



# Quarterly TAD Update

Community Development/Human Services Committee

September 25, 2018



# The City of Atlanta TADs

Since 1992, Atlanta has created 10 Tax Allocation Districts (TADs) to support economic development goals.

## Definition

- Pursuant to the Georgia Redevelopment Powers Act, the Atlanta City Council may establish a Tax Allocation District (TAD) to **catalyze investment in a designated underdeveloped or blighted area**.
- Public funds are used to fund certain redevelopment activities.

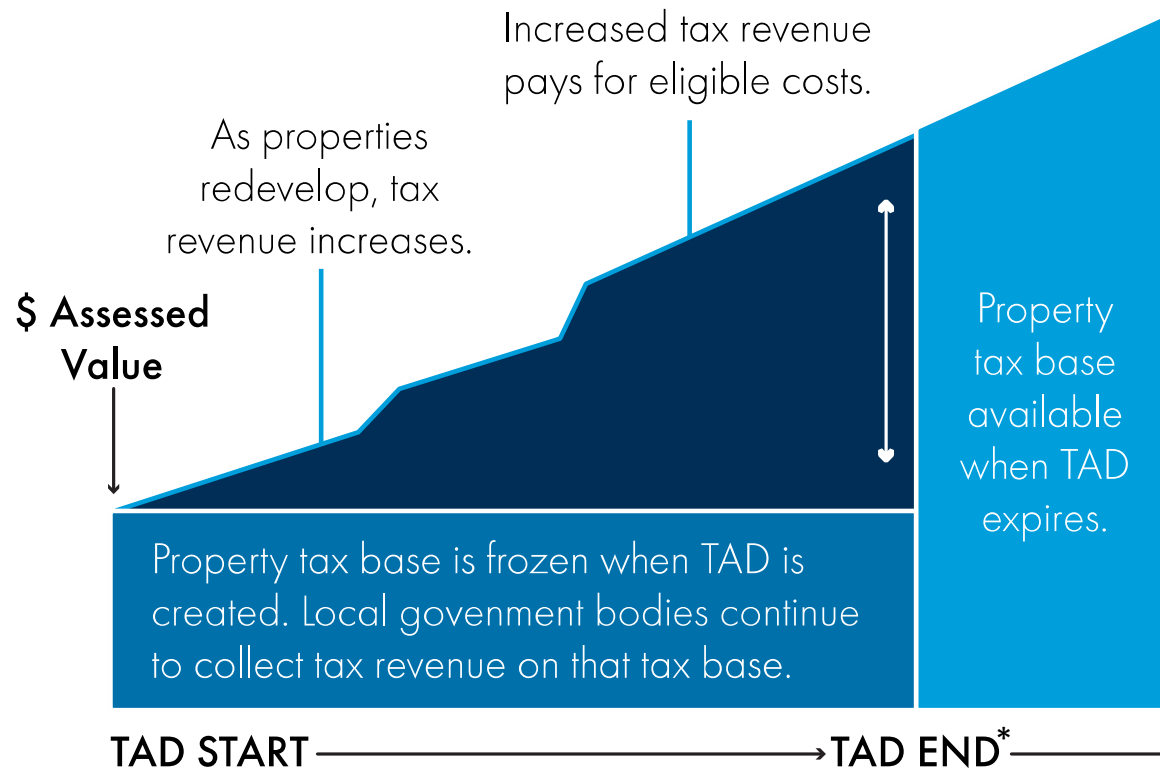
## Funding Source

- Redevelopment costs are supported through the pledge of future or the expenditure of actual **incremental increases in property taxes** generated by new development.
- Taxing entities, including the City of Atlanta, Fulton County, and the Atlanta Public Schools, must elect to participate in each TAD.

## Redevelopment

- The City designated **Invest Atlanta to be its redevelopment agent for the TAD program**.
- The Invest Atlanta board, which includes elected officials from the City, Fulton County and Atlanta Public Schools oversees TAD funding decisions for eligible projects.
- Invest Atlanta is responsible for financial management of the TAD program in partnership with the City.

## How TADs Work

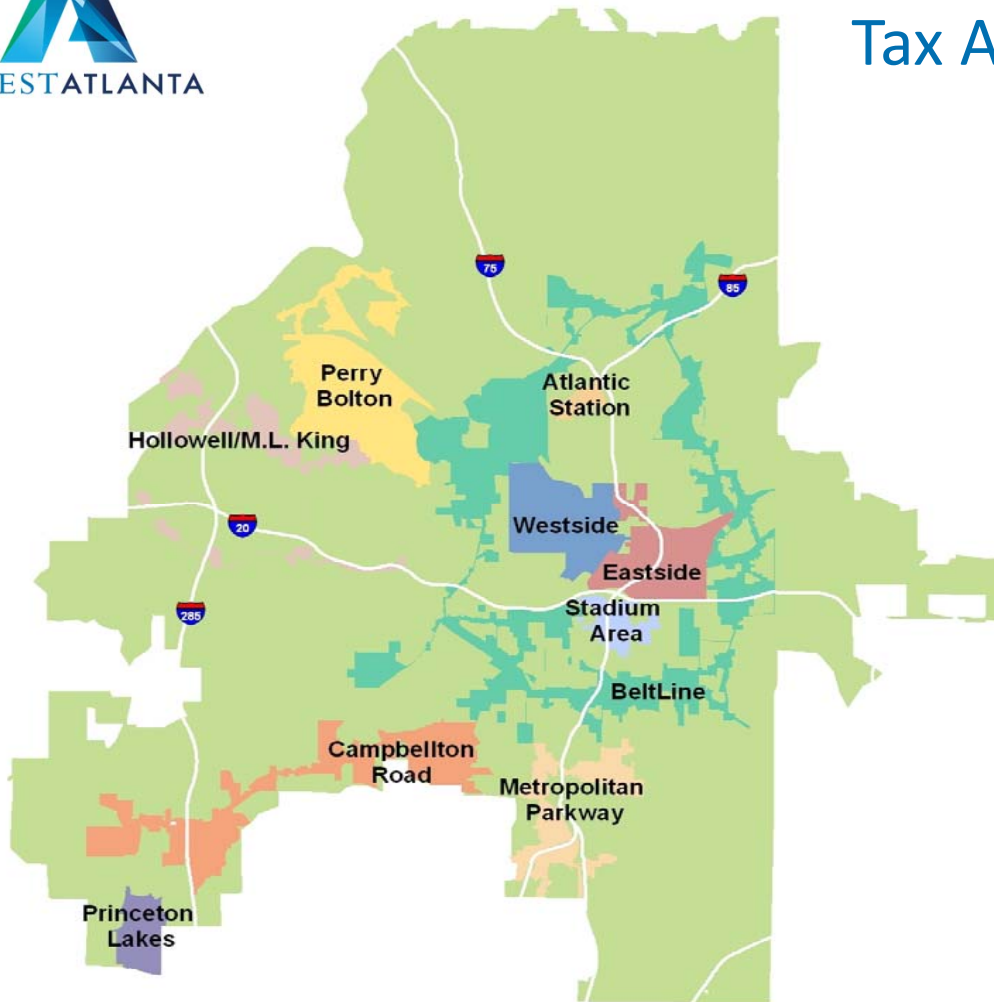


\* Must remain open until all redevelopment costs are satisfied

## Tax Allocation Districts and Corridors

### Atlanta's Tax Allocation Districts

- Westside (1992/1998 expanded)
- Atlantic Station (1999)
- Princeton Lakes (2002)
- Perry Bolton (2002)
- Eastside (2003)
- Atlanta BeltLine (2005)
- Campbellton Road (2006)
- Hollowell/ML King (2006)
- Metropolitan Parkway (2006)
- Stadium Area (2006)



# The Objectives of Atlanta's TAD Program

## Economic Development

- Reinforce Atlanta's **competitive position**. Create a "large number of jobs with a wide range of skills."
- Bring **residential and commercial development** to previously under-developed areas.
- Encourage **additional public and private investment** in Atlanta's redevelopment.

## Community Redevelopment & Revitalization

- Revitalize blighted **residential neighborhoods**.
- Replace dilapidated **public housing** projects with mixed-income/mixed-use communities.
- Revitalize declining **commercial corridors**.
- Build **affordable housing**.
- Create an **attractive, pedestrian-oriented community**.
- **Connect assets**, including the CBD and universities.

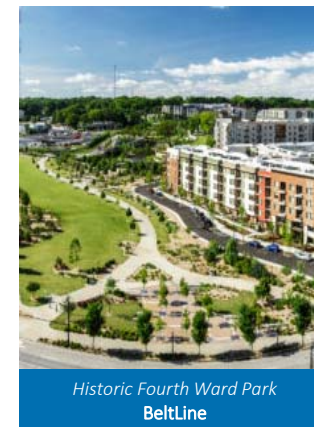
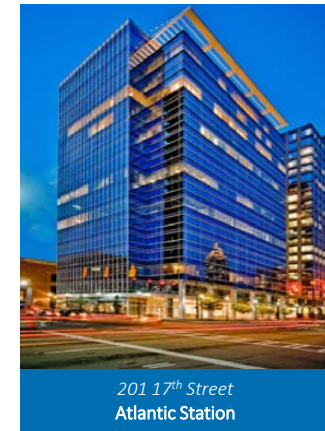
## Infrastructure, Sustainability and Open Space

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

Each TAD was established with a redevelopment plan which addresses specific challenges.

**TAD funding has been utilized to develop a wide array of residential, office, retail, hotel and public amenity projects.**

- **Usage:** TAD bonds and incremental tax revenues have been committed to or already provided gap funding to leverage over **\$8.5 billion in private development.**
- **Projects:** TAD bonds and incremental tax revenues have helped fund or have been committed to:
  - Over **12 million square feet of new residential** development, producing over 11,000 units, more than 20% of which are affordable
  - Over **7 million square feet of new commercial** development, including hotels, stores, office buildings and a film production studio.
- The TAD program has also helped to fund **two fire stations, several community and educational facilities, open space and trail projects, and infrastructure improvement projects.**





# TAD Success Stories

Atlanta's TAD program supports large-scale redevelopment projects, community-based redevelopment, and infrastructure investments.

## Large-scale Redevelopment Projects

- TAD funds **provide gap financing for gap for developer-driven projects**

## Revitalization of Existing Building Stock

- Grant programs provide funding for **façade renovation** and **energy efficiency retrofits** which improve Atlanta's existing commercial building stock to retain and attract tenants.

## Community Organization Support

- TAD funds support **community-based organizations** with **expansion of facilities, job training centers and affordable housing.**

## Infrastructure Improvements

- In partnership with other funding sources, TAD funds support **streetscapes, open space, and transit investments.**



## Economic Impacts Created by Atlanta's TADs

TAD  
Investment  
**\$671M**

Total  
Project Cost  
**\$9.5B**

Economic  
Impact\*  
**\$13.6B**

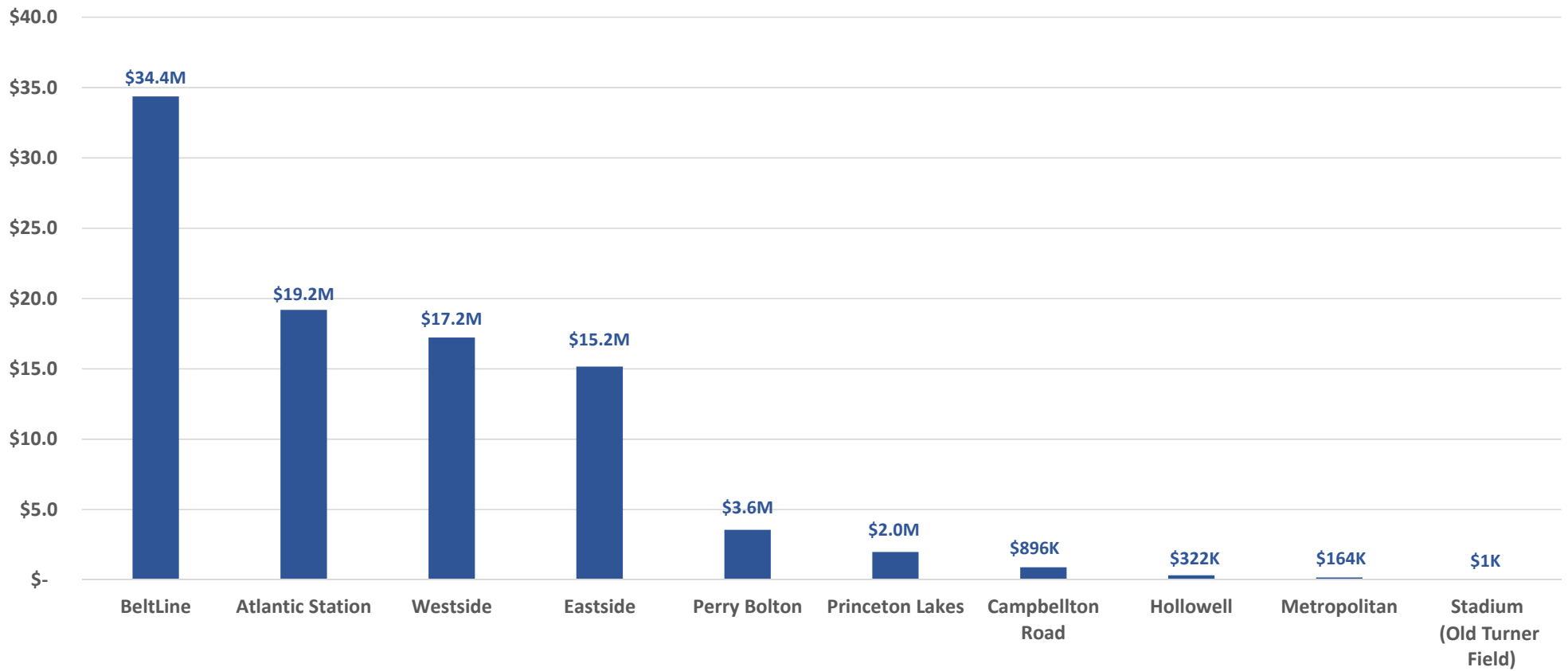
Direct Jobs\*  
**46,387**

*\*Calculated using IMPLAN / NAICS code 236220 and GA Tech LOCI Software*





## How much tax increment was collected in 2017?





# Westside TAD

Participating Taxing Jurisdictions: City of Atlanta, Fulton County, APS

## Projects/Accomplishments Overview

- 1,706 residential units
  - 24% affordable
- 533,000 retail sq. ft.
- 2.2 M office sq. ft.
- 1,020 hotel rooms
- 4,887 structured parking
- 1.5 miles of streetscape and pedestrian improvements
- 2.7 mile Atlanta Streetcar
- 19,000 sq. ft. Community Resource Center
- Land Acquisition/Neighborhood Stabilization
- Parks and Greenspace
- Security Camera Network

Westside Works

Center for Civil and Human Rights



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 2, 3, 4

Lindsay Street Park

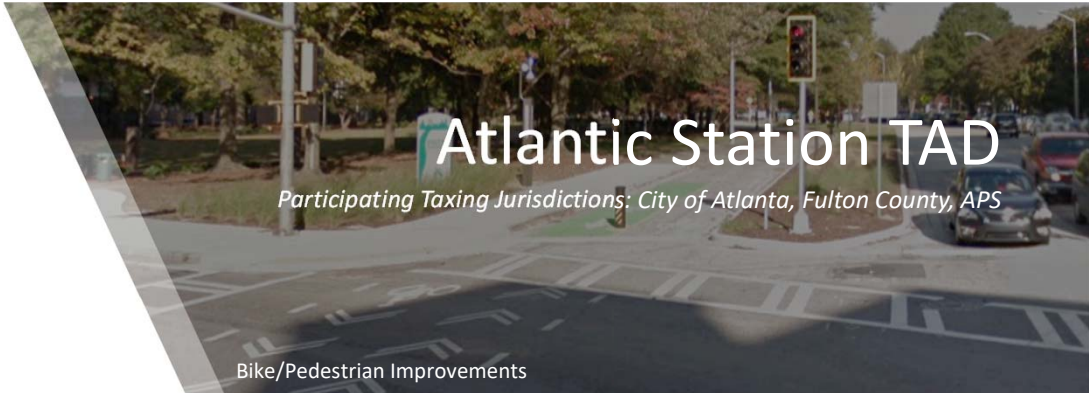


# Atlantic Station TAD


Participating Taxing Jurisdictions: City of Atlanta, Fulton County, APS

## Projects/Accomplishments Overview

- 3,600 residential units
  - *23% affordable*
- 1.3 M retail sq. ft.
- 1.0 M office sq. ft.
- 101 hotel rooms
- 7,200 structured parking
- 1.35 miles of streetscape and connectivity improvements (sections of Howell Mill Rd., Marietta St. and 14<sup>th</sup> St.)



Bike/Pedestrian Improvements



Commercial Development



Infrastructure



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 3, 8





## Projects/Accomplishments Overview

- 1,620 residential units
- 460,767 retail sq. ft.
- 92,000 office sq. ft.
- 160 hotel rooms
- Fire Station



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council District 11



## Princeton Lakes TAD

Participating Taxing Jurisdictions: City of Atlanta, Fulton County





## Projects/Accomplishments Overview

- 2,089 residential units
  - 29% affordable
- 114,000 retail sq. ft. (includes Publix-anchored center)
- Fire station #28
- Moores Mill Road extension

TAD Investment  
**\$32.3M**

Total Project Cost  
**\$349M**

Economic Impact  
**\$498M**

Direct Jobs  
**2,754**

Return on Investment\*  
**\$14.43**

Funds Available for New Projects  
**\$2.66M**

\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council District 9





# Eastside TAD

Participating Taxing Jurisdictions: City of Atlanta, Fulton County, APS

## Projects/Accomplishments Overview

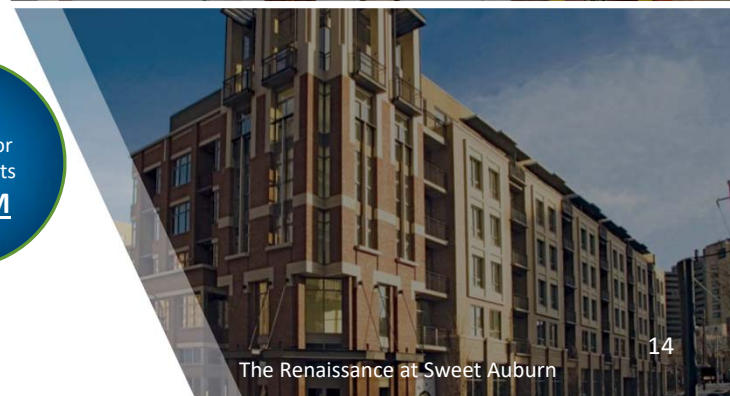
- 2,077 residential units
  - 38% affordable
- 705,000 retail sq. ft.
- 474,000 office sq. ft.
- 309 hotel rooms
- 2,400 structured parking
- 2.7 mile Atlanta Streetcar
- Acquisition for Memorial Drive Greenway
- 10 Façade Improvement Projects



King Memorial TOD



Constellations



The Renaissance at Sweet Auburn



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 1, 2, 4, 5





## Projects/Accomplishments Overview

- Completed 202 acres of new parks
- Improved 210 existing park acres
- Purchased 641 acres
- 11 miles of trails built and opened
- 30 miles are controlled and 39.5 master planned
- 5 miles of streetscapes completed; 7.2 designed
- Completed environmental remediation on 274 acres
- 1,600 affordable housing units
- 14% employment growth since creation

TAD  
Investment  
**\$130M**

Total  
Project Cost  
**\$5B**

Economic  
Impact  
**\$7.3B**

Direct Jobs\*\*  
**11,200**

Return on  
Investment\*  
**\$55.15**

Funds  
Available for  
New  
Projects  
**\$0**

\*ROI = (Economic Impact – TAD Investment) / TAD Investment

\*\*Calculated using GA Tech LOCI Software

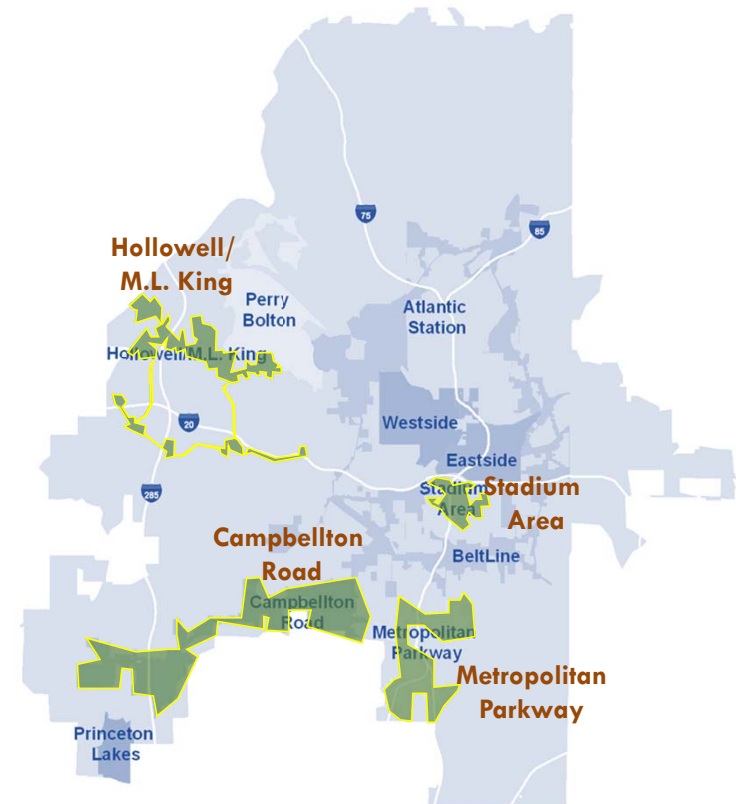
Council Districts - All



# Commercial Corridor TADs

*Participating Taxing Jurisdictions: City of Atlanta, Fulton County*

- Created in 2006
- No Atlanta Public Schools (APS) participation
- Spur catalytic mixed-use, development, create jobs
- Support
  - Catalytic commercial revitalization
  - Infrastructure
  - Quality of life projects
- Pay-as-you-go financing
  - Alternative to bonds (require larger projects, \$5+ million)
  - Developer reimbursed as increment collected
- Historic View
  - Lower property values
  - Impacted by the recession





## Projects/Accomplishments Overview

- Campbellton Road Pedestrian Improvements
- State Opportunity Zone Designation
- Federal Opportunity Zone Designation
- Security Camera Network
- LCI Planning Grant
- Lee St. Multi-Use Trail
- Ft. McPherson FiberNet System
- Ft. McPherson Internal Road



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 11, 12







## Projects/Accomplishments Overview

- State Opportunity Zone Designation
- Federal Opportunity Zone Designation
- MLK Dr. Streetscape
- iVillage at H.E. Holmes MARTA Station
  - *8 businesses*
- The Remington Senior Housing (160 units)
  - *100% affordable*



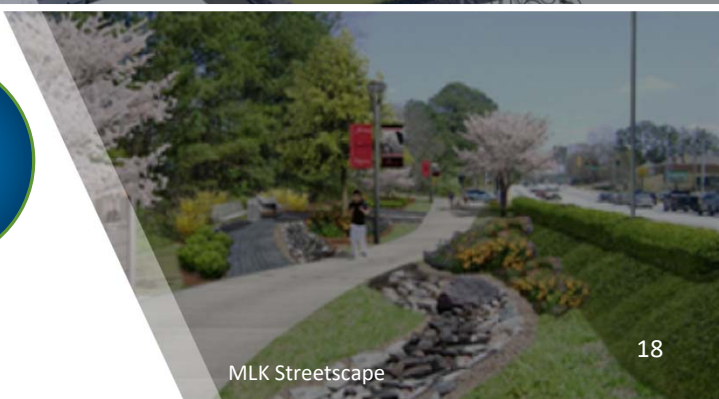
\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 3, 9, 10



# Hollowell/ML King TAD

Participating Taxing Jurisdictions: City of Atlanta, Fulton County





## Projects/Accomplishments

- Screen Gems Development (Pay-As-You-Go)
- Lakewood LCI Study
- State Opportunity Zone Designation
- Federal Opportunity Zone Designation
- Lakewood Multi-Use Trail
- Cleveland Avenue Pedestrian Improvements

TAD Investment  
**\$1.8M**

Total Project Cost  
**\$14M**

Economic Impact  
**\$19.9M**

Direct Jobs  
**110**

Return on Investment\*  
**\$9.78**

Funds Available for New Projects  
**\$1.09M**

\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 1, 12







# Stadium Neighborhoods TAD

Participating Taxing Jurisdictions: City of Atlanta, Fulton County

Neighborhood Redevelopment Concept

Master Planning

Commercial Corridor Concept

## Projects/Accomplishments

- Stadium Neighborhoods LCI Study
- Federal Opportunity Zone Designation



\*ROI = (Economic Impact – TAD Investment) / TAD Investment

Council Districts 1, 4





*QUESTIONS?*

## Quarterly TAD Update

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August 7, 2018