

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. The scene is set outdoors with green foliage and a clear blue sky.

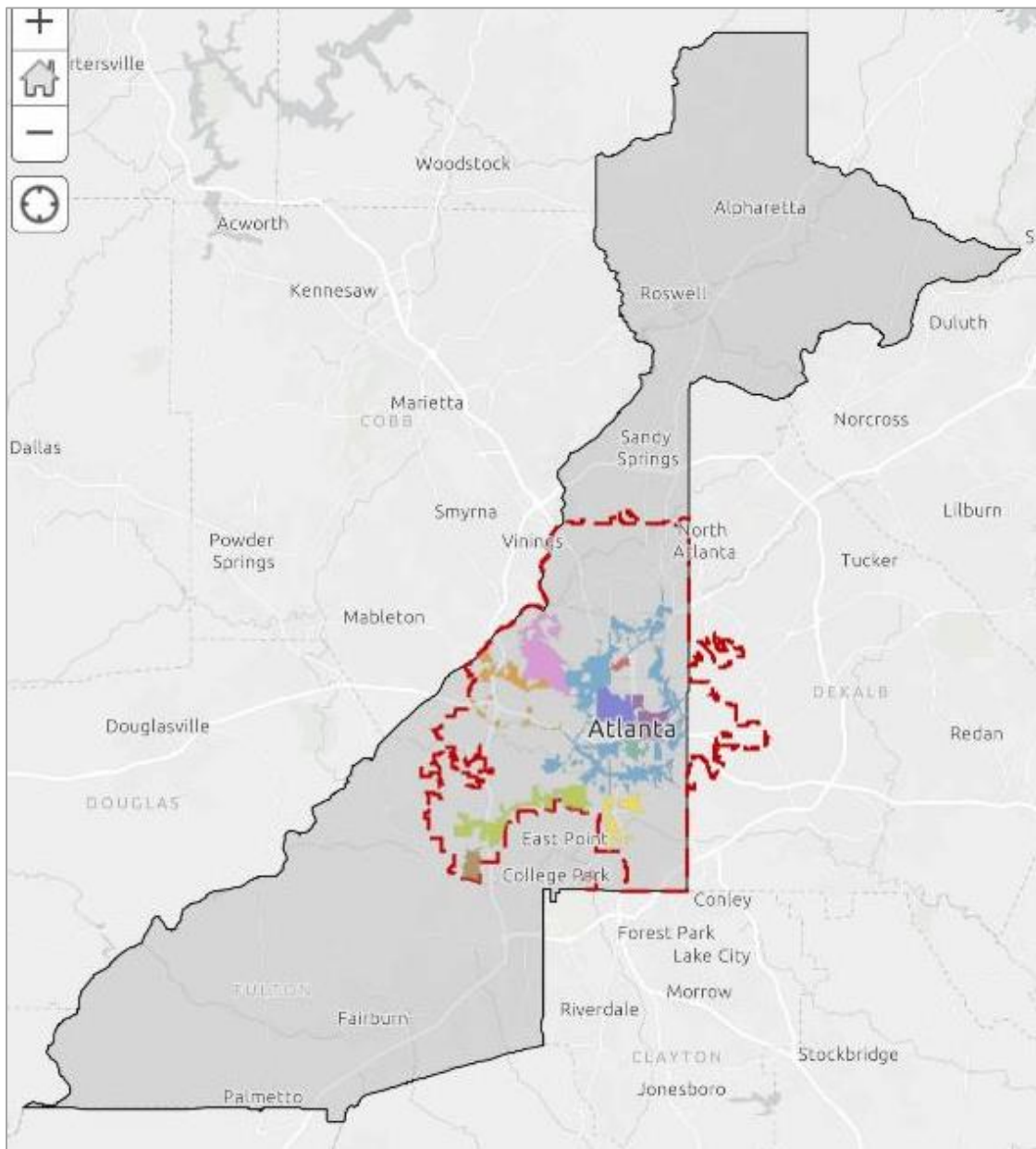
Fulton County Board of Commissioners

TAD Update

January 8, 2025

INVESTATLANTA

#25-0027



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)

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

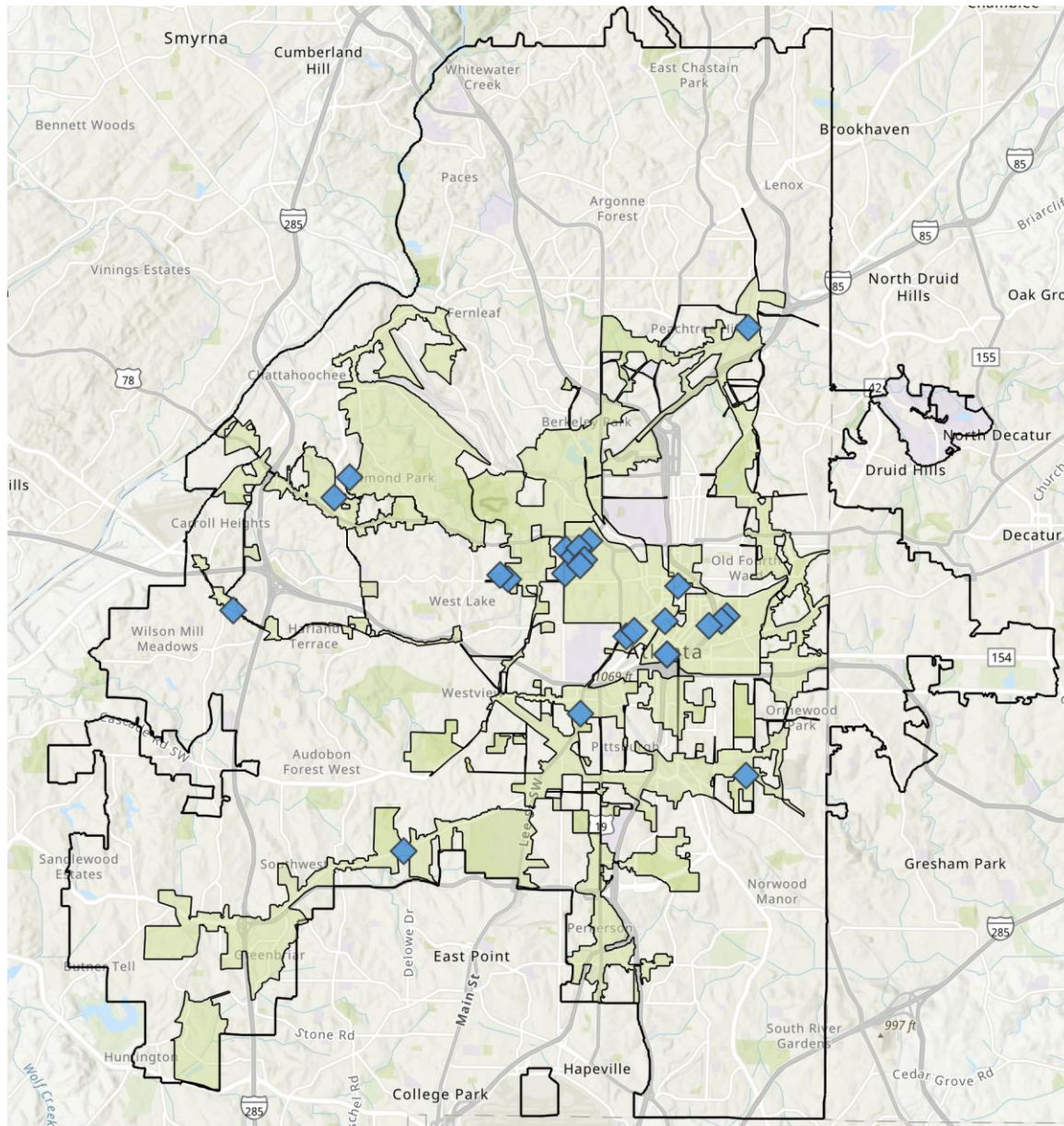
\$431M

Leveraged
Investment



2024 TAD Activity

INVESTATLANTA



Legend

TAD Approved Projects 2024



TAD Boundaries

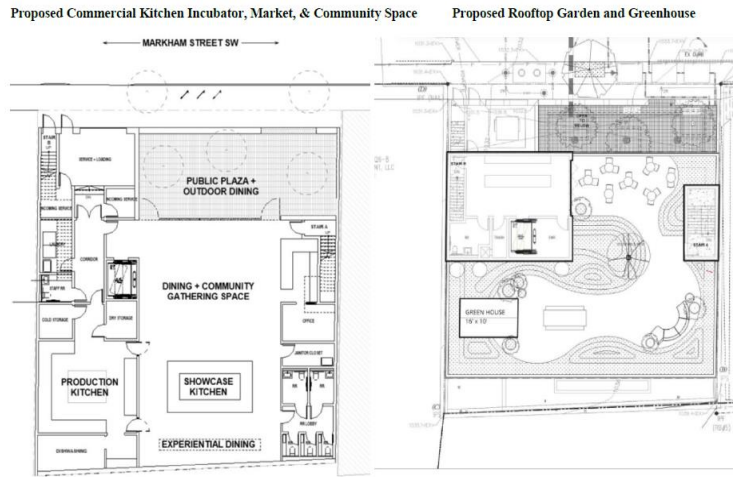


Atlanta City Limits



| 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 |
| Total | | | 141 | 1,160 | 195,590 | - | \$ 26,878,250.00 | \$ 457,780,684.00 | \$ 430,902,434.00 | | | |

2024 TAD Activity



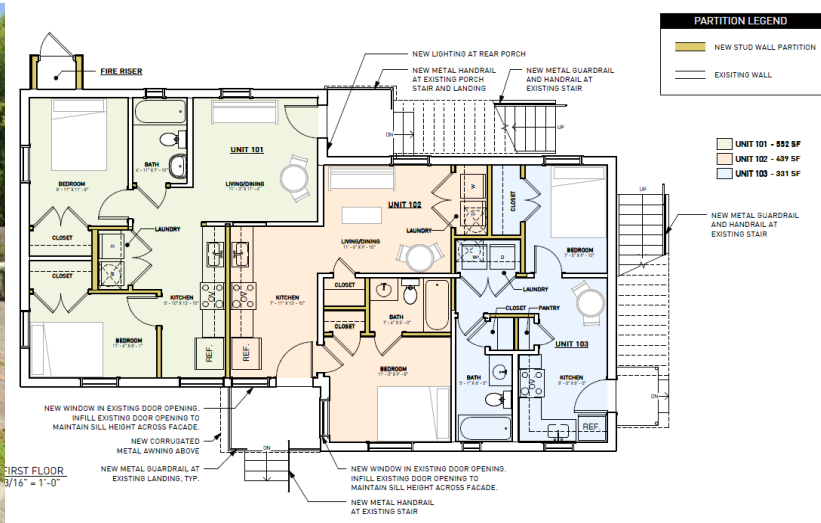
410 Markham St. - Small Business Incubator/Hospitality, Westside TAD



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

INVESTATLANTA