

A woman in an orange athletic outfit and a bright green visor is walking on a paved path. In the background, there is a large, vibrant mural on a brick wall. The mural features several stylized portraits of Black men with various expressions and colors (brown, blue, grey). To the right of the portraits are large, colorful tropical plants, including bird-of-paradise flowers in shades of yellow, orange, and red, with green leaves. The scene is set outdoors with green foliage and a clear blue sky.

# Fulton County Board of Commissioners

## TAD Update

January 8, 2025

INVESTATLANTA

#25-0027





# How TAD Funding Directly Impacts People

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**.



**\$26.9M**

TAD Increment  
Financing

**24**

Projects Awarded

**6**

TADs  
Represented

**\$2.5B**

Economic Impact

**\$431M**

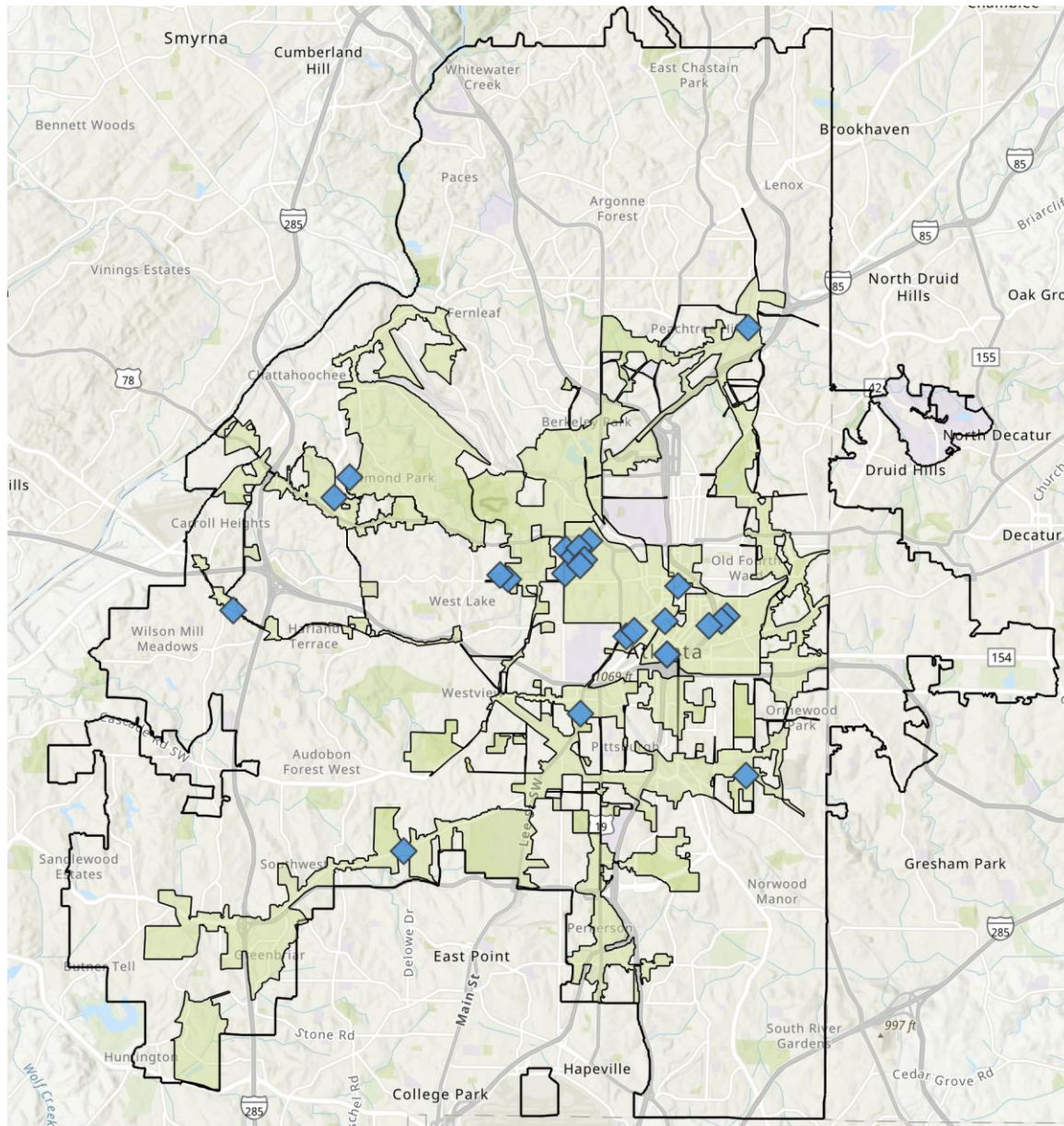
Leveraged  
Investment



2024 TAD Activity

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### Legend

TAD Approved Projects 2024



TAD Boundaries



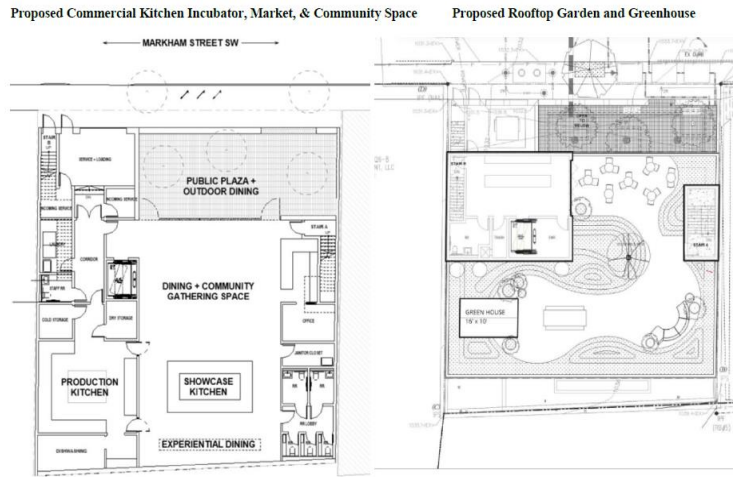
Atlanta City Limits



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
Trinity United Methodist	265 Washington St	Gorman & Company								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			\$ 200,000.00	\$ 1,552,581.00	\$1,352,581.00	Westside	Resurgens Fund	Jul-24
Bowen Homes Phase I	950 James Jackson	McCormack Baron Salazar	54	97			\$ 1,500,000.00	\$ 61,020,357.00	\$59,520,357.00	Hollowell ML King	General	Aug-24
The Sanctuary	265 Washington St	Gorman & Company		83			\$ 2,000,000.00	\$ 41,170,256.00	\$39,170,256.00	Eastside	Ascension	Sep-24
40 Marietta Office to Resi	40 Marietta	Columbia Ventures, LLC & Columbia Residential Properties, LLC	5	147			\$ 2,500,000.00	\$ 58,920,305.00	\$56,420,305.00	Eastside	Ascension	Sep-24
350 Chappell Rd	350 Chappell Rd	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 & Company	18	154	7,500		\$ 3,000,000.00	\$ 75,108,302.00	\$72,108,302.00	Beltline	Ascension	Sep-24
Municipal Market Improvements	209 Edgewood Ave	The Municipal Market Company/Invest Atlanta			90,000		\$ 775,000.00	\$ 1,275,000.00	\$500,000.00	Eastside	Resurgens Fund	Oct-24
410 Markham St	410 Markham St	Bottleworks Phase II, LLC			16,000		\$ 940,000.00	\$ 10,376,907.00	\$9,436,907.00	Westside	Ascension	Oct-24
Yellow Store	500 James P. Brawley	WFF		4	3,450		\$ 750,000.00	\$ 2,804,715.00	\$2,054,715.00	Westside	Resurgens Fund	Oct-24
ACFB Food Center	3500 MLK	Atlanta Community Food Bank (ACFB)			7,500		\$ 250,000.00	\$ 600,000.00	\$350,000.00	Hollowell ML King	General	Oct-24
Carey Park Security Cameras	Carey Park	APF					\$ 65,750.00	\$ 65,750.00	\$0.00	Perry Bolton	General	Nov-24
471 English Ave Community Builders	471 English Ave	471 English Ave, LLC	1	5			\$ 260,000.00	\$ 660,000.00	\$400,000.00	Westside	Community Builders	Nov-24
Project Savi	Downtown CBD	Savi Provisions, LLC			16,000		\$ 1,000,000.00	\$ 5,000,000.00	\$4,000,000.00	Eastside	Resurgens Fund	Dec-24
<b>Total</b>			<b>141</b>	<b>1,160</b>	<b>195,590</b>	<b>-</b>	<b>\$ 26,878,250.00</b>	<b>\$ 457,780,684.00</b>	<b>\$ 430,902,434.00</b>			

# 2024 TAD Activity





*410 Markham St. - Small Business Incubator/Hospitality, Westside TAD*

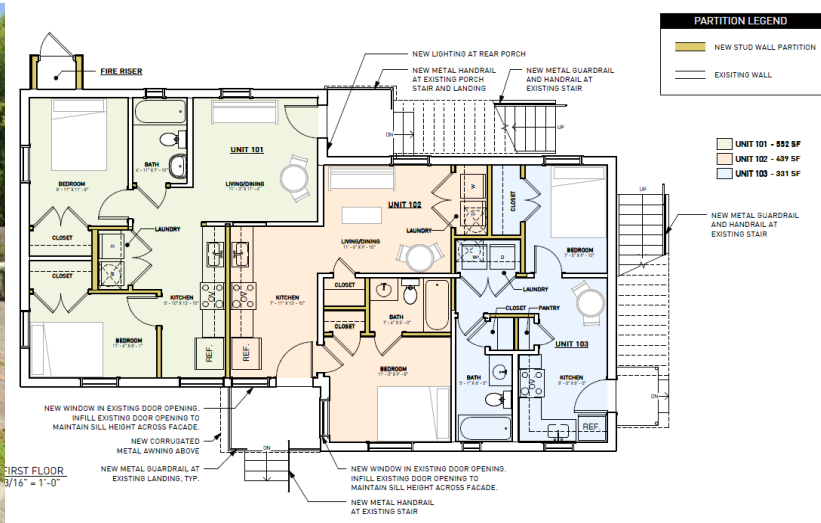


*500 James P. Brawley Ave – Neighborhood Commercial/Residential Mixed-Use, Westside TAD*





3500 MLK Dr. – Community Food Center, Hollowell-ML King TAD



471 English Ave. – Small Multifamily Redevelopment, Westside TAD



**20+**

Years of Committed  
Affordability

**195,600**  
**sq. ft.**

Retail/Commercial  
Space

**1,301**

Total Housing Units

**1,160**

Affordable Units

2024 TAD Activity





THANK YOU

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