



Community Development/Human Services Committee TAD Quarterly and Opportunity Zone Update

October 29, 2019

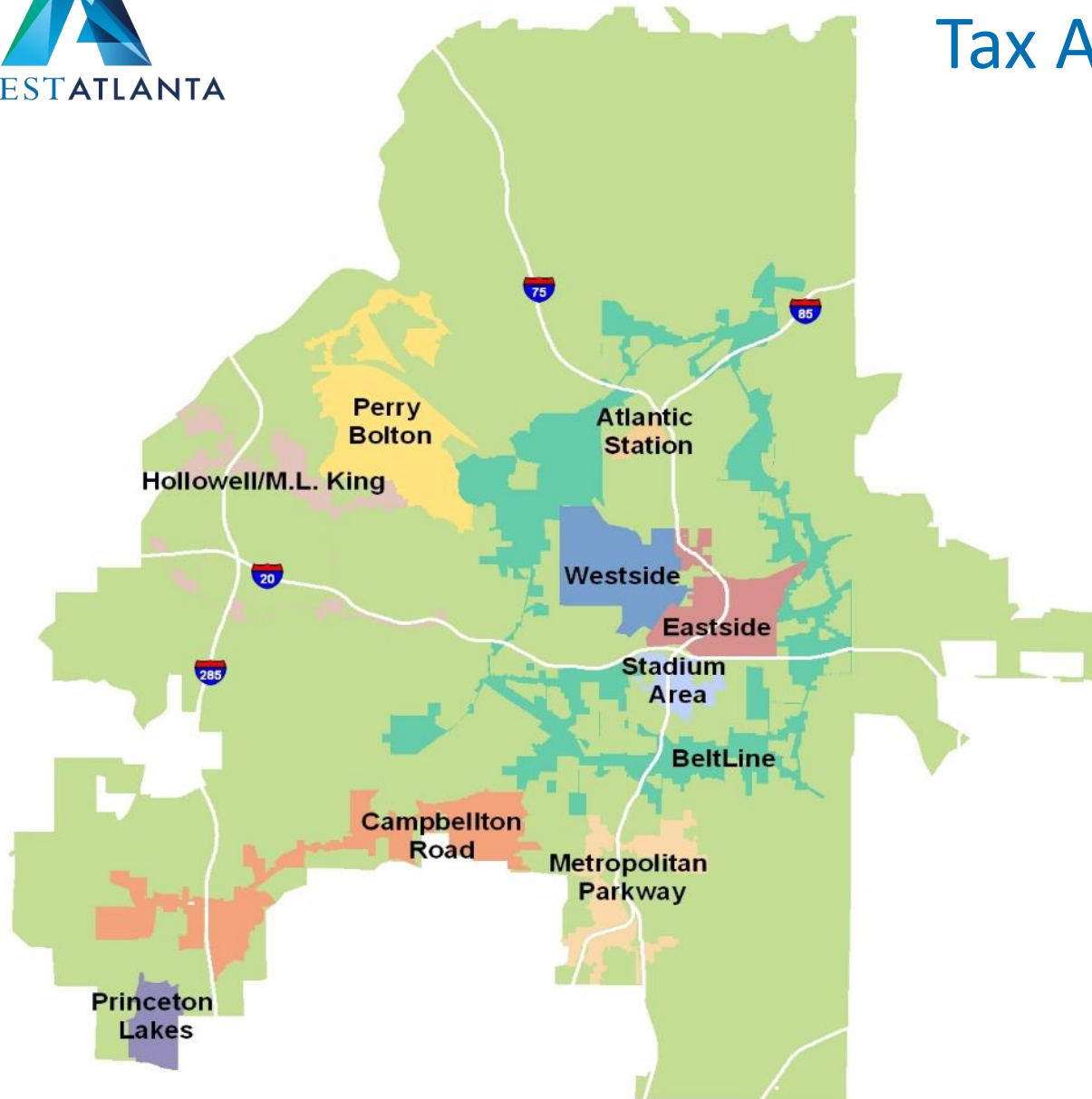


TAD Quarterly Update

- Invest Atlanta is undertaking an Economic Development Strategy based on Economic Mobility Principals
- In an effort to incorporate this throughout Invest Atlanta programs, additional measures and metrics will be created targeting Economic Mobility goals and objectives
- Once completed, the strategy will inform the continued implementation of TAD programs

Tax Allocation Districts and Corridors

Atlanta's Tax Allocation Districts



- Westside (1992/1998 expanded) - Partially Complete
- Atlantic Station (1999) – Substantially Complete. All proceeds pledged to debt repayment. No new projects
- Princeton Lakes (2002) – Substantially Complete. All proceeds pledged to debt repayment. No new projects
- Perry Bolton (2002) – Partially Complete
- Eastside (2003) – Partially Complete
- Atlanta BeltLine (2005) – Not Complete
- Campbellton Road (2006) – Not Complete
- Hollowell/ML King (2006) – Not Complete
- Metropolitan Parkway (2006) - Not Complete
- Stadium Area (2006) - Not Complete

TAD SUCCESS STORIES

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 **\$9.0 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 12,000 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**



Moore's Mill Village
Perry Bolton



Tribute Lofts
Eastside



Center for Civil & Human Rights
Westside



The Remington Senior Housing
Hollowell-ML King

ECONOMIC IMPACTS CREATED BY ATLANTA'S TADS



TAD
Investment
\$689M

Total
Project Cost
\$9.7B

Economic
Impact*
\$13.7B

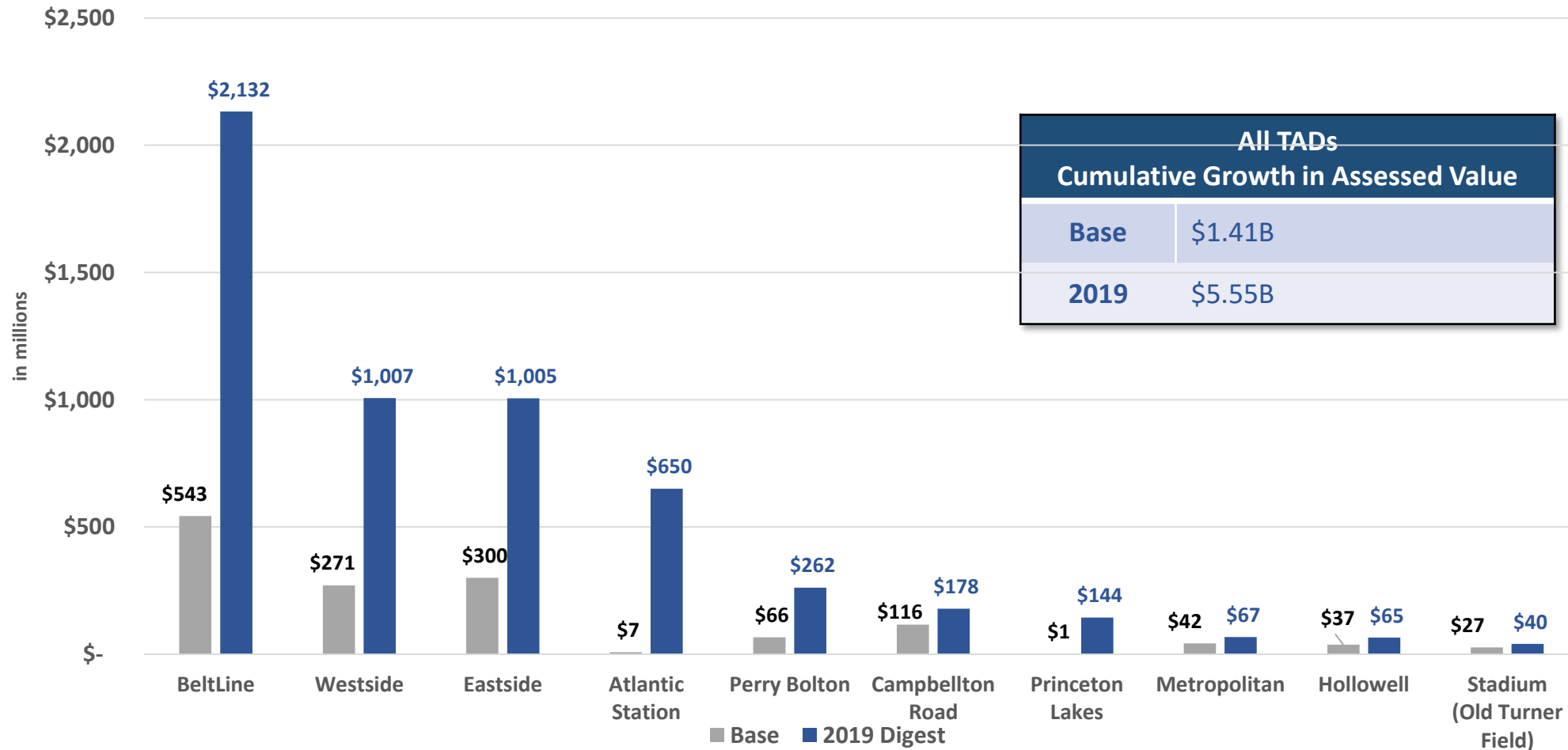
Direct Jobs*
54,257

**Calculated using IMPLAN / NAICS code 236220 and GA Tech LOCI Software Investment since first project funded*

How have the TADs performed?

Growth in Assessed Value

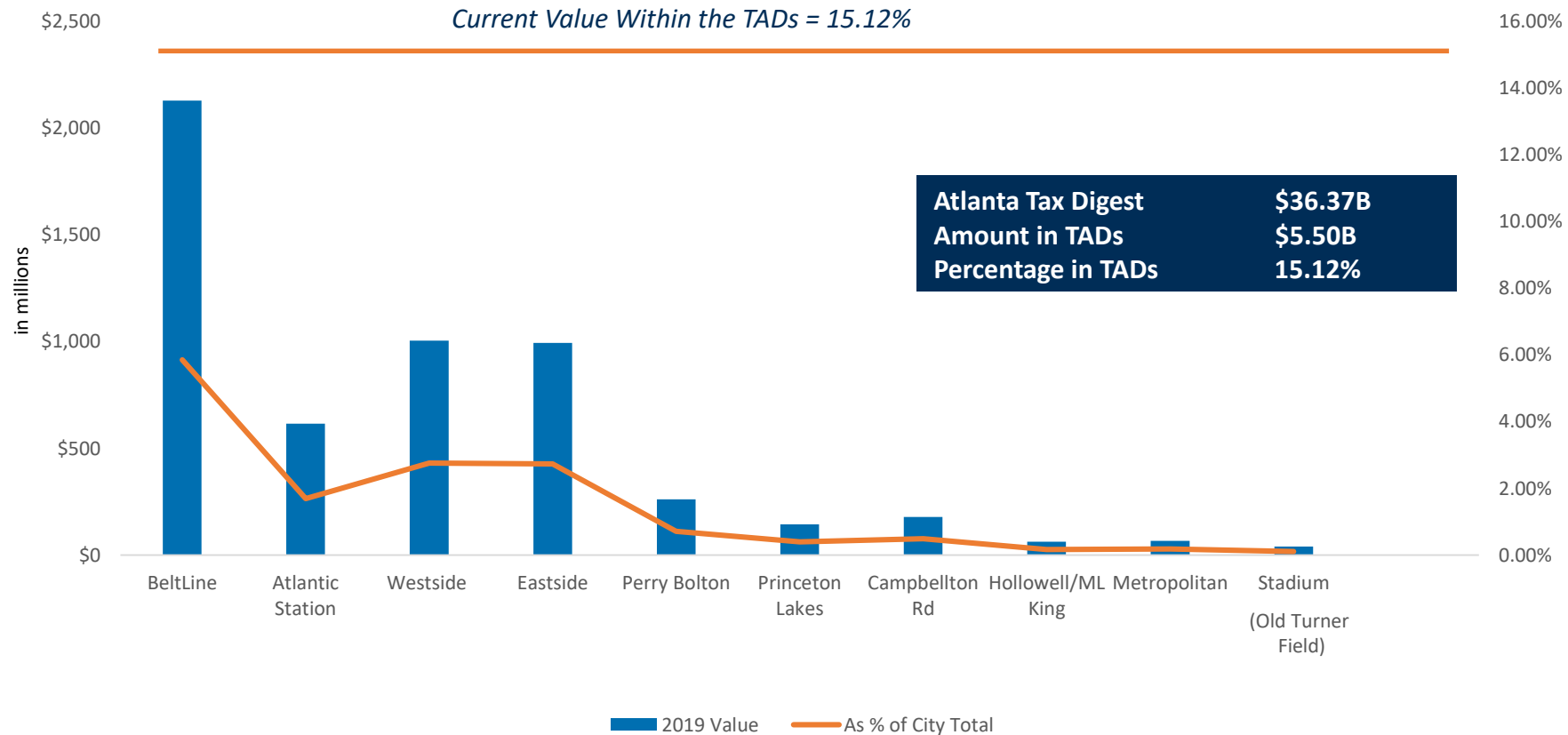
Growth in Assessed Value



Since the creation of each TAD, the cumulative increase in assessed value for all TADs is \$4.14B.

Where are we now?

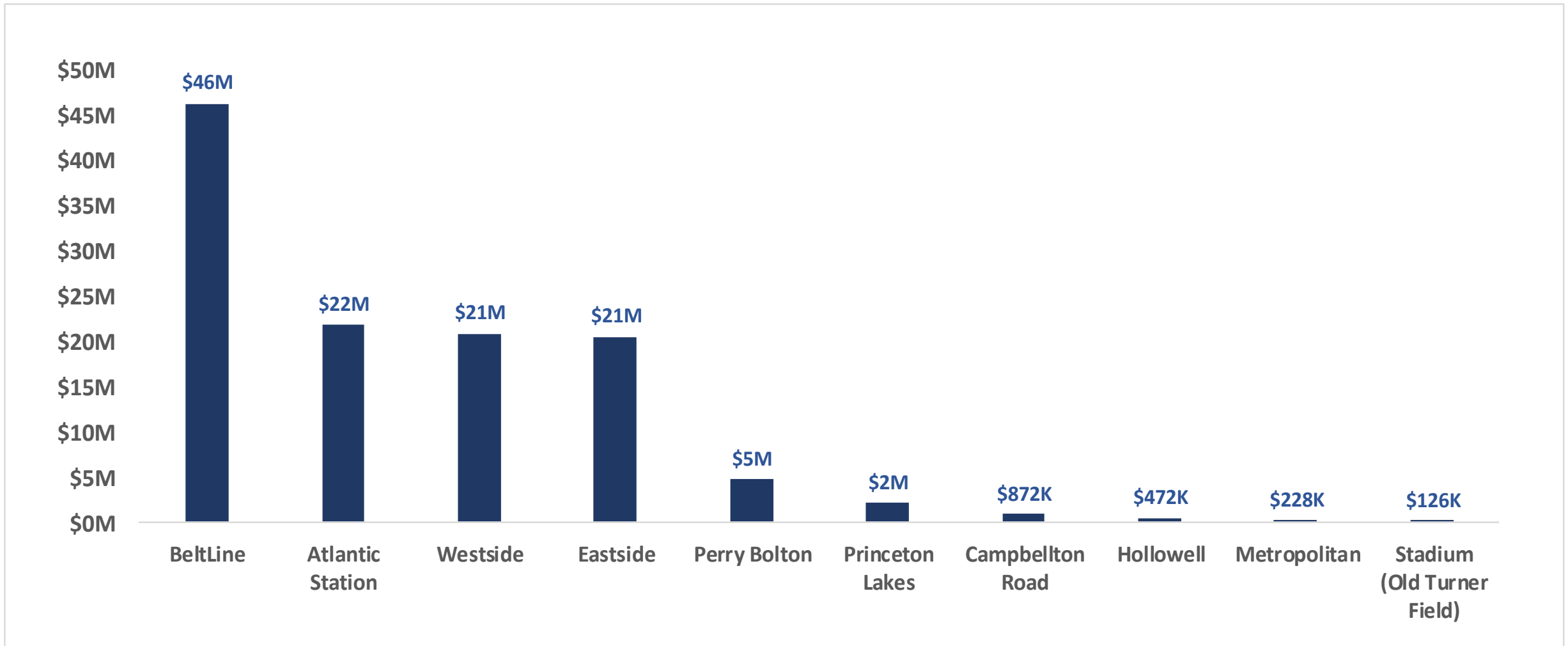
2019 Assessed Values



Georgia Redevelopment Powers Law prohibits the creation of new TADs if the assessed value of a jurisdiction’s TADs, at the time of creation, is greater than **10%** of the jurisdiction’s total tax digest, based on this, the City cannot create a new TAD.

How much tax increment was collected in 2018?

(in millions)



Projects/Accomplishments Overview

- 1,743 residential units
 - *23% affordable*
- 537,000 retail sq. ft.
- 2.3 M office sq. ft.
- 1,020 hotel rooms
- 1.5 miles of streetscape and pedestrian improvements
- 2.7 mile Atlanta Streetcar
- Parks and Greenspace
- Workforce and Early Learning Training Centers
- Land Acquisition/Neighborhood Stabilization
- **New** – Community Builders Pre-Development Grant
- **New** - Quest Non-Profit Center for Change
- **New Façade Improvement Projects**
 - Healey Building (Downtown)
 - Koncept House (Castleberry Hill)
 - Carnegie Library Building (English Ave.)



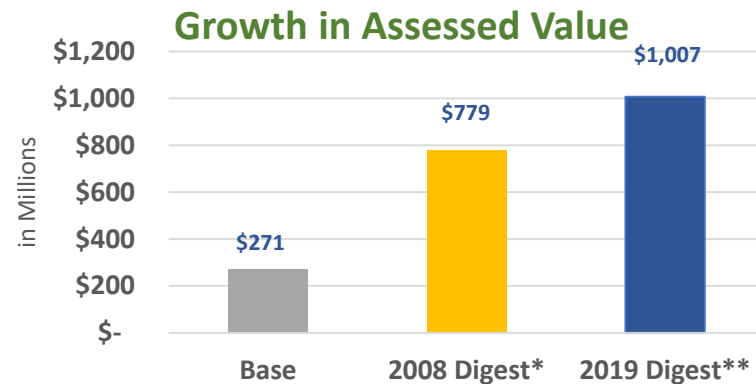
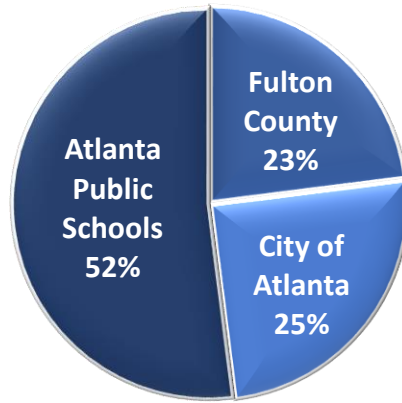
Westside TAD



*ROI = (Economic Impact – TAD Investment) / TAD Investment Investment since first project funded

Council Districts 2, 3, 4

Taxing Jurisdiction Participation



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

2019 Increment Collection

- Annual tax increments of \$20.8M
- Annual net tax increments of \$8.7M

| Fund Balance (in millions) | |
|-------------------------------------|-----------------|
| Accumulated Tax Increment Balance | \$ 67.41 |
| Transaction & Administrative Costs* | (0.75) |
| Debt Service Reserve & Payments | (28.31) |
| Project Funds | (26.52) |
| 6/30 Fund Balance | \$ 11.83 |

Fund Balance Available for Redevelopment Initiatives


* Includes cost of bond compliance (audit fees, trustee fees) & project management fees.




| Committed TAD Projects (in millions) | |
|---|-----------------|
| Community Improvement Fund | \$ 8.33 |
| Catalytic Projects | 4.20 |
| Atlanta Better Buildings Challenge | 0.86 |
| Façade Improvement Fund | 0.33 |
| Streetcar Extension and Purple Line Study | 0.17 |
| Streetcar Grant | 0.29 |
| Judicial In Rem for Code Enforcement (COA) | 0.34 |
| Acquisition & Real Estate | 0.61 |
| Boone Blvd Green St. | 1.00 |
| MLK Streetscape | 1.17 |
| NEPA - Light Rail Transit Corridors | 0.54 |
| Cook Park | 1.20 |
| Synergy Real Estate Group LLC | 0.10 |
| Community Builders Pre-Development Fund | 0.13 |
| 143 Alabama St - Rehabilitation & Renovation | 2.00 |
| Georgia Aquarium Expansion (Ascension Fund) | 5.00 |
| Kathryn Johnson Memorial Park (Boone West Park) | 0.25 |
| Project Funds | \$ 26.52 |

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 14th St.)



Bike/Pedestrian Improvements

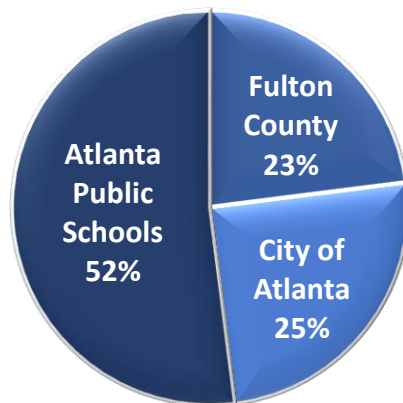


Commercial Development

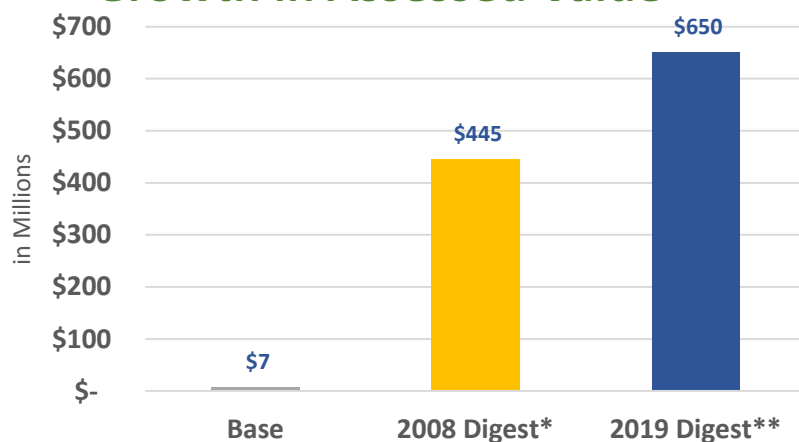


*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded

Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

| Fund Balance | |
|--------------------------------------|----------------|
| (in millions) | |
| Accumulated Tax Increment Balance | \$ 30.61 |
| Transaction & Administrative Costs* | (0.26) |
| Debt Service Rsv/Pymt ** | (30.34) |
| 6/30 Fund Balance¹ | \$ 0.00 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of bond compliance (audit fees, trustee fees) & project management fees

** Subsequent to 6/30/19, \$15.9M was paid down on Series 2016 principal. Additional increment revenue is pledged to service the debt.

¹ COA Infrastructure project committed in 2016 will be funded from annual net tax increments.



2019 Increment Collection

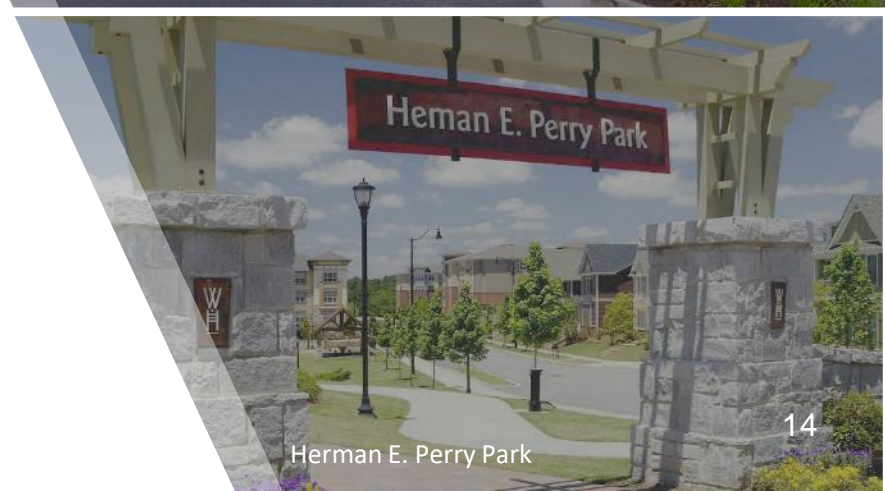
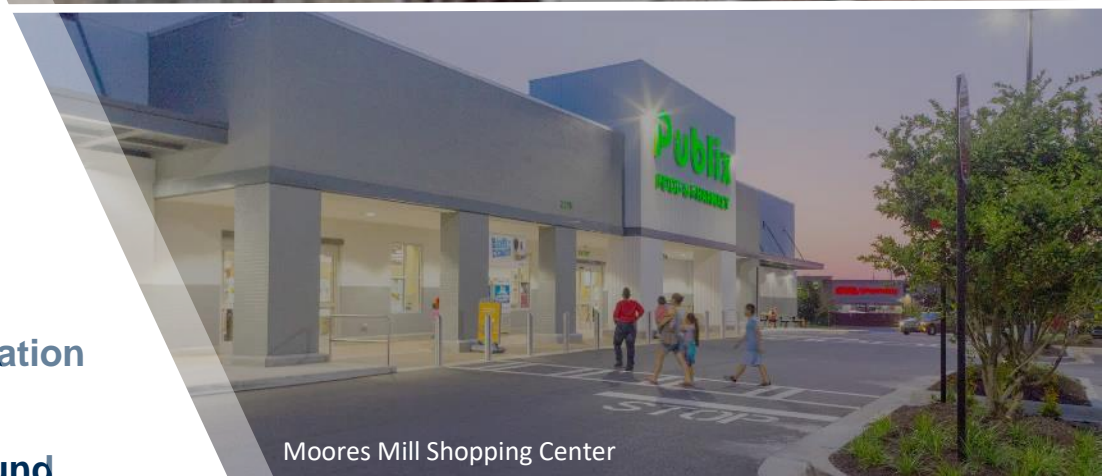
- Annual tax increments of \$21.2M
- Annual net tax increments of \$2.3M

Projects/Accomplishments Overview

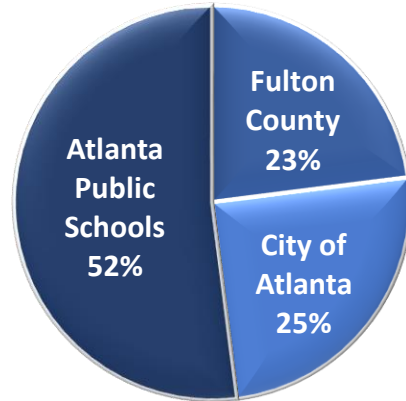
- 2,089 residential units
 - *29% affordable*
- 114,000 retail sq. ft. (includes Publix-anchored center)
- Fire station #28
- New, expanded fire station #22
- Moores Mill Road extension
- **New Initiative – Small Business Improvement Grant Anticipated application launch in November**
- **Creating program, application process for new redevelopment grant fund**



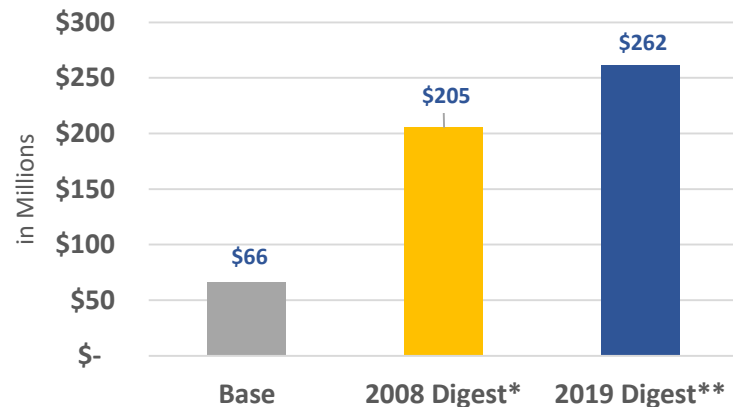
*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded



Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

| Fund Balance | |
|-------------------------------------|----------------|
| (in millions) | |
| Accumulated Tax Increment Balance | \$ 11.79 |
| Transaction & Administrative Costs* | (0.07) |
| Debt Service Reserve & Payments | (3.25) |
| 6/30 Fund Balance | \$ 8.47 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of bond compliance (audit fees, trustee fees) & project management fees

2019 Increment Collection

- Annual tax increments of \$4.6M
- Annual net tax increments of \$2.9M

Projects/Accomplishments Overview

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



Princeton Lakes Retail Center



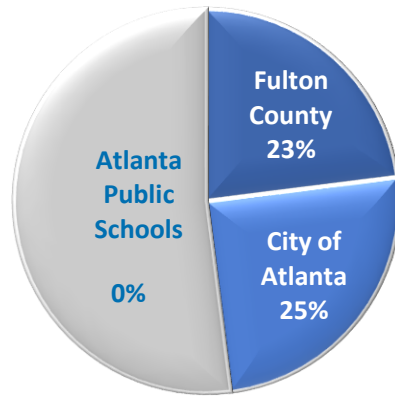
Princeton Lakes Medical Office



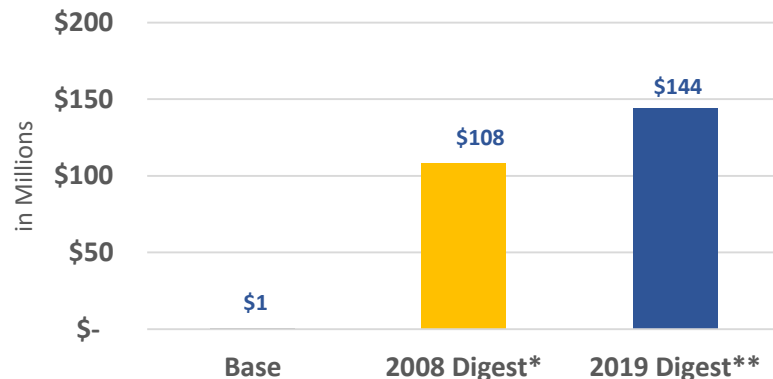
Ansley at Princeton Lakes

*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded

Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

Fund Balance

(in millions)

| | | |
|-------------------------------------|----|----------------|
| Accumulated Tax Increment Balance | \$ | 5.54 |
| Transaction & Administrative Costs* | | (0.15) |
| Debt Service Reserve & Payments | | (1.00) |
| Project Funds | | (4.38) |
| 6/30 Fund Balance | | \$ 0.00 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of bond compliance (audit fees, trustee fees) & project management fees



Committed TAD Projects

(in millions)

| | | |
|----------------------|----|----------------|
| Fire Station | \$ | 4.38 |
| Project Funds | | \$ 4.38 |

*Bond Proceeds and/or Tax Increment restricted for specific projects per the bond documents or municipal ordinance.

2019 Increment Collection

- Annual tax increments of \$2.1M
- Annual net tax increments of \$0.1M

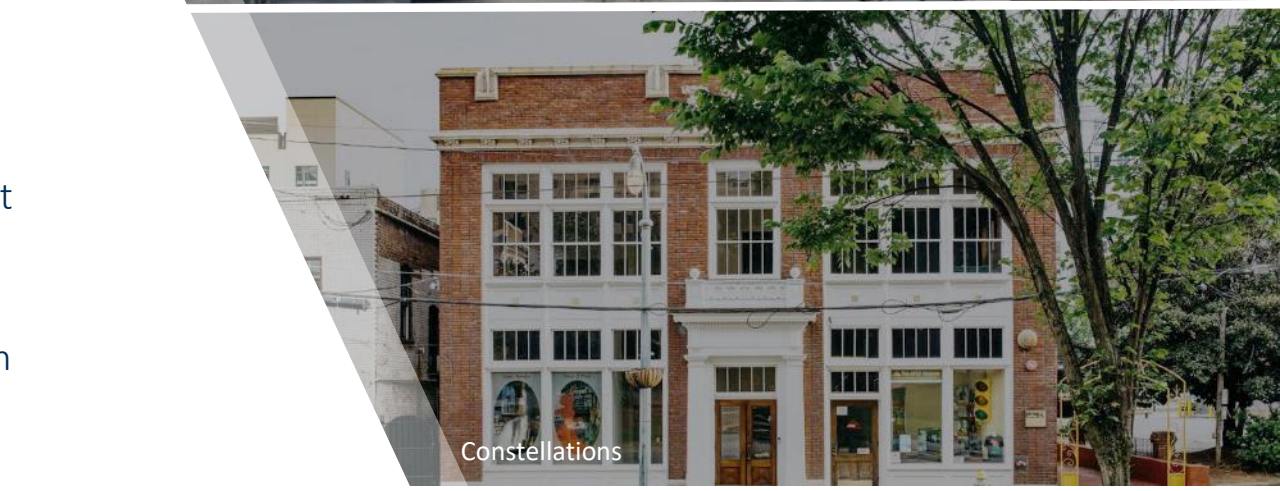
Projects/Accomplishments Overview

- 2,077 residential units
 - *38% affordable*
- 705,000 retail sq. ft.
- 474,000 office sq. ft.
- 309 hotel rooms
- 2.7 mile Atlanta Streetcar
- Acquisition for Memorial Drive Greenway
- 10 Façade Improvement Projects
- **New** – Sweet Auburn Area Technical Assistance and Predevelopment Fund (partnership with Central Atlanta Progress). Working with 16+ property owners/organizations
- **New** – Grant application for priority projects in Sweet Auburn, South Downtown and Memorial Drive corridor
- **New** – Grant application opened in October for priority projects in entire District

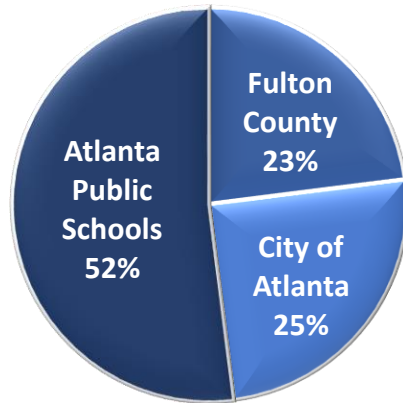


Council Districts 1, 2, 4, 5

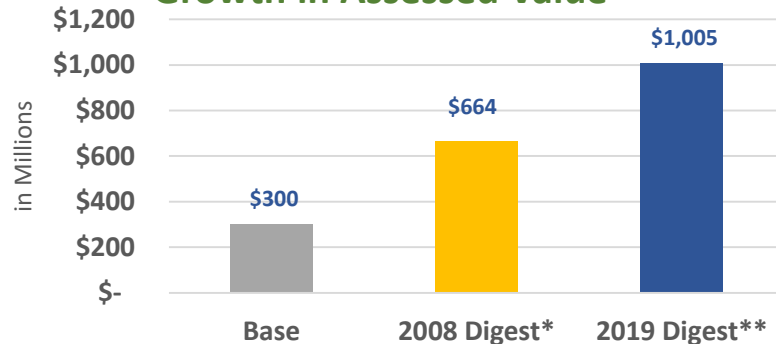
*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded



Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

2019 Increment Collection

- Annual tax increments of \$22.0M
- Annual net tax increments of \$9.2M

Fund Balance

(in millions)

| | | |
|------------------------------------|-----------|--------------|
| Accumulated Tax Increment Balance | \$ | 118.69 |
| Transaction & Administrative Costs | | (1.16) |
| Debt Service Reserve & Payments | | (29.56) |
| Project Funds | | (39.96) |
| 6/30 Fund Balance | \$ | 48.02 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of bond compliance (audit, trustee fees) & project management fees



Committed TAD Projects

(in millions)

| | | |
|--|-----------|--------------|
| Streetcar Expansion / Extension Engineering | \$ | 0.49 |
| Streetcar East Extension Engineering | | 0.30 |
| Façade Improvement - Phases I & II | | 0.20 |
| 101 Peachtree Street SW | | 0.10 |
| Land Acquisition and Assembly | | 2.93 |
| NEPA - Light Rail Transit Corridors | | 0.38 |
| 161 Peachtree Center Avenue Apts. | | 7.96 |
| Medical Arts Building | | 3.00 |
| Underground Atlanta | | 6.50 |
| King Memorial TOD | | 6.00 |
| South Downtown Redevelopment | | 8.00 |
| The Avery at Underground | | 3.60 |
| Sweet Auburn Technical Assist. Pre-Dev. Fund | | 0.50 |
| Project Funds | \$ | 39.96 |

Commercial Corridor TADs

Participating Taxing Jurisdictions: City of Atlanta, Fulton County

- Created in 2006
- No Atlanta Public Schools (APS) participation...***until January 2020 per Omnibus TAD Agreement***
- Support
 - Catalytic commercial revitalization, Infrastructure and Quality of life projects
- Pay-as-you-go financing
 - Alternative to upfront grants (require larger projects, \$5+ million)
 - Developer reimbursed as tax increment collected
- Historic view
 - Lower property values
 - Impacted by the recession
- **New Initiative – Small Business Improvement Grant**
Anticipated application launch in November
 - Available in all 4 Corridor TADs



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
- **New** – Symphony at Lakewood Multifamily Mixed Income (92 Units. 78 at 60% AMI and below)
- **New** – Andrew Young At-Promise Youth Center

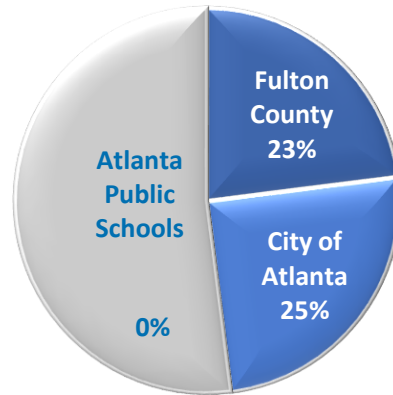


*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded

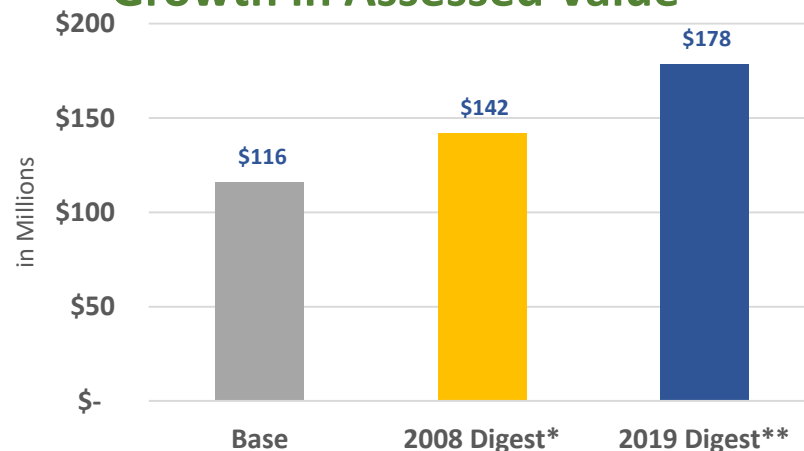
Council Districts 11, 12



Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

Fund Balance

(in thousands)

| | | |
|-------------------------------------|-----------|-----------------|
| Accumulated Tax Increment Balance | \$ | 4,572.57 |
| Transaction & Administrative Costs* | | (67.16) |
| Project Funds | | (857.00) |
| 6/30 Fund Balance | \$ | 3,648.41 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of compliance, audit & project management fees.



Committed TAD Projects

(in thousands)

| | | |
|------------------------------------|-----------|---------------|
| Lee Street Multi Use Trail | \$ | 350.00 |
| Campbellton Pedestrian Improvement | | 250.00 |
| Fort Mac Fiber Net | | 257.00 |
| Project Funds | \$ | 857.00 |

2019 Increment Collection

- Annual tax increments of \$1.8M
- Annual net tax increments of \$1.2M

Projects/Accomplishments Overview

- State Opportunity Zone Designation
- Federal Opportunity Zone Designation
- MLK Dr. Streetscape
- iVillage at H.E. Holmes MARTA Station - Grand Opening August 27, 2019
 - *8 businesses/14 shipping containers*
- The Remington Senior Housing (160 units)
 - *100% affordable*
- **New** – DLH Multifamily and Commercial Development
 - *150 units (130 at 60% AMI or below)*
 - *10,000 ft. retail/commercial*

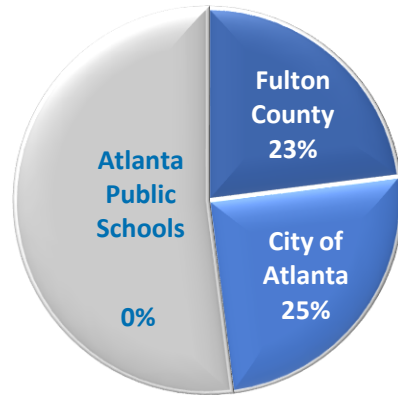


Council Districts 3, 9, 10

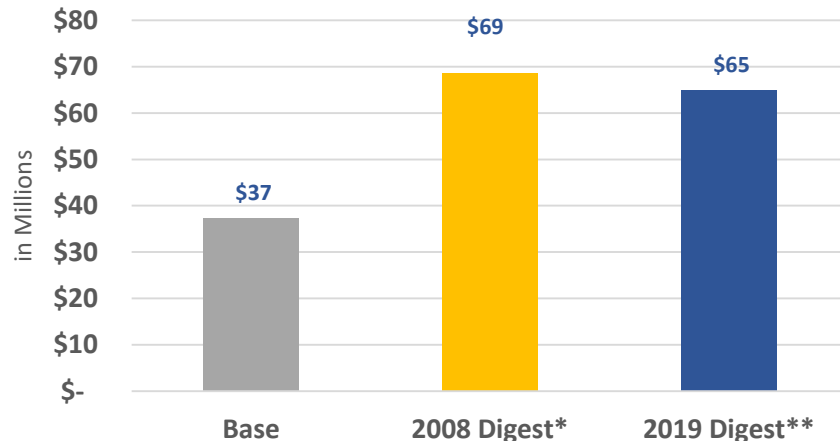
*ROI = (Economic Impact – TAD Investment) / TAD Investment Investment since first project funded



Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

| Fund Balance | |
|-------------------------------------|--------------------|
| (in thousands) | |
| Accumulated Tax Increment Balance | \$ 3,379.58 |
| Transaction & Administrative Costs* | (45.10) |
| Project Funds | (2,193.26) |
| 6/30 Fund Balance | \$ 1,141.22 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of compliance, audit & project management fees.



| Committed TAD Projects | |
|---|--------------------|
| (in thousands) | |
| MLK Streetscape Improvements | \$ 1,059.47 |
| MLK iVillage | 77.80 |
| Remington Pay-Go | 55.99 |
| DLH Dev. -2174&2176 Donald L. Hollowell Pwy | 1,000.00 |
| Project Funds | \$ 2,193.26 |

2018 Increment Collection

- Annual tax increments of \$790.7K
- Annual net tax increments of \$345.8K



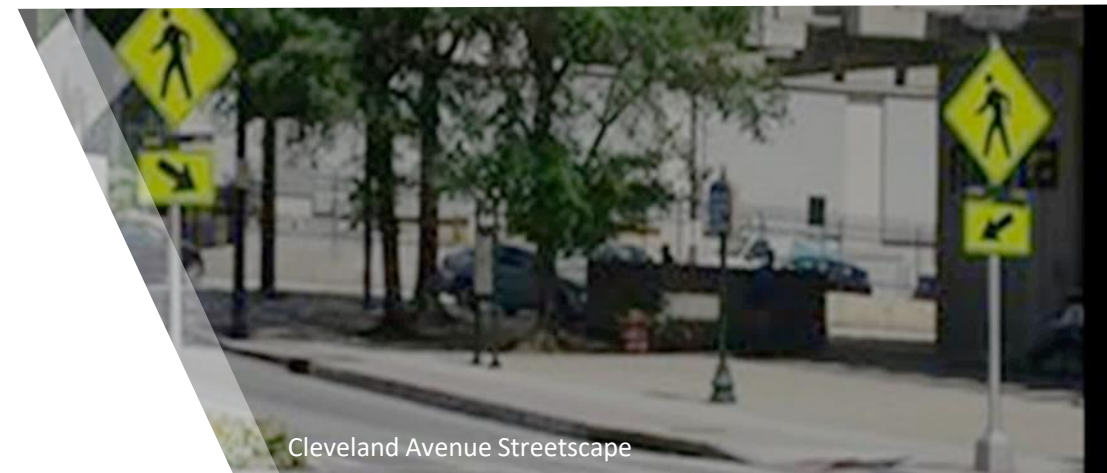
Metropolitan Parkway TAD

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
- **New** - Hartland Station (130 units)
 - *85% affordable*
- **New** - Operation Shield Security



Screen Gems Studios



Cleveland Avenue Streetscape



Hartland Station

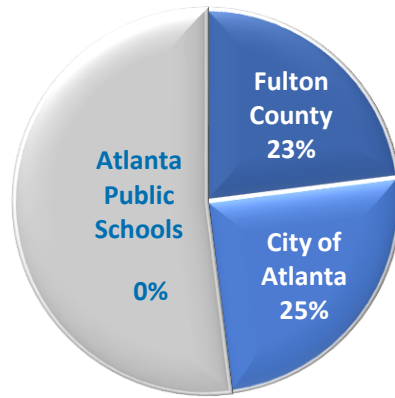


*ROI = (Economic Impact – TAD Investment) / TAD Investment
Investment since first project funded

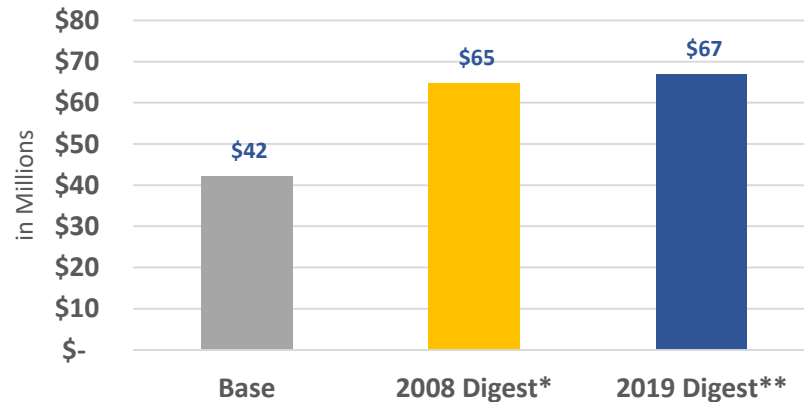
Council Districts 1, 12

Metropolitan Parkway TAD

Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

Fund Balance

(in thousands)

| | | |
|-------------------------------------|-----------|---------------|
| Accumulated Tax Increment Balance | \$ | 1,824.03 |
| Transaction & Administrative Costs* | | (25.78) |
| Project Funds | | (1,003.00) |
| 6/30 Fund Balance | \$ | 795.26 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of compliance, audit & project management fees.



Committed TAD Projects

(in thousands)

| | | |
|---------------------------------------|-----------|-----------------|
| Lakewood Multi-Use Trail | \$ | 250.00 |
| Cleveland Ave Pedestrian Improvements | | 250.00 |
| Operation Shield | | 503.00 |
| Project Funds | \$ | 1,003.00 |

2019 Increment Collection

- Annual tax increments of \$456.8K
- Annual net tax increments of \$231.2K

Projects/Accomplishments


- Stadium Neighborhoods LCI Study
- Federal Opportunity Zone Designation




*ROI = (Economic Impact – TAD Investment) / TAD Investment Investment since first project funded

Council Districts 1, 4

Stadium Neighborhoods TAD



Neighborhood Redevelopment Concept



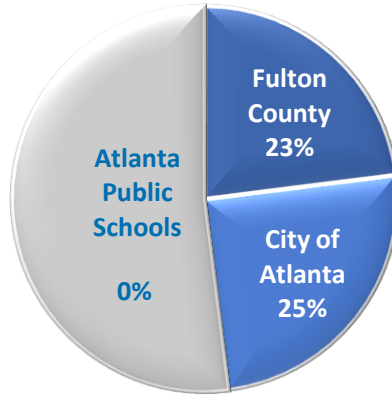
Master Planning



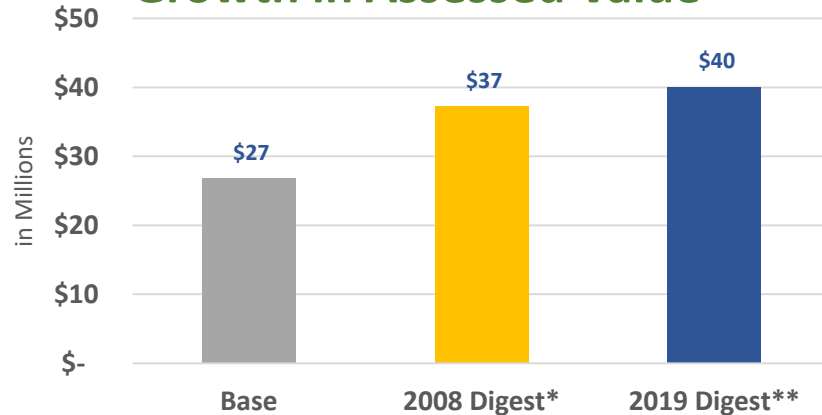
Commercial Corridor Concept

Stadium Neighborhoods TAD

Taxing Jurisdiction Participation



Growth in Assessed Value



*2008 Digest Assessed Value represents the height of real estate prior to the real estate crisis.

**2019 Digest Assessed Value as provided by Fulton County Board of Assessors as of 09/19

| Fund Balance | |
|-------------------------------------|------------------|
| (in thousands) | |
| Accumulated Tax Increment Balance | \$ 212.78 |
| Transaction & Administrative Costs* | (6.61) |
| Project Funds | - |
| 6/30 Fund Balance | \$ 206.17 |

Fund Balance Available for Redevelopment Initiatives

*Includes cost of compliance, audit & project management fees.

2019 Increment Collection

- Annual tax increments of \$275.3K
- Annual net tax increments of \$118.7K



Federal Opportunity Zones Update

ATLANTA'S OPPORTUNITY ZONES

- **Rockefeller Grant**

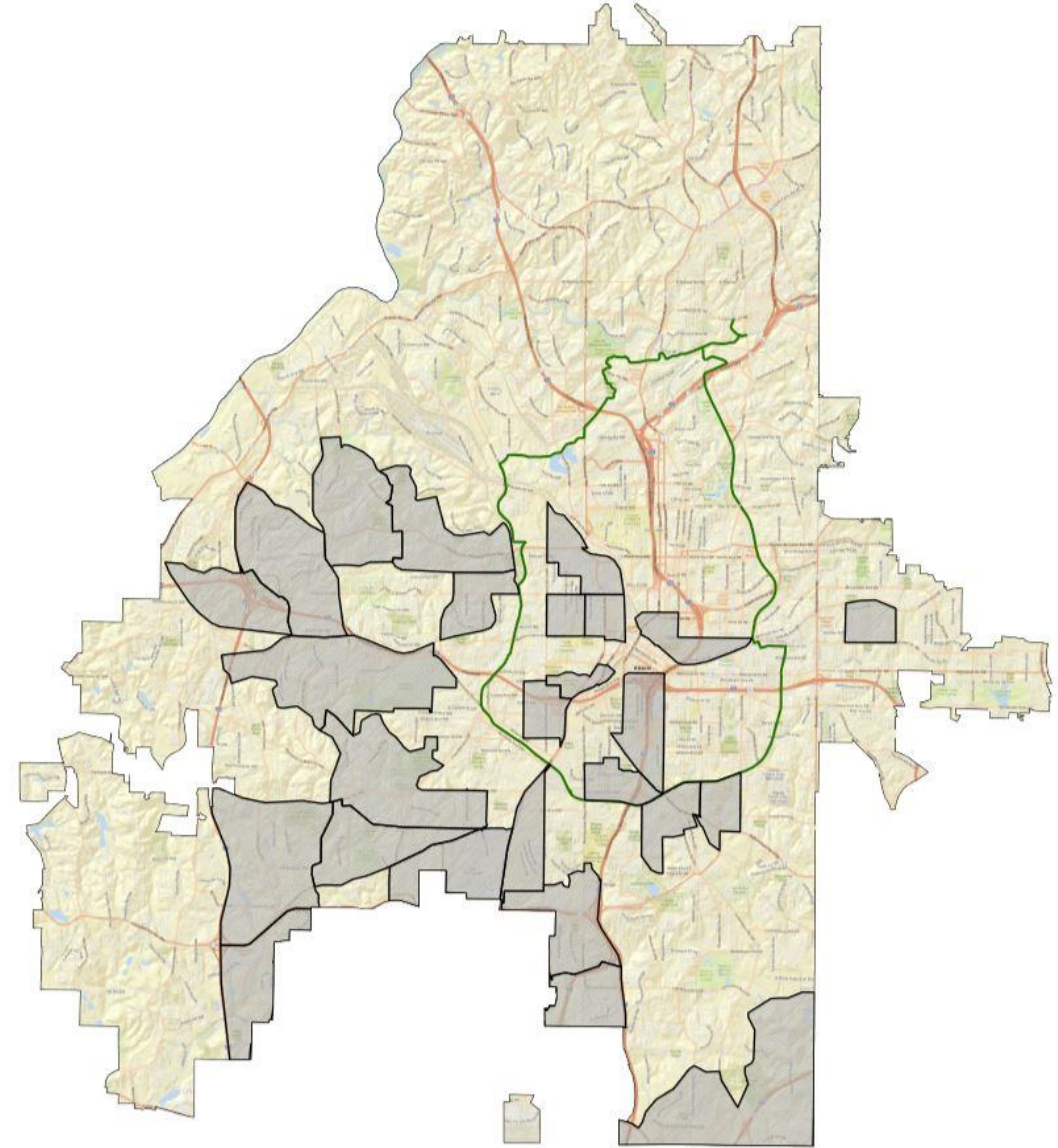
- Chief Opportunity Zone Officer
- Small Business Opportunity Zone Coordinator
- (2) VISTA Service Members

- **Atloppportunityzones.com (OZ Portal)**

- Facilitating introductions between Social Impact Investors and OZ Project Sponsors
- OZ address verification

- **Major Community Events**

- OZ Social Impact Investor Summit
- OZ Small Business Empowerment Forums (Co-sponsored by HUD & SBA)



Over 15 project sponsors actively pursuing OZ Investment, including:

- Briarwood
- RYSE Creative Village
- Carter Heights
- West End Mall
- Common Beltline South
- Westwood 21

Over 10 OZ Funds have identified Atlanta as a target market to make social impact investments that lead to the following outcomes:

- Job creation (economic mobility)
- Affordable Housing
- Mixed-use developments
- Support small businesses and entrepreneurs



Questions?
Thank You