

Anti-Displacement Tax Fund Frequently Asked Questions

A program made possible by:



Program Information

Q: What is the program designed to do?

A: The program is designed to protect existing homeowners residing in the English Avenue, Vine City, Ashview Heights (which includes the Booker T. Washington and Just Us neighborhoods), and the Atlanta University Center neighborhoods who may be at risk due to increases in property taxes.

Q: Who is paying for the Fund?

A: As part of its mission to ensure that current homeowners are able to stay in their communities, the Westside Future Fund will provide all funding for the program, sourced from philanthropic contributions.

Q: How will homeowners receive the funds?

A: If homeowners are currently paying property taxes through their mortgage payment, the contribution will be deposited with the homeowner's mortgage servicer. For homeowners paying property taxes directly through the Fulton County Tax Commissioner, the contribution will be deposited directly to the Tax Commissioner.

Q: How long will the program last?

A: The program is currently designed to last 20 years. After 20 years, the program will be reevaluated.

Q: How are you informing homeowners of this program?

A: The Westside Future Fund (WFF) is launching a community outreach program to reach as many homeowners as possible. Planned outreach includes: attendance at community meetings and events, direct mailings, in-person home visits and public information sessions. WFF will also be partnering with other community organizations, resource centers and service providers, such as Westside Works, the Westside Communities Alliance, On The Rise Financial Capability Center, Atlanta Housing Authority and Habitat for Humanity, to help disseminate information. To recommend additional outreach opportunities, please contact WFF at 678-902-7889 or via email at info@westsidefuturefund.org

Q: Who developed the program?

A: The Anti-Displacement Tax Fund is one of many strategies initiated by the Westside Community Retention Collaborative, which was created to address Westside resident concerns on displacement. The Collaborative is driven by the City Department of Planning and Community Development, the Arthur M. Blank Family Foundation, Atlanta Housing Authority, Invest Atlanta, Atlanta Beltline, Atlanta Habitat for Humanity and the Westside Future Fund. The Collaborative is managed by the WFF and receives guidance and input from members of the community.

Q: Were residents involved in the development of the program?

A: Residents from the program area's four target neighborhoods, including leadership from each of the four neighborhood and community associations, were involved in the process and provided valuable insight and input at each stage of the program's development, which is reflected in the current version of the program.

Eligibility

Q: Do you have to have a (City of Atlanta/Fulton County) homestead exemption to participate in the program?

A: Yes. If you are not receiving homestead exemptions you may be paying too much on property taxes. We can help you apply for all homestead exemptions that you may qualify for as part of the program enrollment.

Q: What are the income requirements?

A: Households must make less than 100% of the Area Median Income (AMI) for their respected household size to qualify for participation. See our [Fact Sheet](#) for a table of incomes based on household size.

Q: Do I have to live in my property to be eligible?

A: Yes, the property must be the applicant's primary residence to be eligible and you must have lived in the property as a homeowner since March 15, 2017.

Q: If I inherit my property in 2018 or later would I qualify for this program?

A: Only if the property was part of the program already, and you meet the eligibility criteria. An application will still need to be submitted for consideration.

Q: I plan on buying a home in these neighborhoods in 2018 or later. Would I qualify for this program?

A: Not unless you are buying or inheriting a property that was already enrolled in the program and you meet the eligibility criteria. An application will still need to be submitted for consideration.

Q: What if I owe back taxes on my property?

A: It will be important for you to become current on your property taxes. If there are extenuating circumstances prohibiting you from paying your bills and taxes please inform the program manager of this when you apply.

Q: What if my home has title issues?

A: A companion program is currently being created to provide legal aid to homeowners to clear any title problems that may be present at the time of the application.

Q: Do I have to pay back the fund?

A: No, the received funds operate as a grant. The homeowner will be responsible for paying their taxes as of 2017, the Anti-Displacement Tax Fund will pay any increases to your taxes beginning with tax year 2018.

Q: Does this program apply to water and sewage liens, or other city services?

A: No. The fund only applies to property taxes levied by the City of Atlanta, Atlanta Public Schools, and Fulton County.

Application

Q: How can I participate?

A: Fill out an [Inquiry Form](#) and send it to P.O. Box 92273, Atlanta, GA 30314 or email it to info@westsidefuturefund.org or fax to 678-705-1944. Once this information is received, an application will be mailed to you with next steps.

Q: When are applications due?

A: Residents can apply from April 12, 2017 – March 15, 2018. Fund payments will begin in the 2018 tax year.

Q: Will someone be available to help me with the application?

A: Yes, please call 678-902-7889 to set up an appointment to review the application.

Q: If I don't apply in 2018, will I be able to apply at a later date?

A: Yes. An annual re-enrollment period between January 1 and March 15 will be available for all eligible homeowners who qualify but were unable to submit an application between the initial enrollment period of April 12, 2017 – March 15, 2018.

Q: Who can I contact if I have additional questions:

A: Call us at 678-902-7889 for program inquiries or email us at info@westsidefuturefund.org.