

# City of Atlanta Workforce Housing

## Definition

The Workforce Housing Program was established to promote affordable housing within the City of Atlanta. “Workforce housing” is an umbrella term used for rental properties that offer below-market-rate rents.

These properties include the newest and most amenity rich buildings situated in prime locations throughout the city. Tenancy is based on income, and application requirements vary by property.

## Application

All Workforce Housing properties are based on income (see chart below). Application processes and requirements vary by property.

Factors such as credit score, rental history, criminal background, etc. will be screened based on property specific criteria. Contact properties to inquire about available Workforce Housing units.



The Penman | 680 Hamilton Ave SE, Atlanta, GA 30312

2025 Income Limits (Based on 2025 MTSP Income Limits)

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,750
50%	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250
60%	\$48,000	\$54,840	\$61,680	\$68,520	\$74,040	\$79,500
80%	\$64,000	\$73,120	\$82,240	\$91,360	\$98,720	\$106,000
100%	\$80,000	\$91,400	\$120,800	\$114,200	\$123,400	\$132,500
120%	\$96,000	\$109,680	\$123,360	\$137,040	\$148,080	\$159,000
140%	\$112,000	\$127,960	\$143,920	\$159,880	\$172,760	\$185,500

2025 Rent Limits (Based on 2025 MTSP Income Limits, not including UA)

Max Rent @	Efficiency	1 BR	2 BR	3 BR	4 BR
30%	\$600	\$643	\$771	\$891	\$994
50%	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656
60%	\$1,200	\$1,286	\$1,542	\$1,782	\$1,988
80%	\$1,600	\$1,714	\$2,056	\$2,376	\$2,650
100%	\$2,000	\$2,143	\$2,570	\$2,970	\$3,313
120%	\$2,400	\$2,571	\$3,084	\$3,564	\$3,975

## Rental Rates

Rental rates may not exceed the chart below. However, many Workforce Housing properties offer rents below the maximums published by the City.

## Income Requirements

Income requirements for Workforce Housing are based on the Area Median Income (AMI) published annually by the Department of Housing and Urban Development (HUD). Most Workforce Housing properties are designated for those with incomes at 60% AMI or 80% AMI.

Note: there are many properties on the list that offer lower AMIs.



Learn more about the Workforce Housing program  
[www.atlantaga.gov/government/departments/city-planning/housing/housing-compliance](http://www.atlantaga.gov/government/departments/city-planning/housing/housing-compliance)



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