserved around the Atlanta BeltLine; see map in appendix B for reference



Figure 3: Key public and private partner roles

³ See Figure 1 or Appendix A for reference map.

2022 RECOMMENDATIONS

AWARENESS

GOAL: Increase public awareness and understanding of ABI resources and impact in the TAD, Planning Area, and Overlay.

- **Tactic:** Develop an externally facing visual highlighting the different geographies of the BeltLine (TAD and Planning Area, and Overlay), and illustrating funding resources available in each, as well as units created and preserved to date in the BeltLine TAD and BeltLine Planning Area.

GOAL: Ensure transparency and understanding of the ABI affordable housing capital (BAHTF and TAD Increment).

- **Tactic:** Ensure capital commitments are reported via ABI annual report.

GOAL: Increase developer awareness of the City of Atlanta Urban Enterprise Zone (UEZ) program and its impact on affordable housing production and preservation.

- **Tactic:** Determine potential impact of the TAD on developers’ ability to access tax abatement benefits within the TAD.
- **Tactic:** Conduct marketing outreach to mission aligned developers.

GOAL: Engage owners of NOAH (unsubsidized) and expiring subsidized affordable housing to develop strategies for preservation of long-term affordability, including accessing UEZ, accessing public, private and philanthropic resources, and/or seeking project based rental subsidy.

- **Tactic:** Compile a list of NOAH (unsubsidized) developments and expiring subsidized

affordable housing within the TAD and within the BeltLine Planning Area.

- **Tactic:** Conduct marketing outreach and engagement with existing owners to encourage affordable redevelopment and to connect owners with developers and resources. Follow up semi-annually.

PERMANENT HOUSING AFFORDABILITY

GOAL: Explore potential for more intentional partnership with Atlanta Land Trust to support deep and permanent affordability in all BeltLine geographies.

- **Tactic:** Identify potential resources and policy actions which may expand their work.

GOAL: Prioritize activation of public, faith based, and nonprofit owned land towards affordable housing.

- **Tactic:** Work with the City of Atlanta to activate publicly owned land for affordable housing.
- **Tactic:** Explore a nonprofit acquisition partner strategy (See capital recommendations for additional detail).
- **Tactic:** Work with Enterprise to identify opportunities to engage Faith Based partners.

GOAL: Explore a ground lease structure for ABI-owned land to ensure permanent affordability.

- **Tactic:** Provide the ground lease structure, with weighted scoring, as an option within ABI-owned land RFPs.
- **Tactic:** Engage with City of Atlanta, Invest Atlanta, and Atlanta Housing to ensure coordination in activating publicly-owned land.

INCENTIVES

GOAL: Develop new programmatic guidelines, in collaboration with Invest Atlanta, to administer TAD increment dollars for ABI-subsidized affordable housing deals within the TAD.

- **Tactic:** Review, revise, and propose programmatic guideline changes annually, the fourth quarter of each calendar year, to be adopted for implementation at the start of the following year.

GOAL: Develop interagency reporting of BAHTF and TAD Increment reporting between Invest Atlanta & ABI.

- **Tactic:** Refine existing tracking reports to bifurcate BAHTF and TAD increment pools of capital. The report should include separate sections for funded and committed developments.
- **Tactic:** Report out quarterly to interagency points of contact and stakeholders on committed & uncommitted balances and actual and projected unit counts.

ABI-OWNED LAND

GOAL: Develop a plan to catalyze new affordable housing on ABI-owned land in alignment with community input and ABI Master Plans

- **Tactic:** Define affordability goals and subsidy requirements, per site.
- **Tactic:** Engage with public and philanthropic partners to identify additional capital to pair with ABI sources to ensure greater affordability.
- **Tactic:** Engage and develop a pipeline of qualified developers with missions that align with ABI interests.

- **Tactic:** Model hypothetical deals on ABI sites once initial site feasibility analysis is completed.
- **Tactic:** Explore non-profit partnerships including co-investment in land or development.

ABI AFFORDABLE HOUSING RESOURCES

GOAL: Address affordable housing financing gaps.

- **Tactic:** Work with Invest Atlanta to assess developer financing gaps in past and current BeltLine projects and identify common financing and funding needs. Utilize this information to guide public and private financing discussions and planning.
- **Tactic:** Collaborate with Atlanta Land Trust and Atlanta Land Bank to activate sites within the BeltLine TAD and BPA.
- **Tactic:** Continue coordination with City of Atlanta Public Land Advisory Council.

GOAL: Determine all available ABI affordable housing resources at the federal, state, and local level.

- **Tactic:** Update the ABI developer webpage to include public funding resources available for affordable housing within the various ABI geographies. This should include the TAD, Overlay, and Planning Area, and should highlight City-controlled public funding resources which could be used within each, with direct links to sources.
- **Tactic:** Continue engagement with City of Atlanta public agencies and DCA to identify and leverage public funding resources to support ABI affordable housing projects. (Including TOD Fund, HomeFlex, HOB, HOME, LIHTC, etc.)

2022 RECOMMENDATIONS

- **Tactic:** Work with ABP, private and philanthropic funders – directly and via the HouseATL Funders’ Collective – to identify additional funding resources to support BeltLine TAD and Planning Area affordable housing projects.
- **Tactic:** Consider partnering with not-for-profits with acquisition strategies to determine if there is potential to leverage ABI resources with philanthropic dollars raised by non-profits (Community Foundation, ATL Land Trust, HDDC, ANDP, etc.).

EXISTING RESIDENT SUPPORT – MULTIFAMILY RENTAL AND LEGACY HOMEOWNERS

- GOAL:** Evaluate the feasibility of a program, in collaboration with Invest Atlanta and/or Atlanta Housing, to offer rental subsidy to private rental property owners in the BeltLine TAD to allow for affordable units within market rate properties.
- **Tactic:** Collaborate with ABP to map out sustainability of the program, including annual funding needs and potential sources.
 - **Tactic:** Continue to develop this program, answering questions including ongoing management and compliance monitoring, and work with BAHAB to secure approval – Q3 2022.

GOAL: Continue to operate the legacy homeowner property tax program and other potential displacement prevention initiatives via the Atlanta BeltLine Partnership. Build upon outreach and promotional efforts to ensure resident awareness.

- **Tactic:** Work with ABP to develop a more robust marketing strategy to increase participation in the Legacy Resident Retention Program.
 - **Tactic:** Support ABP in establishing a long-term solution to curb legacy resident displacement, including advocating for changes property tax policy to cap annual property tax increases.
- GOAL:** Explore potential for partnering with organizations offering owner occupied rehab programs.
- **Tactic:** Coordinate with Atlanta Land Trust, House Proud, Choice Neighborhood, Invest Atlanta and other programs offering these services.

ZONING RECOMMENDATIONS

- GOAL:** Assess zoning rewrite possibilities, OneAtlanta Housing Affordability Action Plan, and Atlanta City Design against sub-area master plan priorities, including density, and make recommendations to the COA accordingly.
- **Tactic:** Review and discuss current recommendations compiled by city staff to be recommended to City Council. Solicit ABI planning staff input and propose necessary additions or revisions to city staff.
 - **Tactic:** Explore potential for changes to parking minimums on sites within the ABI TAD. Work with the City of Atlanta to determine potential for updated parking minimums on affordable housing sites within the TAD.

- GOAL:** Work with the COA to identify IZ program updates, which may address affordability requirements, developer incentives, and the inclusion of for-sale properties.
- **Tactic:** Evaluate IZ proposal to expand BeltLine Inclusionary Zoning to be presented to City Council. Solicit input from ABI staff and propose necessary additions or revisions to city staff.
- GOAL:** Continue to engage with the City of Atlanta (COA) to Zoning Changes needed to create innovative housing types.
- **Tactic:** Support and participate with the City of Atlanta Housing Innovation Lab.
 - **Tactic:** Track zoning reform efforts at the City of Atlanta to determine future impact and opportunity.
 - **Tactic:** Work with ABP to advocate to City Council Members representing BeltLine neighborhoods for support of zoning reform to encourage innovation.

ORDINANCE RECOMMENDATIONS

- GOAL:** Evaluate & elevate certain tenant protection ordinances that may be considered for adoption by Atlanta City Council.
- **Tactic:** Review tenant protection ordinances and case studies in other cities and evaluate the feasibility of these ordinances in Atlanta
 - **Tactic:** Convene an interagency working group to develop recommendations for City Council to consider.

- GOAL:** Evaluate the feasibility of a multi-unit preservation district ordinance that may be considered for adoption by Atlanta City Council.
- **Tactic:** Review multi-unit preservation district ordinances and case studies in other cities and evaluate the feasibility of these ordinances in Atlanta.
 - **Tactic:** Convene an interagency working group to develop recommendations for City Council to consider.



Pictured: A couple moves into Adair Court, a 55+ community with 19 units for residents earning up to 50% AMI and 58 for those earning up to 60% AMI. Photo credit: The Sintoses.

2018 RECOMMENDATIONS & STATUS UPDATES

FRAMEWORK

The Policy, Capital, and Zoning subcommittees of the Working Group, convened to discuss and make key recommendations to address the following issues:

- Clearly communicate to the public ABI's commitment to the affordable housing goal of 5,600 units within the TAD by 2030;
- Communicate ABI's past challenges, as well as current/future opportunities for public partner collaborative approaches to the creation and preservation of affordable housing;
- Encourage the development community to attract additional resources from philanthropy to support meeting the minimum goal of 5,600 affordable units in the TAD;
- Allow families earning 30-60% area median income the opportunity to live and remain within the Atlanta BeltLine Planning Area;
- Align creation and preservation approaches with the needs of the communities ABI serves; and
- Immediately implement a minimum of three recommendations from the ABI Affordable Housing Working Group.

The Working Group identified the shared priorities, past and current pipeline of affordable housing, and the enabling environment needed for the successful creation and preservation of affordable housing in the short- and long-terms.

THE ABI AFFORDABLE HOUSING WORKING GROUP COMMITTED TO THE FOLLOWING SHARED PRIORITIES:

- Create a balanced mix of rental and owner-occupied housing units
- Encourage the distribution of affordable housing around the Atlanta BeltLine
- Implement strategic preservation measures to assure the retention of affordable housing options and the stabilization of legacy residents

POLICY SUBCOMMITTEE

GOAL: Expand affordable unit count to include the wider Atlanta BeltLine geography AND all affordable units in the TAD and Planning Area regardless of public funding source.

- **Key Recommendation 1:** Count units created or preserved in the Atlanta BeltLine TAD when BeltLine Affordable Housing Trust Fund (BAHTF) or other public dollars are used (i.e., public funds supported by Invest Atlanta, Atlanta Housing, City of Atlanta, Georgia Department of Community Affairs, ABI, etc.).

STATUS: Ongoing

- **Key Recommendation 2:** Develop a BeltLine Affordable Housing Goal that includes affordable units in the entire Atlanta BeltLine Planning Area, which will also expand single family opportunity. With this, increase the overall affordability goal for the Atlanta BeltLine to be greater than the current TAD goal of 5,600 affordable units.

STATUS: Primary focus is on the TAD goal based upon resources ABI controls

CAPITAL SUBCOMMITTEE

GOAL: Develop a coordinated capital strategy to support acquisition and development leveraging public, private and philanthropic funds.

- **Key Recommendation 3:** Identify private capital and unrestricted funds which can act quickly and support current market conditions acquisitions for short-term acquisition capital development.

STATUS: ABI has explored private capital including philanthropic, Opportunity Zones, and others.

- **Key Recommendation 4:** Develop a capital framework to leverage ABI Trust Fund dollars with private capital (e.g., CDFI, philanthropic, bank, etc.).

STATUS: Ongoing

- **Key Recommendation 5:** Identify public sector capital alignment opportunities to act as permanent source take-out for acquisition financing, and subsidy to incent affordable production and preservation.

STATUS: ABI participates in the Funders' Collective and Housing Cabinet. ABI does not control any permanent financing resources.

ZONING SUBCOMMITTEE

GOAL: Align activities to gain zoning support for additional housing options and the Inclusionary Zoning (IZ) ordinance within the Atlanta BeltLine Planning Area.

- **Key Recommendation 6:** Evaluate the impact of the Inclusionary Zoning (IZ) policy on the creation of affordable/workforce housing towards the 5,600 TAD goal and identify trends and challenges related to potential impacts of the ordinance.

STATUS: IZ implemented within BeltLine Overlay - additional 673 units in TAD + BPA (559 in TAD) participating in discussions about expansion.

- **Key Recommendation 7:** Explore how City zoning policies can support alternative "missing middle" housing types (such as tiny houses, accessory dwelling units, etc.), and other affordable options in all areas of the City, including high cost communities.

STATUS: ADUs now available in some Atlanta neighborhoods. Atlanta City Design Hosing prioritizes ADUs and Missing Middle Housing.

- **Key Recommendation 8:** Complete updates of Atlanta Beltline Subarea master plans and assure alignment with City of Atlanta's zoning rewrite.

STATUS: Updates of BeltLine Subarea master plans are underway for several Subareas. The remaining Subarea plans are either in the community consultation process or will be the subject of prcuring a consultant to lead community engagement in 2022.



CONCLUSION

The incredible opportunity to create and preserve affordable housing throughout the footprint of the Atlanta BeltLine Tax Allocation District and Planning Area requires proactive and strategic public and private partnerships. These partnerships will help ensure the availability of housing opportunities for affordable and workforce families.

The ABI Affordable Housing Working Group Final Report provides a clear framework to help ABI fulfill its goal of producing or preserving a minimum of 5,600 units within the TAD and an additional, still to be determined, number of affordable units in the broader BeltLine Planning Area.

ABI is committed to the important goals of creating and preserving affordable units along the Atlanta BeltLine—so that all citizens will have the opportunity to appreciate and enjoy the world-class transportation, jobs, and equitably-inclusive housing corridor amenity known as the Atlanta BeltLine.

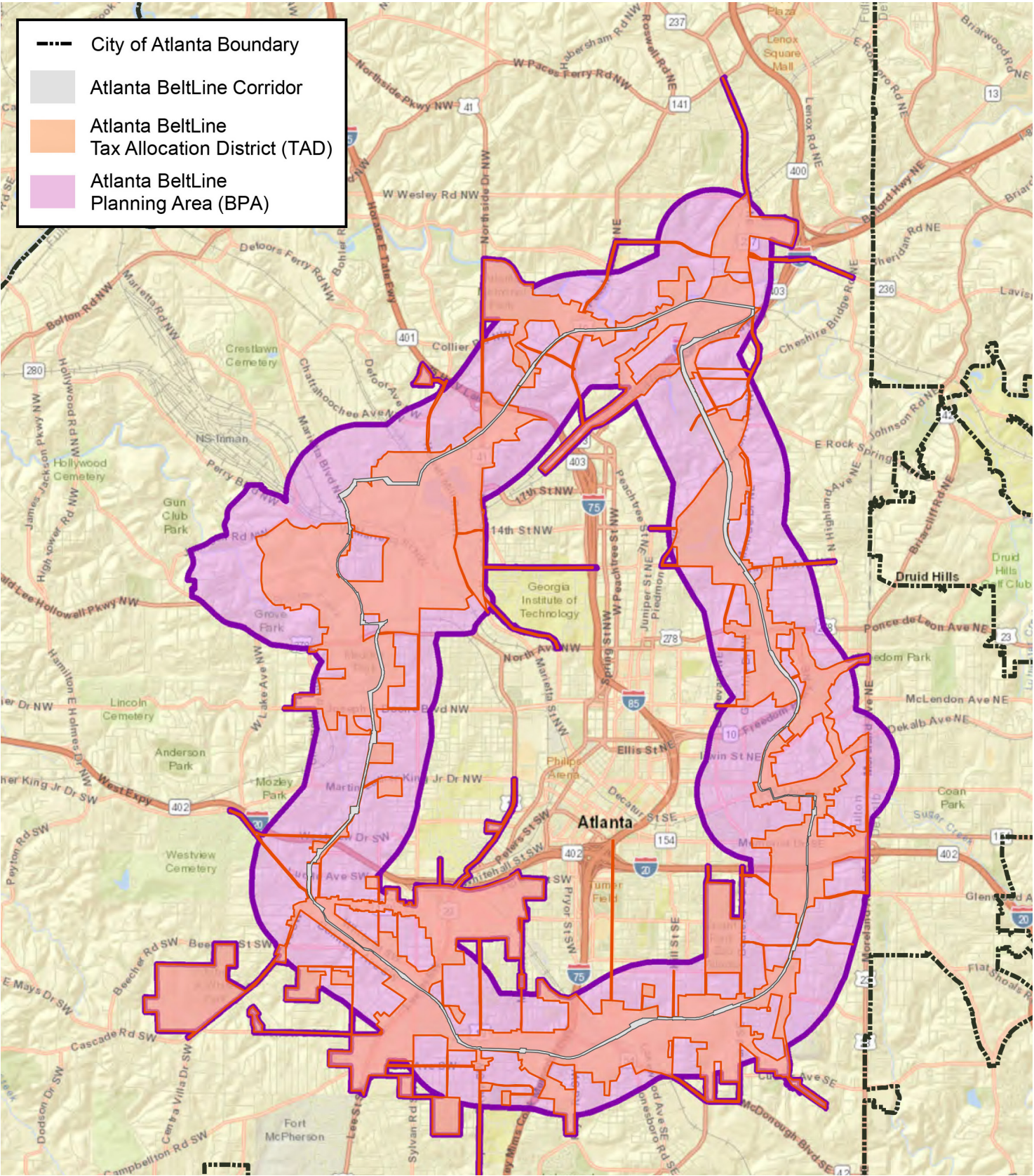


*Pictured: Homes at the Lofts at Reynoldstown Crossing were sold in a one-day drawing to eligible families.
Photo credit: Atlanta BeltLine, Inc.*

APPENDICES



*Pictured: Reynoldstown Senior residents enjoy game time in the common area of the affordable housing development exclusively for people over 65.
Photo credit: The Sintoses.*



- The Atlanta BeltLine Tax Allocation District (TAD) is shown in the peach color above. Affordable housing within the TAD may be supported by the BeltLine Affordable Housing Trust Fund or BeltLine TAD Increment Funds.
- The Atlanta BeltLine Planning Area is shown in the pink color above. This is the area that is within walking distance of the Atlanta BeltLine. This “walking distance” is one half (½) mile on either side of the Atlanta BeltLine. The BeltLine Affordable Housing Trust Fund or BeltLine TAD Increment Funds **cannot** be used to support any affordable housing in the Planning Area.

2022 HUD INCOME LIMITS

FY 2022 Multifamily Tax Subsidy Project (MTSP) Income Limit Area								
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area								
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					
Maximum Rent	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 Rental Housing Maximums					
Maximum Rent	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



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