



2024 Tax Allocation District Update

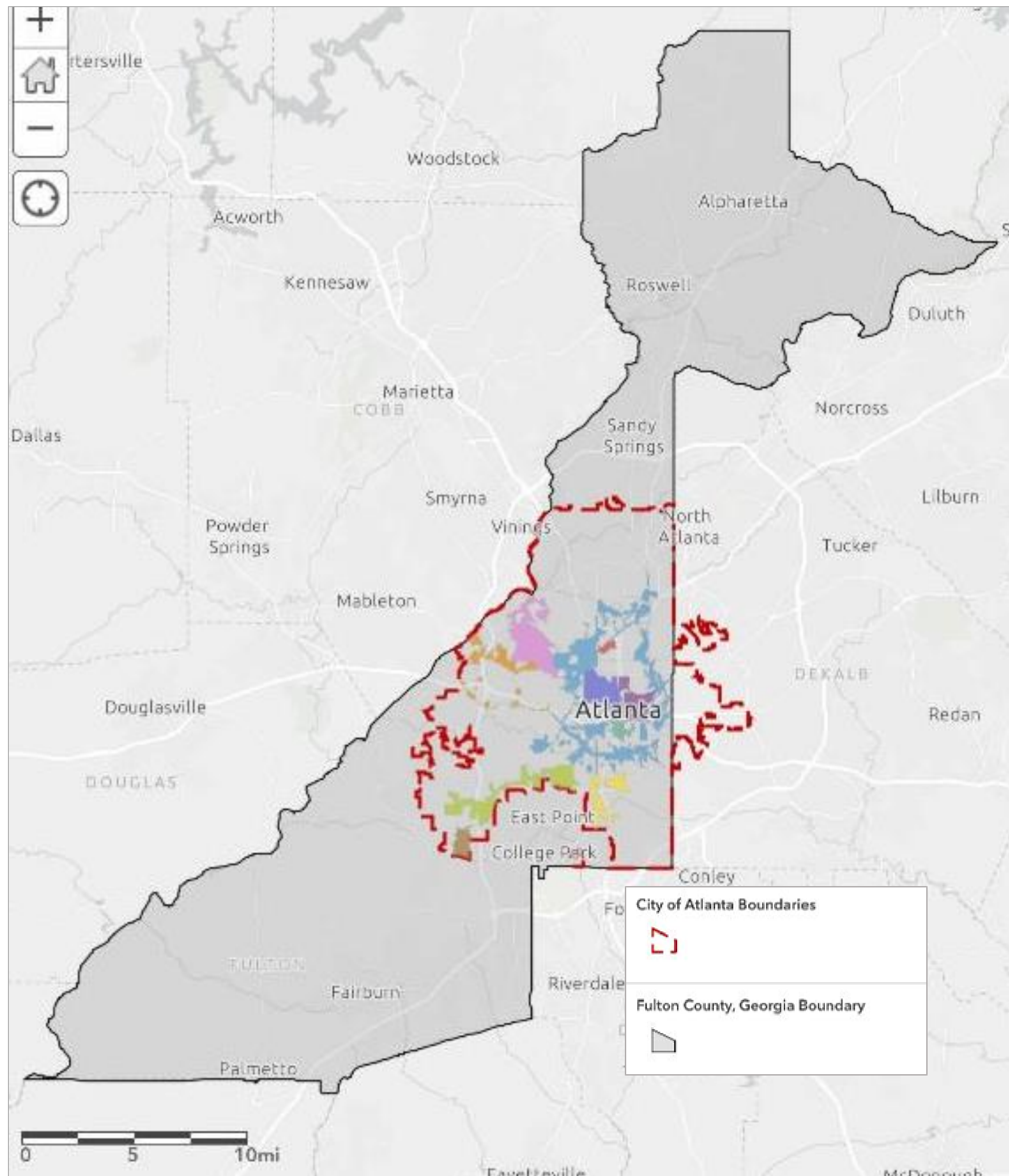
Dr. Eloisa Klementich, President and CEO

Nino Chiappetta, SVP and CFO

Jennifer C. Fine, VP Planning & Strategic Initiatives

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INVESTATLANTA



Atlanta's Tax Allocation Districts Inception-ESTIMATED Closure

- Westside (1992/1998 expanded) - (2038)
- Atlantic Station (1999) - (2025)
- Perry Bolton (2002) - (2041)
- Eastside (2003) - (2030)
- Atlanta Beltline (2005) - (2031)
- Campbellton Road (2006) - (2031)
- Hollowell / ML King (2006) - (2031)
- Metropolitan Parkway (2006) - (2031)
- Stadium Area (2006) - (2031)

Each TAD was established with a redevelopment vision to addresses specific challenges.

Economic Development & Jobs

- Create a large number of **good-paying jobs** with a wide range of skills.
- Provide **financing to small businesses** to retain jobs and promote growth.
- Bring **residential and commercial development** to previously under-developed areas.
- Encourage additional **public and private investment** to bring needed **amenities and community services** to previously under-developed areas.

Community Redevelopment & Affordable Housing

- Revitalize blighted **residential neighborhoods**.
- Build **long-term, deeply affordable housing**.
- **Redevelop dilapidated housing** with mixed-income/mixed-use communities.
- Revitalize declining **commercial corridors**.
- Create **attractive, pedestrian-oriented communities**.

Infrastructure, Sustainability & Open Space

- Support the creation of **pedestrian-oriented communities** near **public transportation**.
- Support **connections to public transportation**.
- Create new **public parks and open space**.
- Build new **urban infrastructure**.
- Conduct **environmental remediation**.

2024 TAD Activity

\$24.6M

TAD Increment
Financing

17

Projects
Awarded

5

TADs
Represented

\$412M

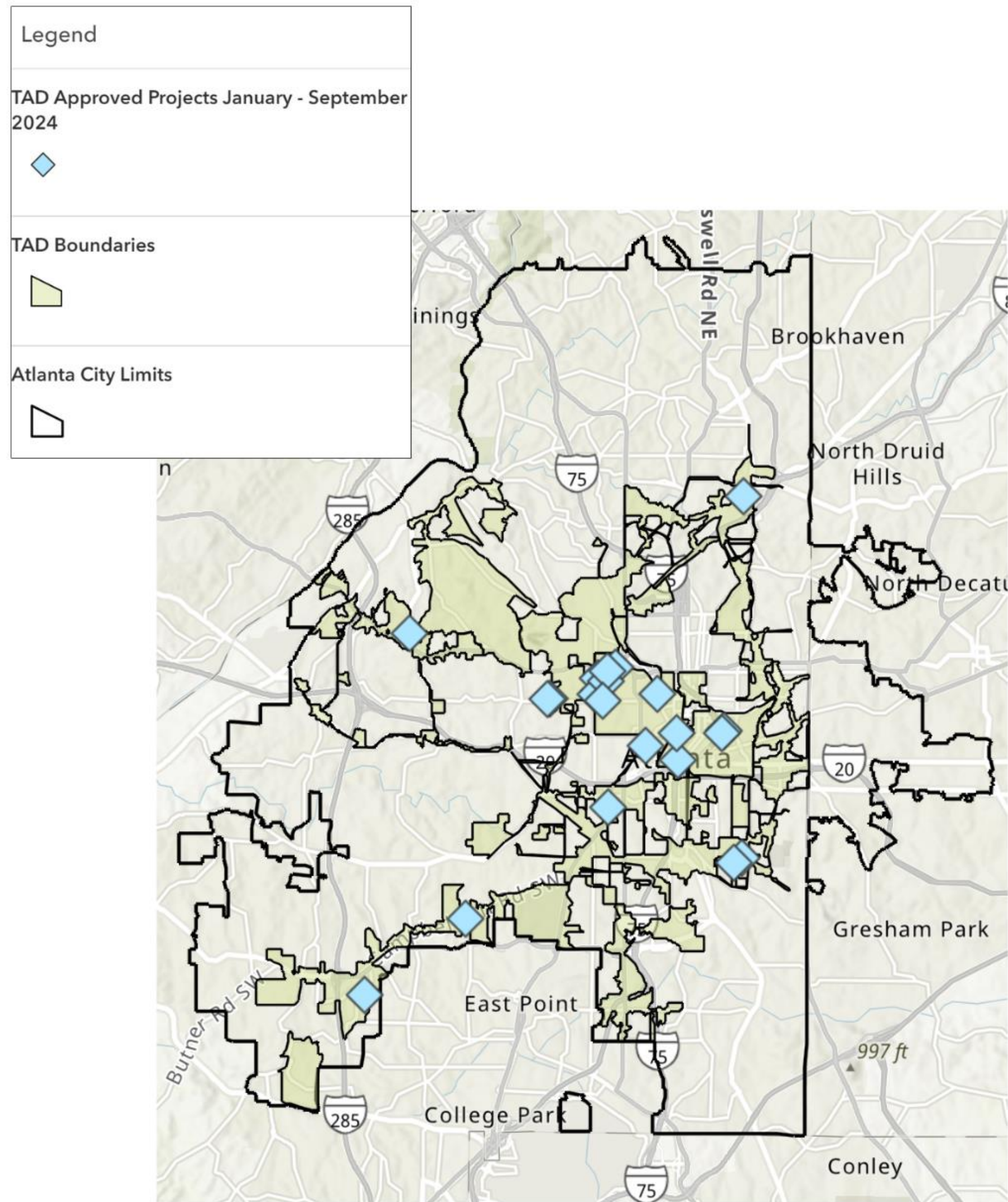
Leveraged
Investment

\$2.3B

Economic
Impact

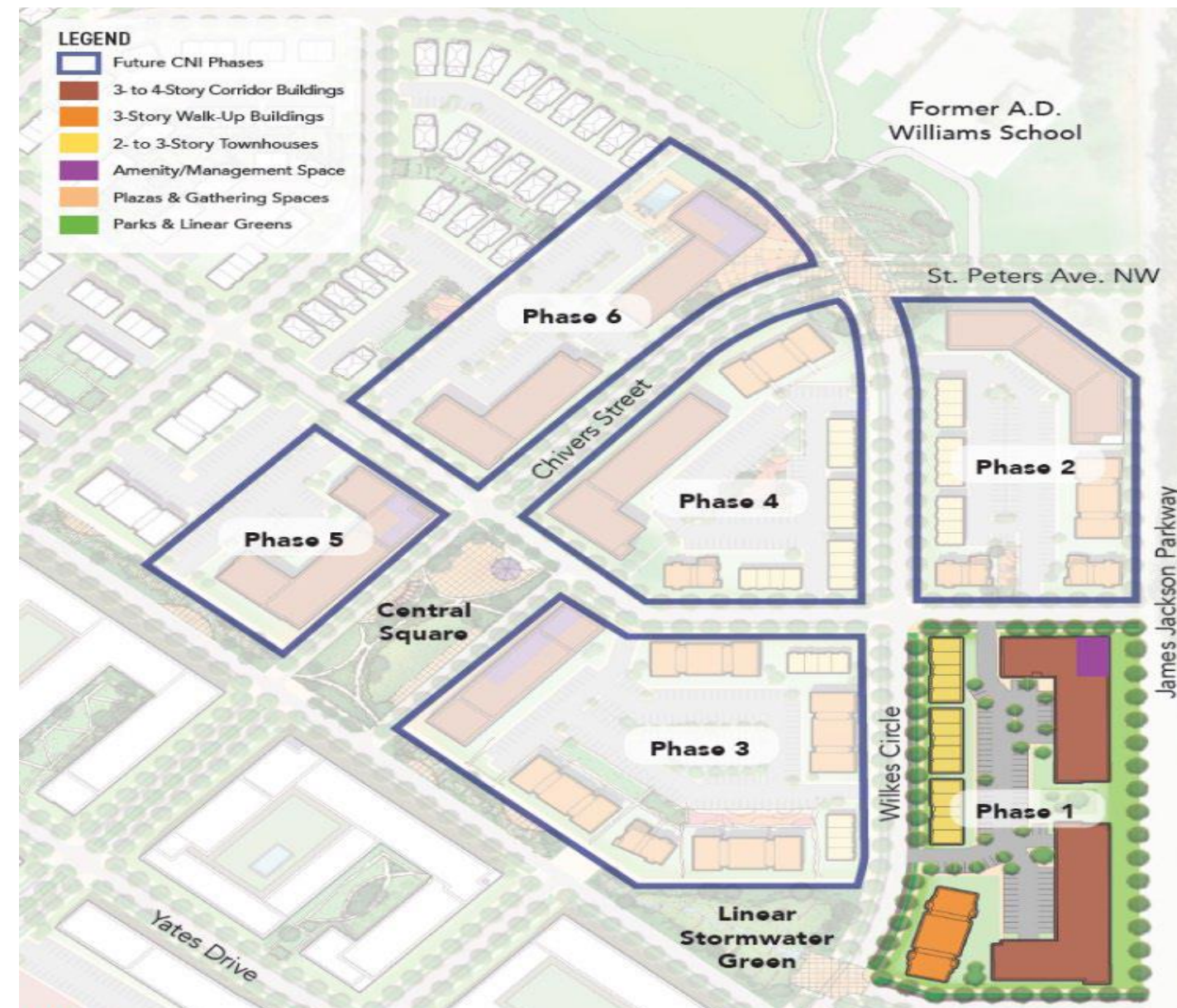
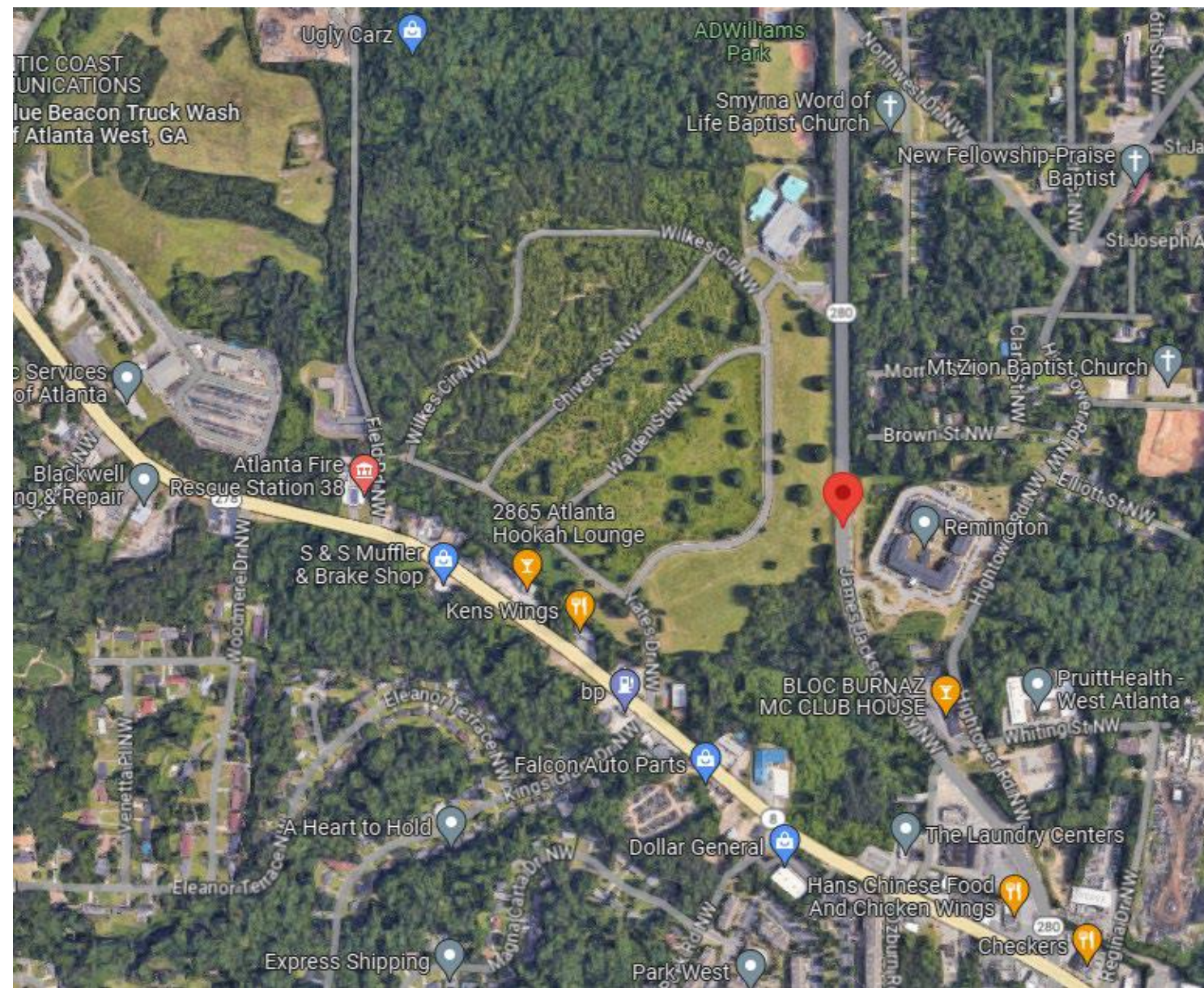


2024 TAD Activity



2024 TAD Activity

2024 TAD Approvals			Housing Units	Affordable Units	Retail/Other SF	Office SF	TAD Funding	Project Cost	Leveraged \$	TAD	TAD Program	Board Approved
646 Echo Street Multifamily	646 Echo Street	Westside Acquisitions I, LLC (WFF)		24			\$ 640,000.00	\$ 6,453,566.00	\$5,813,566.00	Westside	Resurgens Fund	Jan-24
557 Lindsay Street Small Mixed-Use	557 Lindsay Street	oaksATL Community Development, LLC		6	1,500		\$ 66,000.00	\$ 2,670,780.00	\$2,604,780.00	Westside	Resurgens Fund	Feb-24
Englewood Multifamily	535 Englewood Avenue	The Benoit Group Dev., LLC & AH	40	160	15,000		\$ 3,000,000.00	\$ 84,210,393.00	\$81,210,393.00	Beltline	Increment Fund	Feb-24
385 Joseph E. Lowery Multifamily	385 Joseph E. Lowery Blvd	Joseph E. Lowery, LLC	14	18			\$ 1,000,000.00	\$ 4,667,480.00	\$3,667,480.00	Westside	Resurgens Fund	Mar-24
Campbellton Rd Property Acquisition	2164/2170 Campbellton Rd	Invest Atlanta					\$ 2,000,000.00	\$ 2,000,000.00	\$0.00	Campbellton	General	Mar-24
Lewis Crossing	420 Chapel St	Lewis Crossing, LP/Woda		50			\$ 1,000,000.00	\$ 22,084,409.00	\$21,084,409.00	Westside	Ascension	May-24
Front Porch on Auburn Add'l Funding	348-372 Auburn Ave	HDDC	9	24	31,000		\$ 1,000,000.00	\$ 1,000,000.00	\$0.00	Eastside	Ascension	May-24
554 Paines/Community Builders	554 Paines	HiRes Development, LLC		1			\$ 131,500.00	\$ 328,750.00	\$197,250.00	Westside	Community Improvement	May-24
The Sanctuary/Trinity United Methodist	265 Washington St	Gorman & Company		83			\$ 2,000,000.00	\$ 41,170,256.00	\$39,170,256.00	Eastside	Ascension	May-24
City of Refuge Transformation Center	1343 Joseph E. Boone	City of Refuge, Inc		25	7,640		\$ 2,000,000.00	\$ 15,750,390.00	\$13,750,390.00	Beltline	Ascension	May-24
Garson Dr Multifamily Pre Development	579 Garson Dr	Garson Redevelopment, LLC		130			\$ 250,000.00	\$ 2,100,000.00	\$1,850,000.00	Beltline	PreDev Loan	May-24
26 Hilliard St.	26 Hilliard St.	Under New Management, LLC		10			\$ 550,000.00	\$ 1,940,570.00	\$1,390,570.00	Eastside	Resurgens Fund	Jul-24
Single-Family For Sale Scattered Site	English Ave/Vine City	Atlanta Land Trust		4			\$ 2,000,000.00	\$ 1,552,581.00	(\$447,419.00)	Westside	Resurgens Fund	Jul-24
Bowen Homes I	950 James Jackson Pkwy	McCormack Baron Salazar	54	97			\$ 1,500,000.00	\$ 61,020,357.00	\$59,520,357.00	Hollowell-MLK	General	Aug-24
402 Marietta Street	40 Marietta Street	Columbia Ventures/Residential Properties	5	147			\$ 2,500,000.00	\$ 58,920,305.00	\$56,420,305.00	Eastside	Ascension	Sep-24
350 Chappell Road	350 Chappell Road	TBG Residential		218			\$ 2,000,000.00	\$ 56,020,173.00	\$54,020,173.00	Beltline	Ascension	Sep-24
Residences at West End	715 Whitehall St.	Gorman & Co.	18	154	7,500		\$ 3,000,000.00	\$ 75,108,302.00	\$72,108,302.00	Beltline	Ascension	Sep-24
Total			140	1,151	62,640	-	\$24,637,500.00	\$ 436,998,312.00	\$ 412,360,812.00			



*Bowen Homes I – Multifamily, **Hollowell-ML King***



*City of Refuge Transformation Center– Multifamily Mixed-Use, **Beltline***



Lewis Crossing/420 Chapel St.— Multifamily, Westside



The Sanctuary/Trinity United Methodist— Multifamily, Eastside



40 Marietta Street – Office-to-Residential Conversion, *Eastside*



646 Echo Street– Multifamily, *Westside*

2024 TAD Activity

20+

*Years of Committed
Affordability*

62,640 sqft

*New
Retail/Commercial
Space*

1,291

*Total Housing
Units*

1,151

*Affordable
Units*

