



BUILDING A BELTLINE FOR ALL

City Council Work Session

February 16, 2021



@atlantabeltline



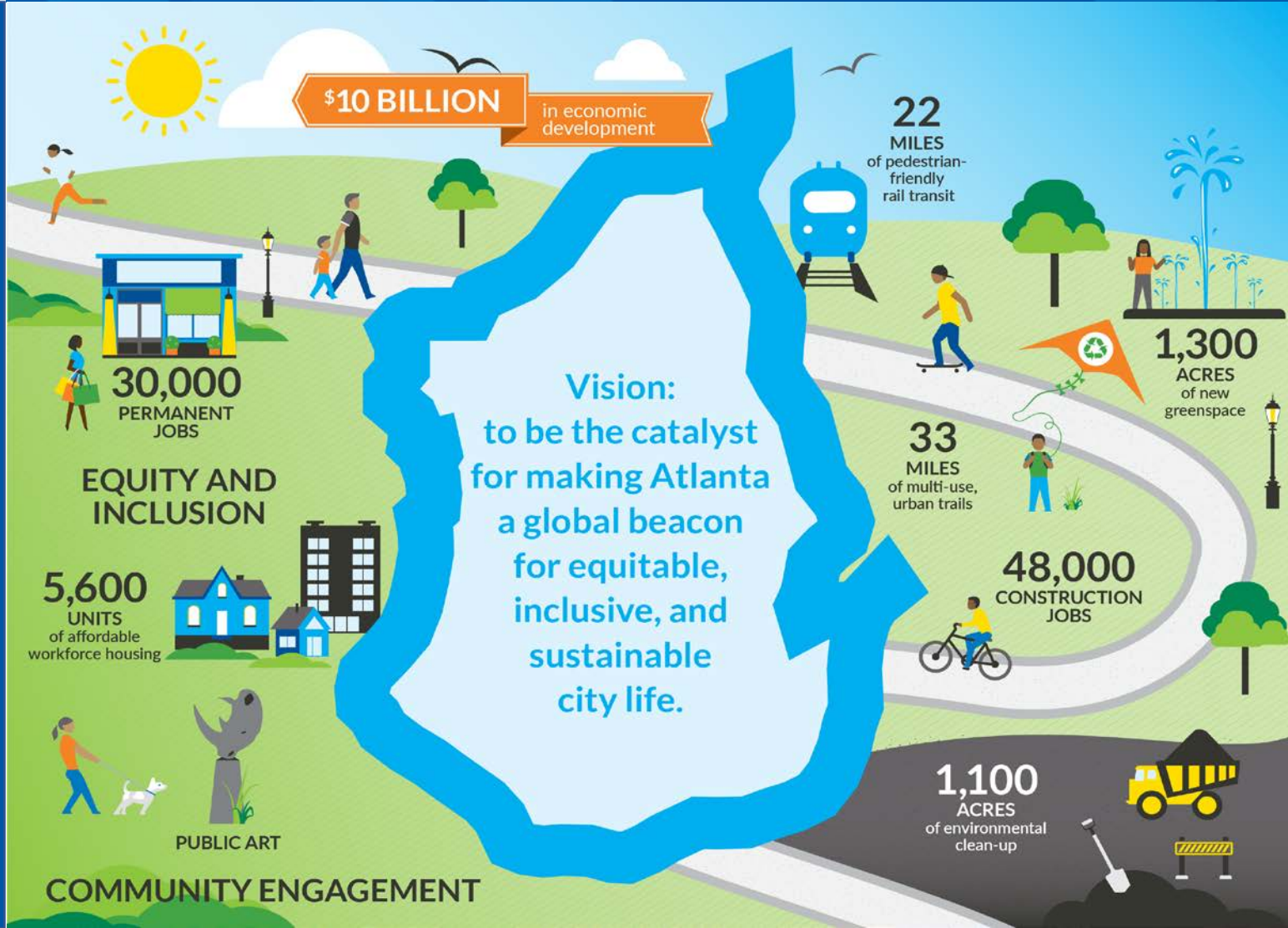
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ATLANTA BELTLINE VISION





WHERE WE ARE TODAY: TRAILS

Completed
7.9 / 22 miles

In Design
7.4 miles

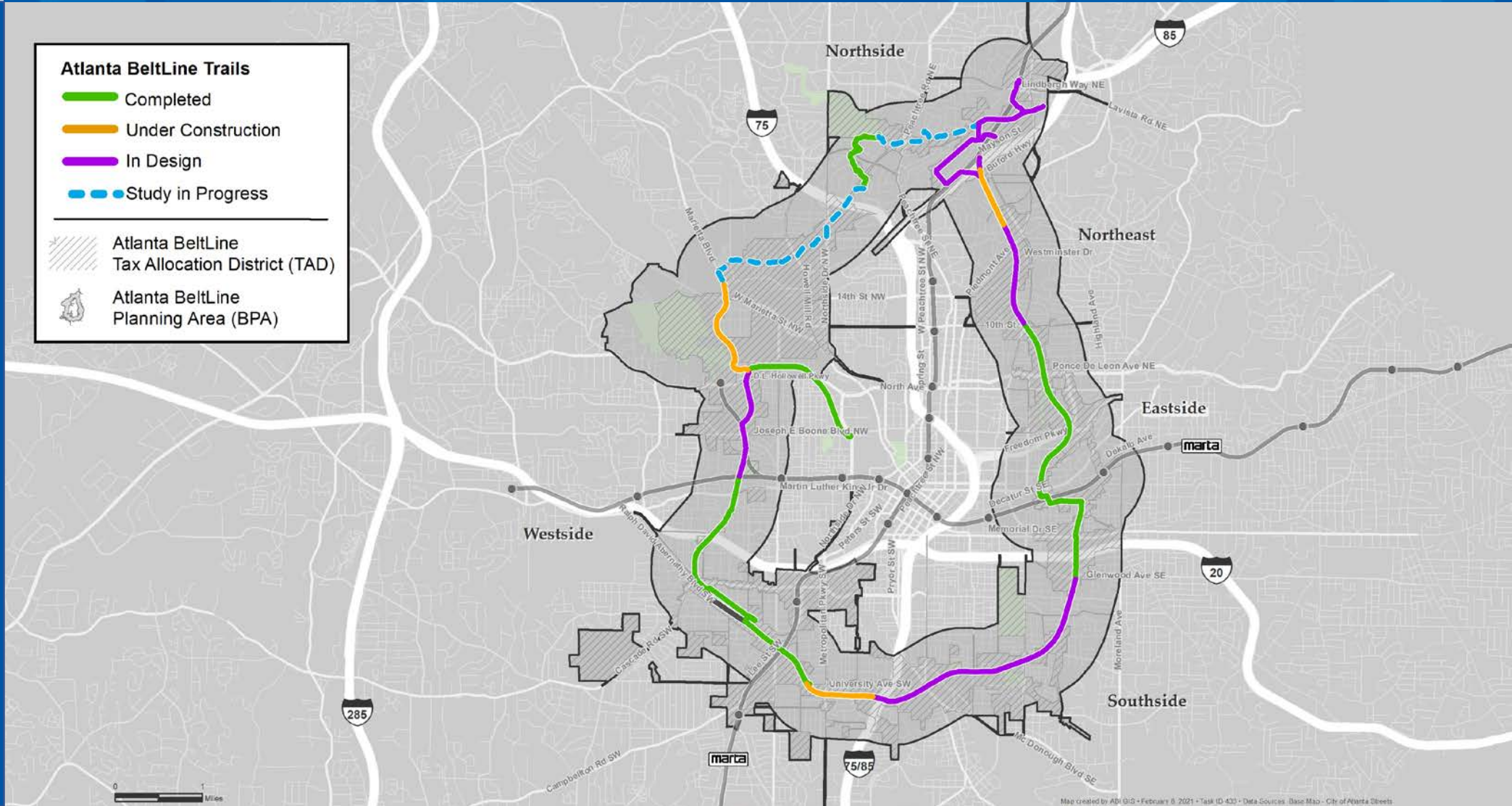
First time three
different trail
segments under
construction at
the same time

Atlanta BeltLine Trails

- Completed
- Under Construction
- In Design
- Study in Progress

Atlanta BeltLine Tax Allocation District (TAD)

Atlanta BeltLine Planning Area (BPA)





WHERE WE ARE TODAY: AFFORDABLE HOUSING

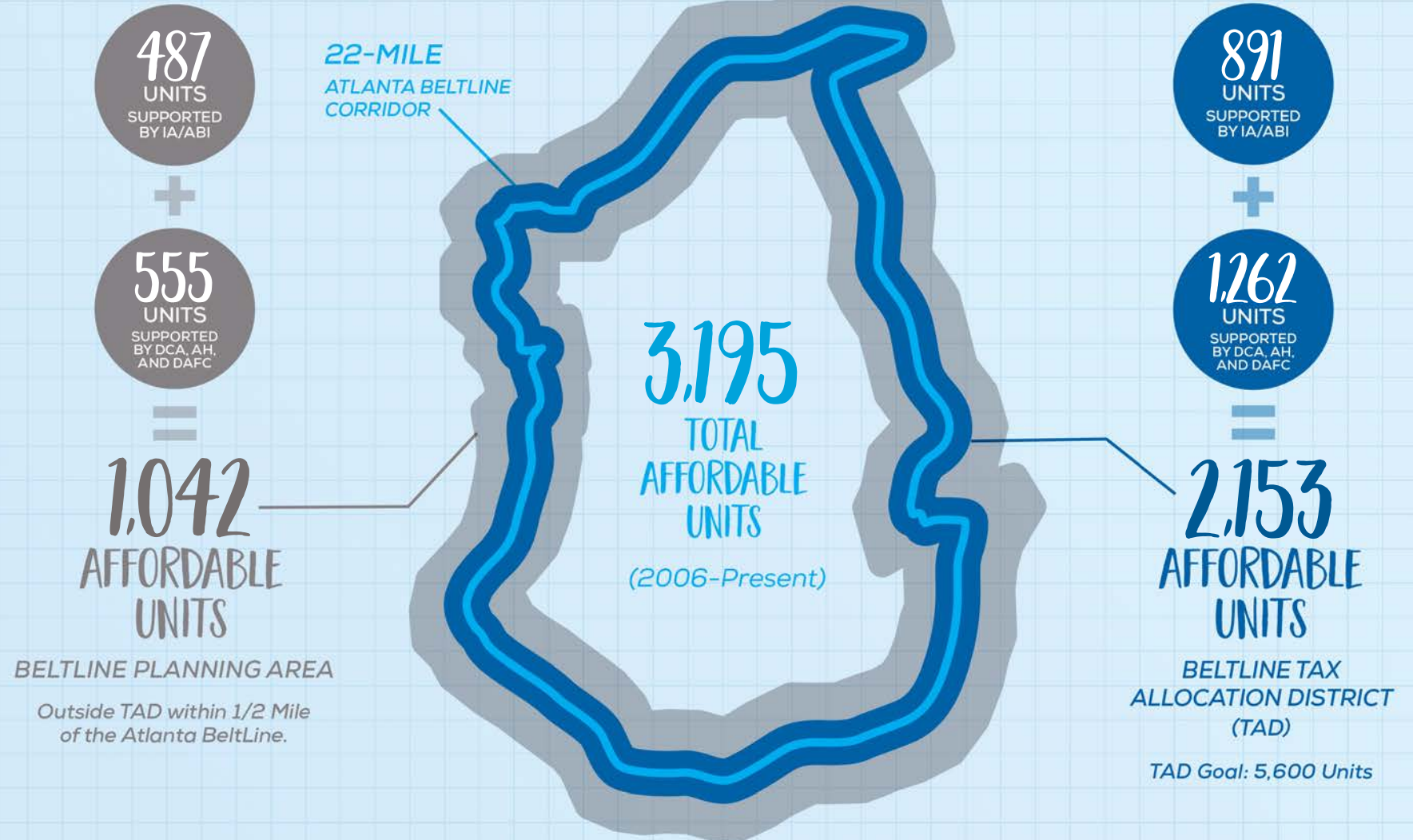
AFFORDABLE UNITS CREATED/PRESERVED

For precise TAD and Planning Area boundary lines, please visit: beltline.org/map

- **956 affordable units** in pipeline (out of 2,262 total units)
- **98%** of BeltLine Affordable Housing Trust Fund and TAD increment funds committed/expended

CHART LEGEND >>

- ABI** Atlanta BeltLine
- AH** Atlanta Housing
- DAFC** Development Authority of Fulton County
- DCA** Department of Community Affairs
- IA** Invest Atlanta





WHERE WE ARE TODAY: TRANSIT

- Acquired right of way for future transit where running adjacent to BeltLine trail
- With MARTA, ABI obtained FTA Tier I EIS, Record of Decision to advance transit around 22-mile loop
- Working with City and MARTA to advance Streetcar East Extension and Streetcar West Extension





WHERE WE ARE TODAY: JOB CREATION

Redevelopment Plan Job Goals

30,000 Permanent Jobs

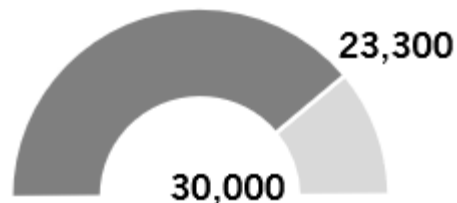
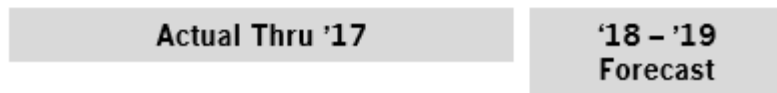
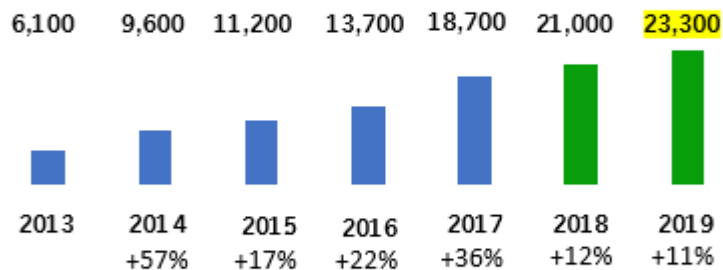
- 18,700 (2017 Actual)
- 23,300 (2019 Forecast)

48,000 Construction Jobs

- 49,470 (as of 2020)

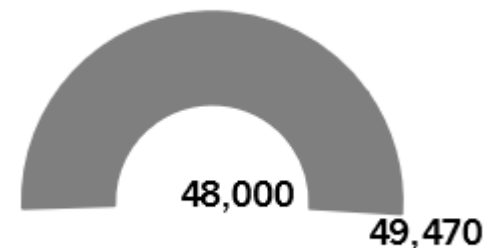
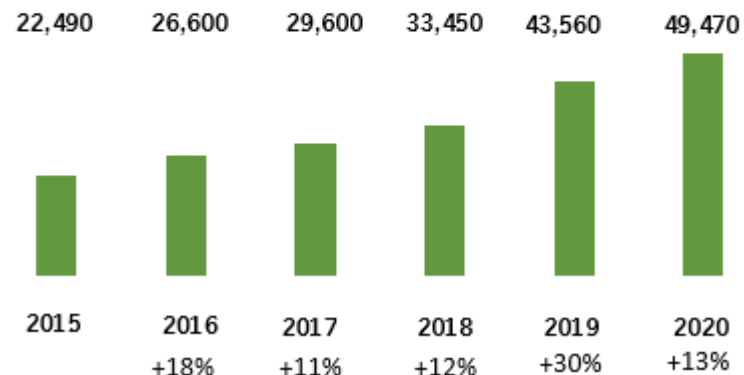
PERMANENT PRIVATE JOB CREATION (BELTLINE PLANNING AREA)

Estimated Job Attraction



ONE-YEAR CONSTRUCTION JOB CREATION

Construction Jobs Estimate



**Source U.S. Census Data and Private Investment Tracking



BELTLINE TAD PERFORMANCE

While TAD revenue is growing, we still anticipate a **>\$1B shortfall** from original projections unless significant new revenue streams created.





SPECIAL SERVICE DISTRICT OVERVIEW

WHY AN SSD?

- Close the funding gap
- Ensure equity
- Complete the trail corridor
- Expand commercial growth

A **Special Service District (SSD)** is a targeted tax district where certain property owners pay *slightly* more in property taxes to fund improvements from which they will benefit – in this case, funding to complete the Atlanta BeltLine trail in order to expand and connect commercial activity.

Atlanta BeltLine SSD	
Use of funds	Completion of mainline trail (land acquisition, design, construction)
Amount to generate for trail completion	\$100 million (via revenue bonds)
Properties included	Commercial and multi-family residential
Properties not included	Single family residential
Geography of district	Within Atlanta BeltLine Planning Area



PATHWAY TO GROWTH IN COMMUNITIES

- Spurs development that generates Tax Allocation District revenue needed to fund other BeltLine components (affordable housing, parks, economic development, transit, etc.)
- Generates new jobs and connects residents to job centers
- Catalyzes new housing subject to the affordability requirements of inclusionary zoning
- Attracts economic development and customers for local businesses
- Prepares conditions around BeltLine corridor for future transit
- Adds linear greenspace to City's park inventory
- Creates safe routes to schools





MORE BENEFITS: AFFORDABILITY

\$50 MILLION

in additional Affordable Housing funding unlocked from the BeltLine Tax Allocation District (TAD) that will ensure that the BeltLine reaches its goal of 5,600 units of affordable housing by 2030



STRATEGIES INCLUDE:

- Land acquisition
- Developer incentives
- Creation of new affordable multi-family units
- Preservation of existing affordable multi-family units
- Creation of permanently affordable homes through Atlanta Land Trust
- Homeowner Empowerment Workshops



MORE BENEFITS: AFFORDABILITY

**\$12.5
MILLION**

COMMUNITY
RETENTION FUND

to help **keep legacy
residents in their
homes** and alleviate
increasing property
tax burdens



BELTLINE LEGACY RESIDENT RETENTION FUND WILL:

- Provide grants to eligible residents to cover increase in property taxes for next 10 years
- Focus on homeowners in southern and western neighborhoods in Atlanta BeltLine Planning Area
- Launched in December 2020. Initial results:
 - First 11 recipients approved
 - Current applicants have lived in their homes for an average of 21 years
- Estimated 2,500 households may qualify
- www.beltline.org/retentionfund



MORE BENEFITS FOR SMALL BUSINESS

POTENTIAL STRATEGIES INCLUDE:

- Access to Capital
- Commercial Affordability Creation and Support
- Technical Assistance
- Entrepreneur and Microbusiness Support





MORE BENEFITS: MINORITY CONTRACTOR PARTICIPATION

UP TO **\$150 MILLION**
IN CONSTRUCTION
FUNDING
allocated to **minority-owned
contractors**

A white line-art icon of a dollar bill, showing the top edge and a central circle with a dollar sign inside.

STRATEGIES INCLUDE:

- Break down/combine work into economically feasible units to facilitate minority participation
- Streamline ABI internal procurement/contracting procedures to facilitate contracting with minority businesses
- Emphasize importance of certified minority businesses as subcontractors to prime contractors at pre-bid conferences and in bid documents
- Work with minority-focused business groups to recruit participation in ABI bids and contracts
- Advertise bid opportunities in minority-focused networks and media

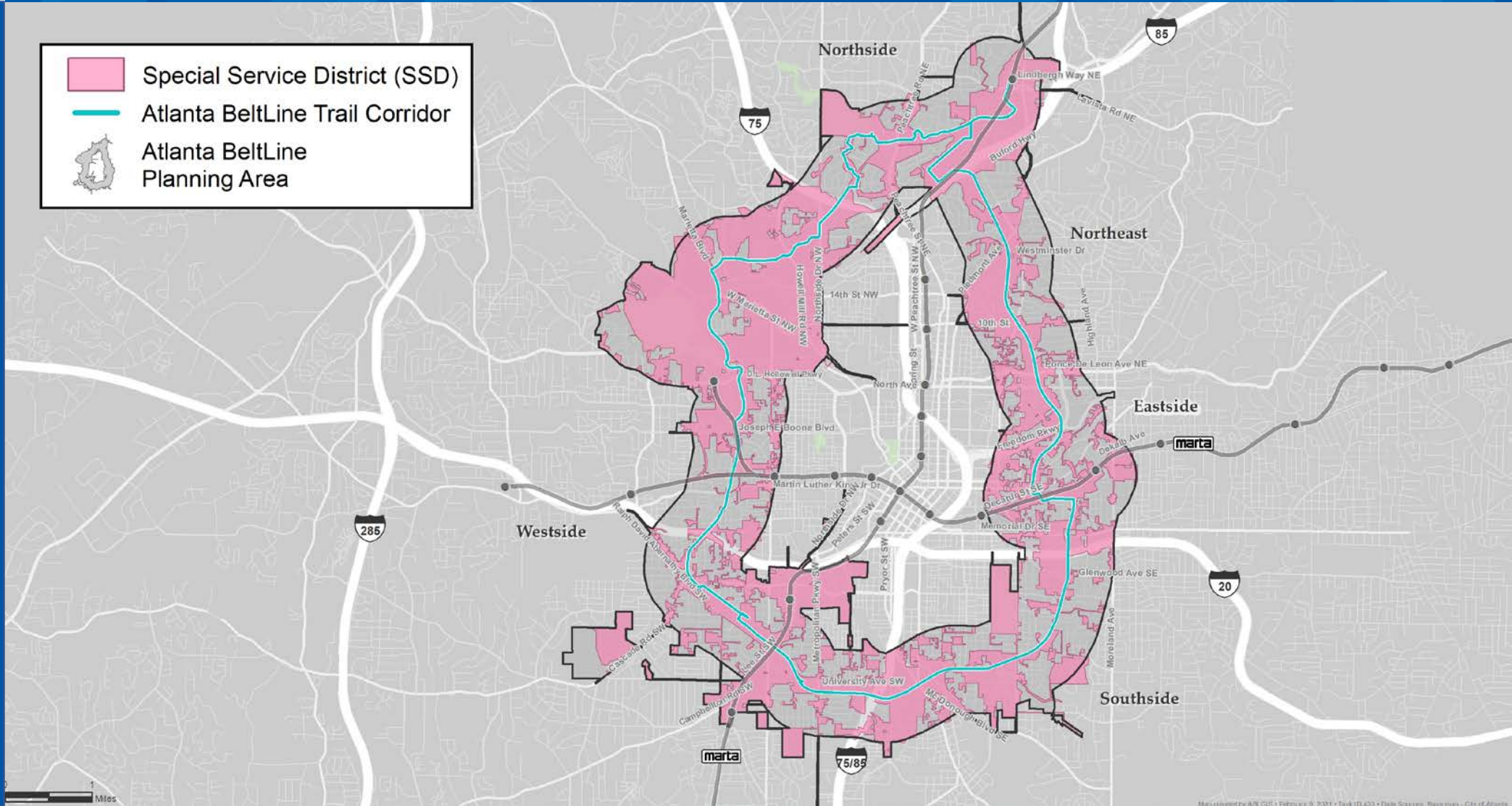


DISTRICT BOUNDARIES

- Includes:
- Commercial and multi-family residential property owners located within the Atlanta BeltLine Planning Area

Legend:

- Special Service District (SSD)
- Atlanta BeltLine Trail Corridor
- Atlanta BeltLine Planning Area





TAXABLE PROPERTY VALUES IN DISTRICT

Type of Taxable Property	2020 Assessed Value	# Parcels
Commercial and Industrial	\$1.28 billion	2,956
Apartments	\$1.85 billion	611
Total	\$3.1 billion	3,567

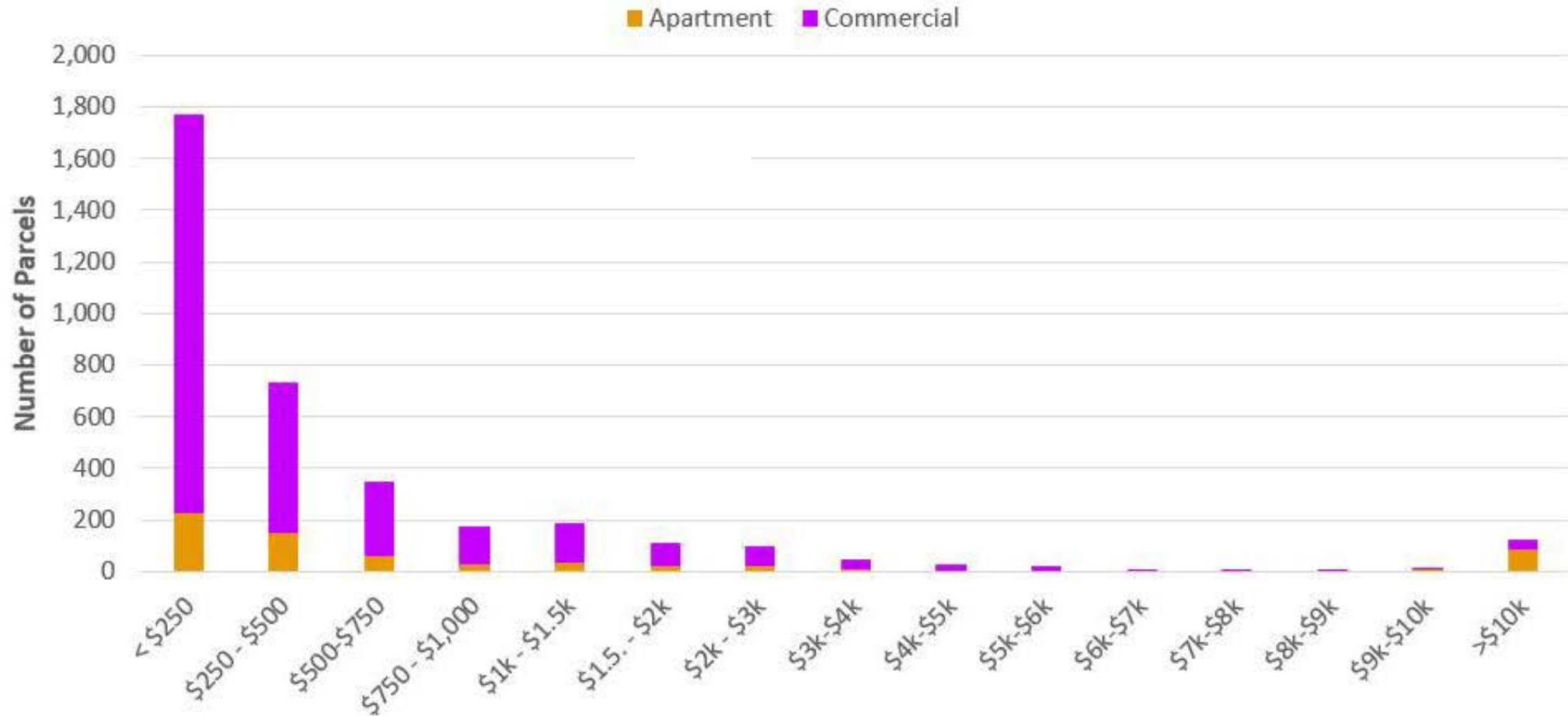


POTENTIAL FINANCIAL IMPACT

At ~2 mills, almost half of all taxable SSD parcels would pay less than \$250 annually

Top 3% of taxable parcels pay about 2/3 of annual revenue generated

Number of Parcels by Annual SSD Investment at 2 mills





REAL LIFE EXAMPLES: COMMERCIAL

Property Use	Acreage	Appraised Value	Assessed Value	Annual SSD Investment @ 2 mills
Hospital	8.3	\$20.3 million	\$8.1 million	\$16,236
Storage Facility	1.4	\$11.2 million	\$4.5 million	\$8,960
Fast Food Restaurant	0.6	\$1.4 million	\$555K	\$1,110
Car Repair Shop	0.45	\$617K	\$247K	\$494
Coffee Shop	0.2	\$437K	\$175K	\$350



REAL LIFE EXAMPLES: MULTI-FAMILY

Apartment Type	Units	Appraised Value	Assessed Value	Annual SSD Investment @ 2 mills
Luxury Class-A	248	\$43 million	\$17 million	\$34,620 <i>If passed through: ~\$12 per unit per month</i>
Naturally Occurring Affordable Class-C	72	\$3.8 million	\$1.5 million	\$3007 <i>If passed through: ~\$3 per unit per month</i>
Subsidized Affordable (Low Income Housing Tax Credit)	139	\$4.0 million	\$1.0 million	\$1,929 <i>If passed through: ~\$1 per unit per month</i>



BOND FINANCING

- Target is \$100 million in proceeds
- Bond indenture documents and related documents are legal contracts that help guarantee funds will be used for their intended purpose of financing the completion of the trail
- Anticipating 30-year term for revenue bonds to be issued by Invest Atlanta
- Excess revenues generated by the Special Service District would be used to pay off bonds early ("turbo redemption")





TRAIL BUDGET & EXPENDITURES (EST.)

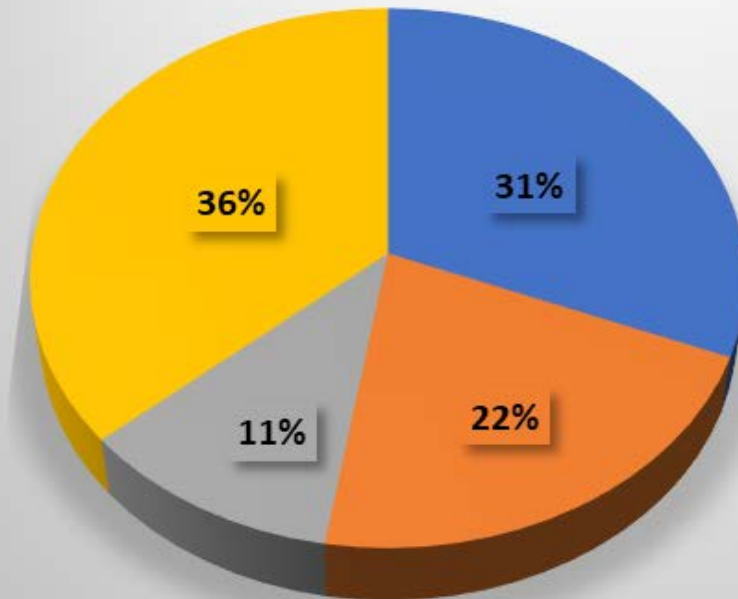
\$350
MILLION

FOR TRAIL
COMPLETION

**\$100 million from SSD
unlocks \$250 million**
from philanthropy,
BeltLine TAD,
and other sources.



\$350M Budget Sector Allocation



- Northeast Trail 4.9 miles
- Southside Trail 3.4 miles
- Westside Trail 2.4 miles
- Northwest Trail 4.4 miles



TRAIL BUDGET & EXPENDITURES (EST.)

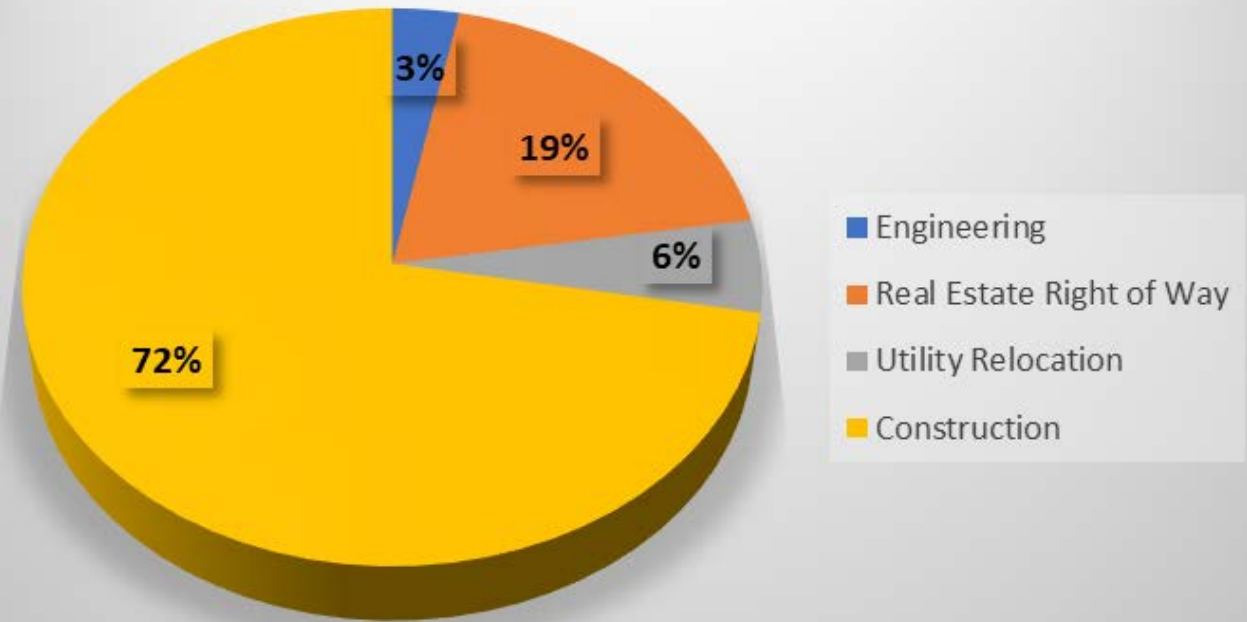
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\$350M Budget Expenditure Type





UPCOMING COMMUNITY MEETINGS

First Quarterly Briefing of 2021

- Thursday, February 18th at 6 p.m.

Study Groups: Special Service District Building the BeltLine for ALL

- Westside Study Group on Monday, February 15th at 6 p.m.
- Southwest Study Group on Tuesday, February 16th at 6 p.m.
- Northeast Study Group on Tuesday, February 23rd at 6 p.m.
- Northside Study Group on Monday, March 1st at 6 p.m.
- Southeast Study Group on Thursday, March 4th at 6 p.m.

Register at: beltline.org/meetings

BUILDING THE BELTLINE FOR ALL
WESTSIDE, SOUTHWEST, NORTHEAST, NORTHSIDE AND SOUTHEAST STUDY GROUP VIRTUAL MEETINGS

We're committed to fulfilling the BeltLine vision of mobility, opportunity, and affordability for all, but we need more resources to do it. Join us to learn how a Special Service District (SSD) will help benefit communities and unlock:

- Additional SSOM to create/preserve more affordable housing
- \$12.5M Community Retention Fund to help keep legacy residents in their homes
- \$7M in additional small business support
- Up to \$150M committed to minority contractors helping us to complete trail by 2030
- 20K more jobs than initially projected

For your convenience, these public meetings will be broadcast to Facebook Live and recorded for future reference. Please submit questions for each meeting by noon the day before the meeting to meetings@atlantabeltline.org. We will take as many questions as we can on Zoom and Facebook Live, but submitting ahead of time is the best way to ensure we are able to address your question.

DATES & TIMES
All Meetings: 6:00-8:00pm
Westside: Mon, Feb. 15th
Southwest: Tues, Feb. 16th
Northeast: Tues, Feb. 23rd
Northside: Mon, Mar. 1st
Southeast: Thur, March 4th

VIRTUAL PUBLIC MEETING INFORMATION
Register Online at: beltline.org/meetings
Or
Dial In by Phone:
928-205-8099
Webinar ID:
828 0313 1285

FOR MORE INFORMATION
engage@atlantabeltline.org
404.477.3552
beltline.org/meetings



SUMMARY

WHY AN SSD?

- Close the funding gap
- Ensure equity
- Complete the trail corridor
- Expand commercial growth

\$50 MILLION

in additional Affordable Housing funding unlocked from the BeltLine Tax Allocation District (TAD) that will ensure that the BeltLine reaches its goal of 5,600 units of affordable housing by 2030



\$350 MILLION

FOR TRAIL COMPLETION
\$100 million from SSD unlocks \$250 million from philanthropy, BeltLine TAD, and other sources.



\$12.5 MILLION

COMMUNITY RETENTION FUND
to help *keep legacy residents in their homes* and alleviate increasing property tax burdens



50,000

JOBS CREATED
near the Atlanta BeltLine, approximately *20,000 more than originally projected*



\$7 MILLION

in additional support for small businesses



UP TO \$150 MILLION

IN CONSTRUCTION FUNDING
allocated to *minority-owned contractors*





THANK YOU



*Southside Trail West
Construction
Metropolitan Parkway
February 2021*



REFERENCE SLIDES



*Interim Northeast Trail
Construction
Montgomery Ferry
Ramp
November 2020*



RESOURCES

For Renters:

- Home Empowerment Workshops: www.beltline.org/empower
 - *March 10: Evictions during COVID-19 – An Important Update (w/AVLF)*

For Homeowners:

- BeltLine Legacy Resident Retention Fund: www.beltline.org/retentionfund and 678-718-5469
- BeltLine Partnership Home Empowerment Workshops: www.beltline.org/empower
 - *February 24: Lower My Property Taxes – Filing for Homestead Exemption (w/Legal Aid & Grove Park Fdn)*

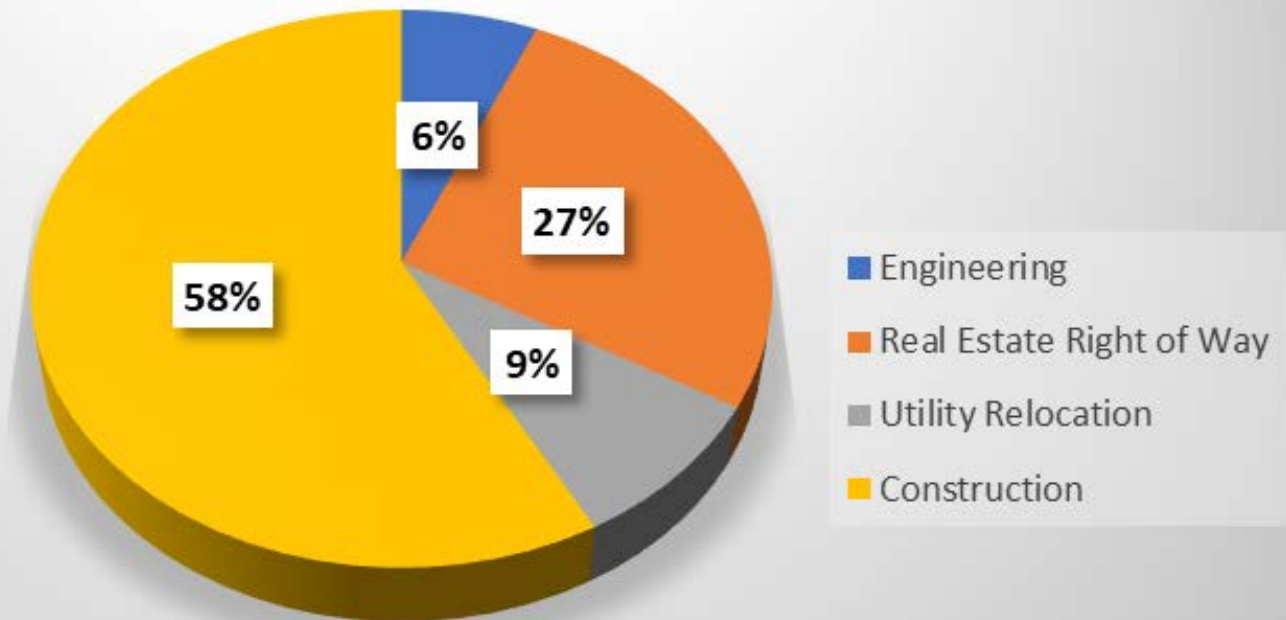
For Job Seekers:

- STRIVE (job training and career support):
www.beltline.org/workforce-partnerships or call 404-446-4404
- Juvo Jobs (app that connects you to nearby jobs):
www.beltline.org/workforce-partnerships or call 404-446-4404



TRAIL BUDGET & EXPENDITURES (EST.)

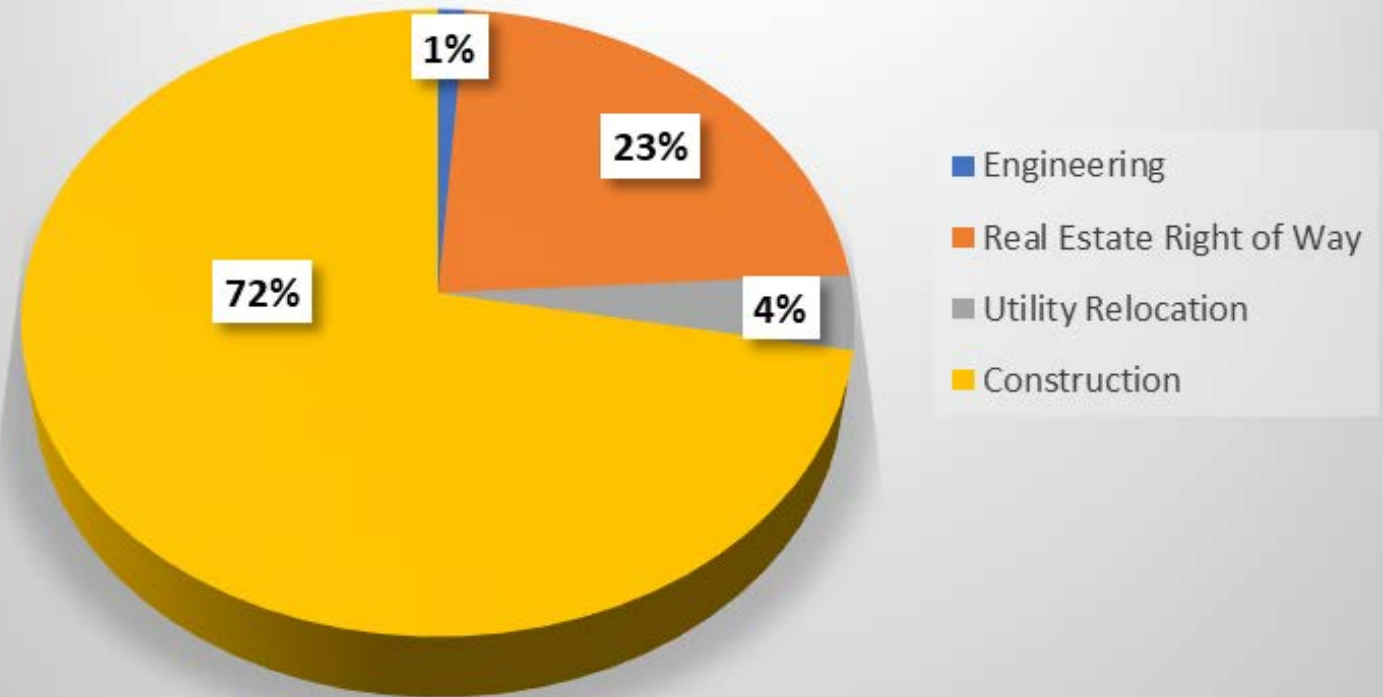
Northwest Trail: \$128M (4.4 miles)





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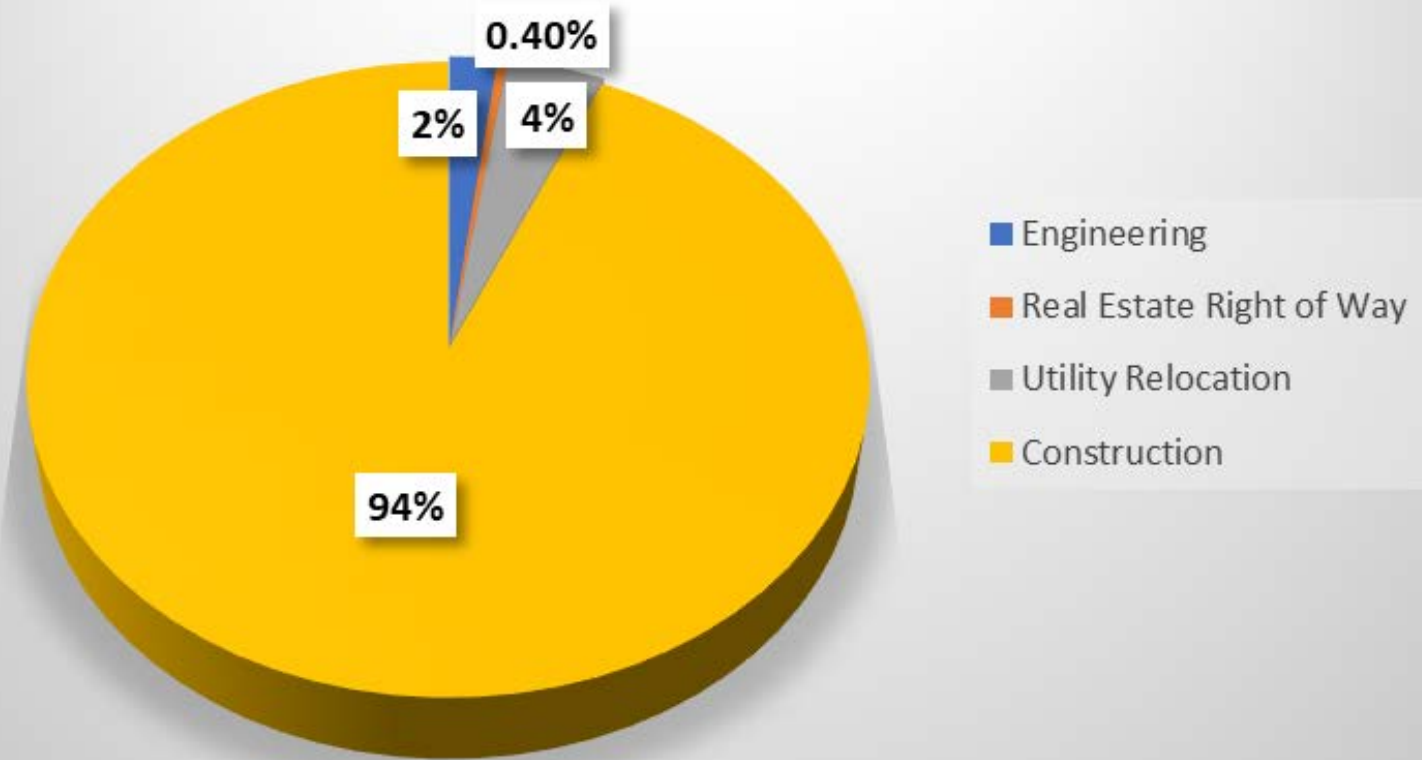
Northeast Trail: \$109M (4.9 miles)





TRAIL BUDGET & EXPENDITURES (EST.)

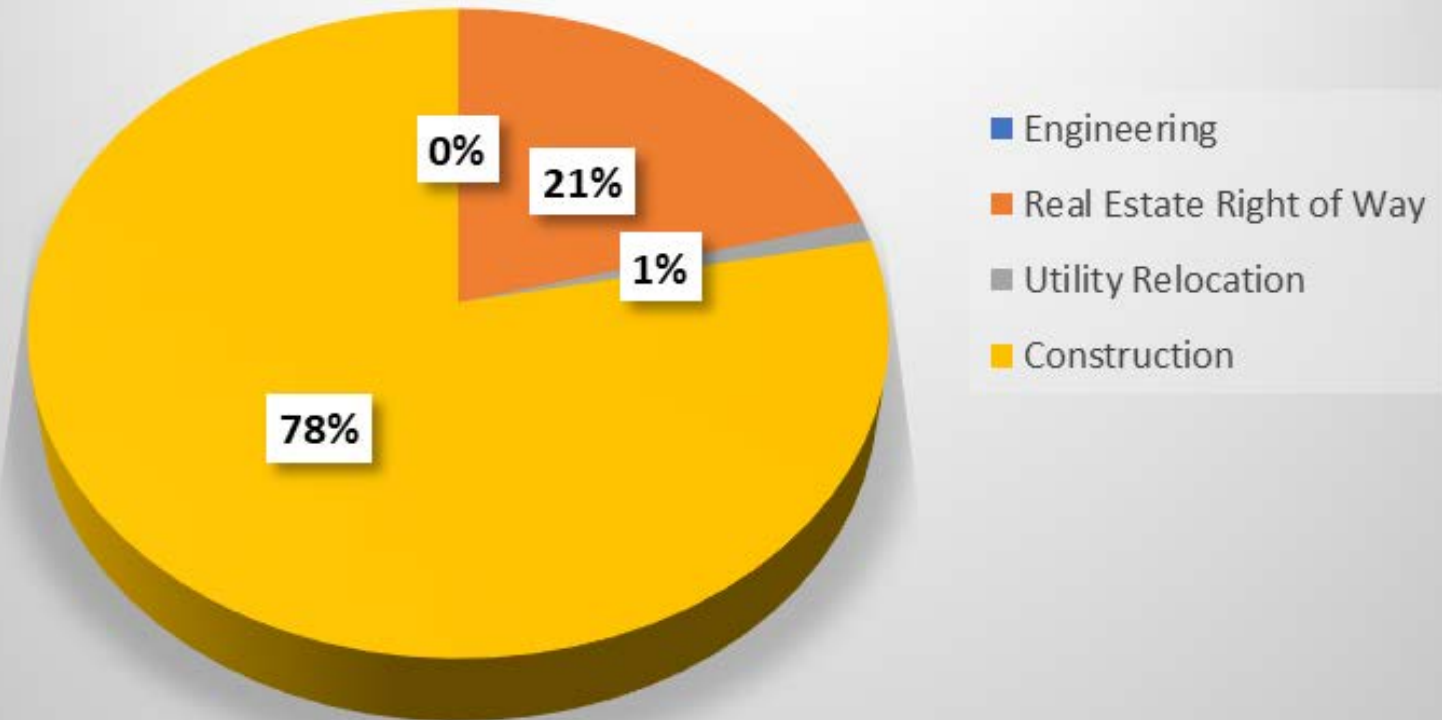
Southside Trail: \$75M (3.4 miles)





TRAIL BUDGET & EXPENDITURES (EST.)

Westside Trail: \$38M (2.4 miles)





PROJECTED TIMELINE FOR COMPLETION

*Assumes completion order is based upon design readiness, and that funding is available for construction when projects are shovel ready.

Maps and full schedule projections: beltline.org/ssd2021

AREA	SEGMENT #	DESIGN % 2020	MILES	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
				DECEMBER IS DATE PROJECTED FOR EACH YEAR										
Westside Trail	Segment 3	100	1.3	Shovel Ready	Construction									
Northeast Trail	Segment 2 - Phase 2	95	1.2	Design	Shovel Ready	Construction								
Southside Trail	Segments 2+3	90	1.8	Design	Shovel Ready	Construction	Construction							
Southside Trail	Segments 4+5	90	1.2	Design	Shovel Ready	Construction	Construction							
Westside Trail	Segment "Extension"	20	1.4	Design	Design	Shovel Ready	Construction	Construction						
Northeast Trail	Segment 1	15	0.8		Design	Design	Shovel Ready	Construction	Construction					
Southside Trail	Segment 6	15	0.3			Design	Shovel Ready	Construction	Construction					
Northeast Trail	Segment 6	5	0.2	Design	Design	Design	Shovel Ready	Construction	Construction					
Northeast Trail	Segment 5	5	0.6	Design		Design	Shovel Ready	Construction	Construction					
Northeast Trail	Segment 4	5	0.8	Design		Design	Shovel Ready	Construction	Construction	Construction				
Northeast Trail	Segment 3	5	1.6	Design	Design	Design	Shovel Ready	Construction	Construction	Construction	Construction			
Northwest Trail	Segments 1-5	0	4.5		Design	Design	Design	Shovel Ready	Construction	Construction	Construction	Construction		

PROJECT PHASE COLOR KEY

SCOPING	DESIGN	SHOVEL READY	CONSTRUCTION	Design for NE Trail will be complete for all segments at the same time. It is assumed that construction starts will be staggered by segment.
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AFFORDABLE HOUSING PIPELINE

- 956 affordable units/2262 total units in pipeline
- 98% of BeltLine Affordable Housing Trust Fund and BeltLine TAD increment committed/expended

MADISON REYNOLDSTOWN:

- 116 units in Reynoldstown

1091 TUCKER AVENUE:

- 23 units in Oakland City

EAST MEDINAH VILLAGE I:

- 255 units in Peoplestown

STANTON PARK APTS:

- 56 units in Peoplestown

1061 MEMORIAL DRIVE:

- 29 units in Reynoldstown

1265 LAKEWOOD AVENUE:

- 160 units in Peoplestown

BLACKBURNE GREENE:

- 54 units in Pittsburgh

WEST END MALL:

- 91 units in the West End

680 HAMILTON:

- 41 units in Boulevard Heights

1015 BOULEVARD:

- 48 units in Grant Park

1246 ALLENE AVENUE:

- 49 units in Capitol View

NOVEL WEST MIDTOWN:

- 34 units in Blandtown