



Atlanta
BeltLine

Tax Allocation District Advisory Committee (TADAC)

2017 Annual Report

April 17, 2018

Westside Trail

- What is TADAC?
- Development Subcommittee
- Finance Subcommittee
- Design Review Committee
- Questions



What is TADAC?

- Atlanta City Council created the Atlanta Beltline Tax Allocation District (TAD) in 2004
- In 2006 the **T**ax **A**llocation **D**istrict **A**dvisory **C**ommittee (TADAC) was created as a means to engage community members in providing:
 - Recommendations on the use of bond proceeds and TAD funds
 - Recommendations on the equity and effectiveness of the Atlanta Beltline
- TADAC's full board membership is comprised of a minimum of 42 member appointments and a maximum of 45 from several appointing bodies
 - In 2017 there were 24 TADAC member appointees

What is TADAC?

- TADAC Restructure – Consolidated from 4 to 3 subcommittees
 1. **Executive Subcommittee** - Develop meeting agendas, roll-up sub- committee activities, screen new business to be brought before the body
 2. **Development Subcommittee** - Provide recommendations on the equity and effectiveness of the Atlanta BeltLine based on metrics listed in the Integrated Action Plan, Strategic Action Plan, and Economic Development Plan
 3. **Finance Subcommittee** - Provide recommendations on ABI's annual budget and use of funds from a variety of sources

Development Subcommittee

2017 Goals and Achievements

Status

GOAL 1: Conduct a deep drive into the 3 action plans governing Atlanta BeltLine development: 1-Equitable Development Plan (EDP), 2-Integrated Action Plan (IAP), 3-Strategic Implementation Plan (SIP) to increase committee member knowledge
+**Progress:** Education session held in March 2017. Subcommittee members are actively using plans to meet subcommittee goal 3



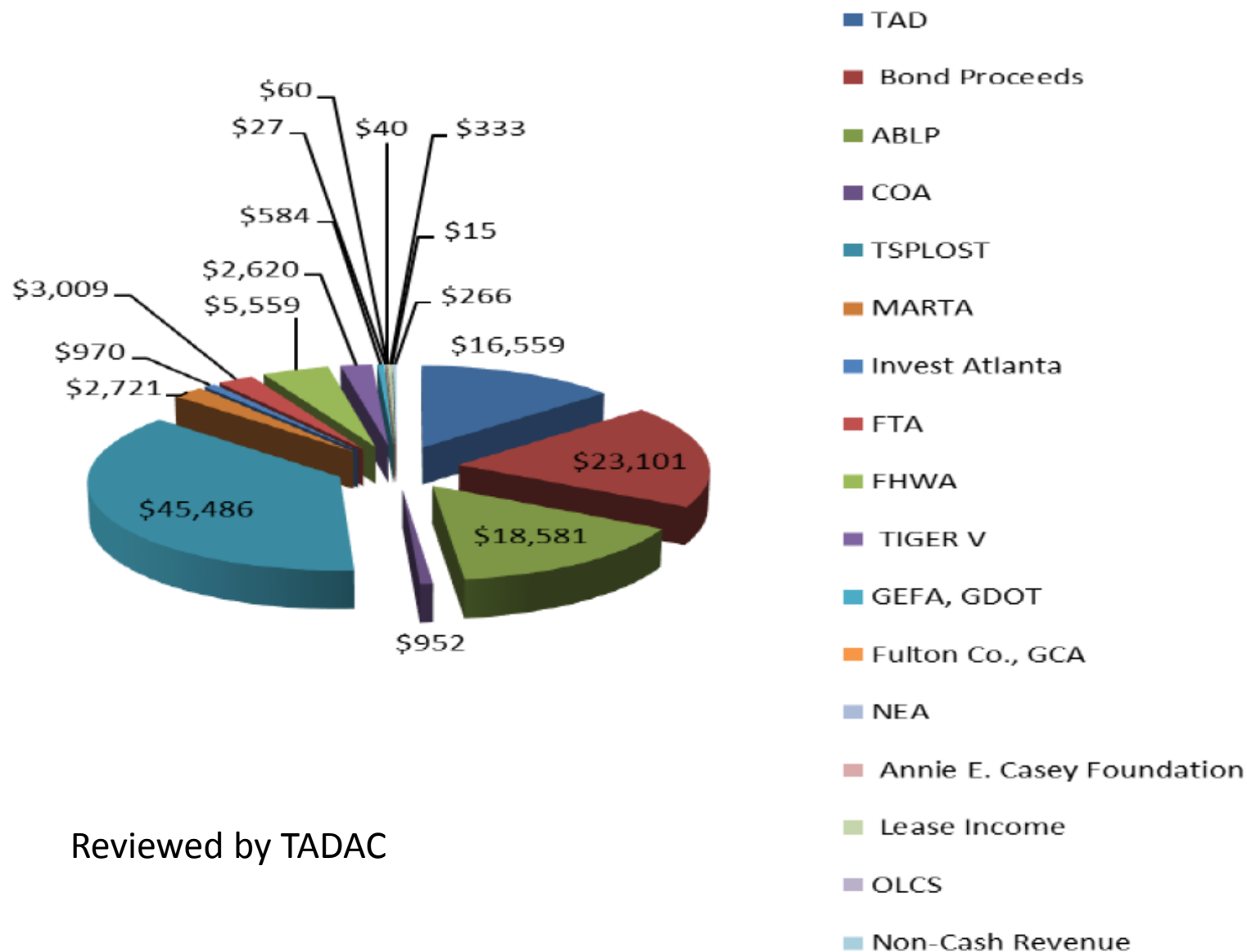
GOAL 2: Increase affordable housing knowledge by improving TADAC connectivity with Beltline Affordable Housing Advisory Board (BAHAB)
+Identify members to attend BAHAB meetings (4 per year)
+**Progress:** 1 of 4 meetings attended
+Problem: Scheduling conflicts
+Solution: Identify a member and an alternate to attend each meeting. Encourage communication if scheduling conflicts arise in advance of meeting



GOAL 3: Provide recommendations to TADAC on equity and effectiveness based on the SIP, IAP, EDP and other sources
+**Progress:** Identified 10 major areas of focus and assigned each one to individual committee members for further development

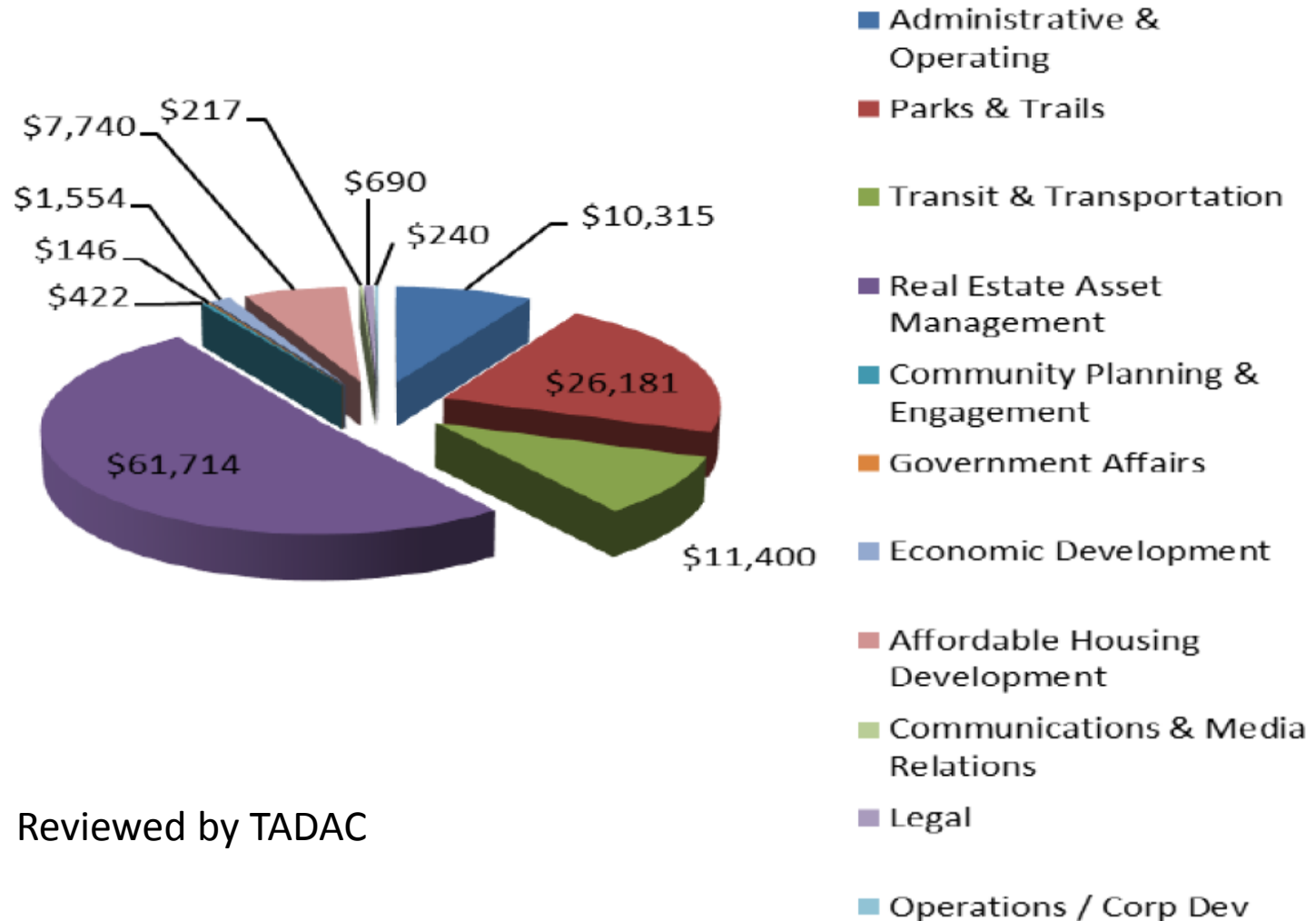


FY18 Projected Revenue (in 000's)






Reviewed by TADAC

FY18 Projected Expenses (in 000's)

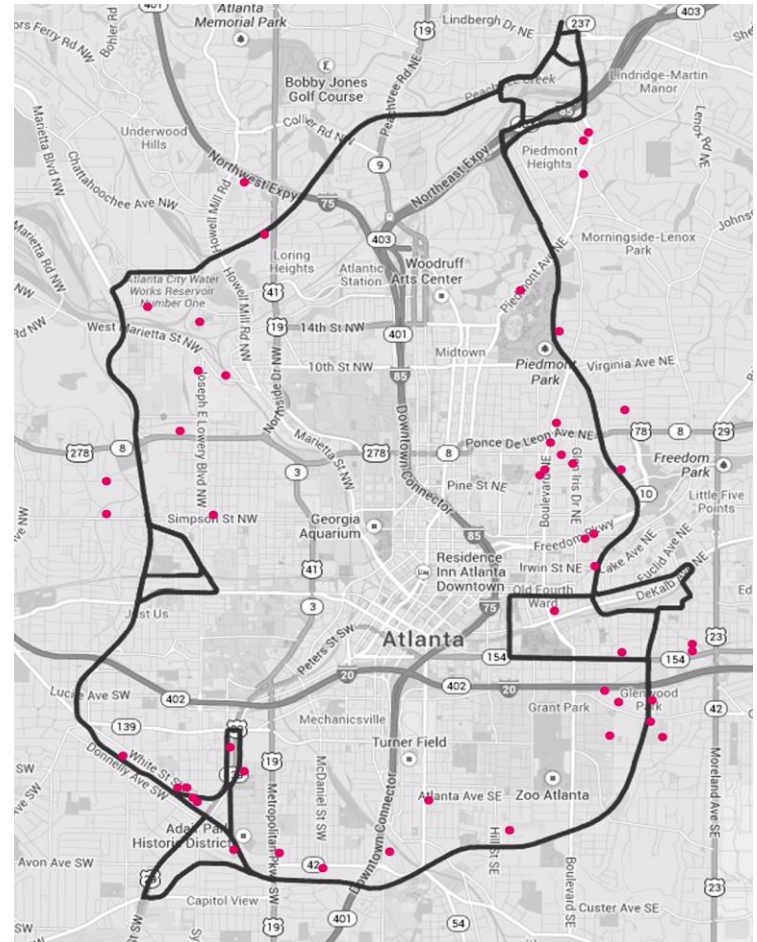


Finance Subcommittee

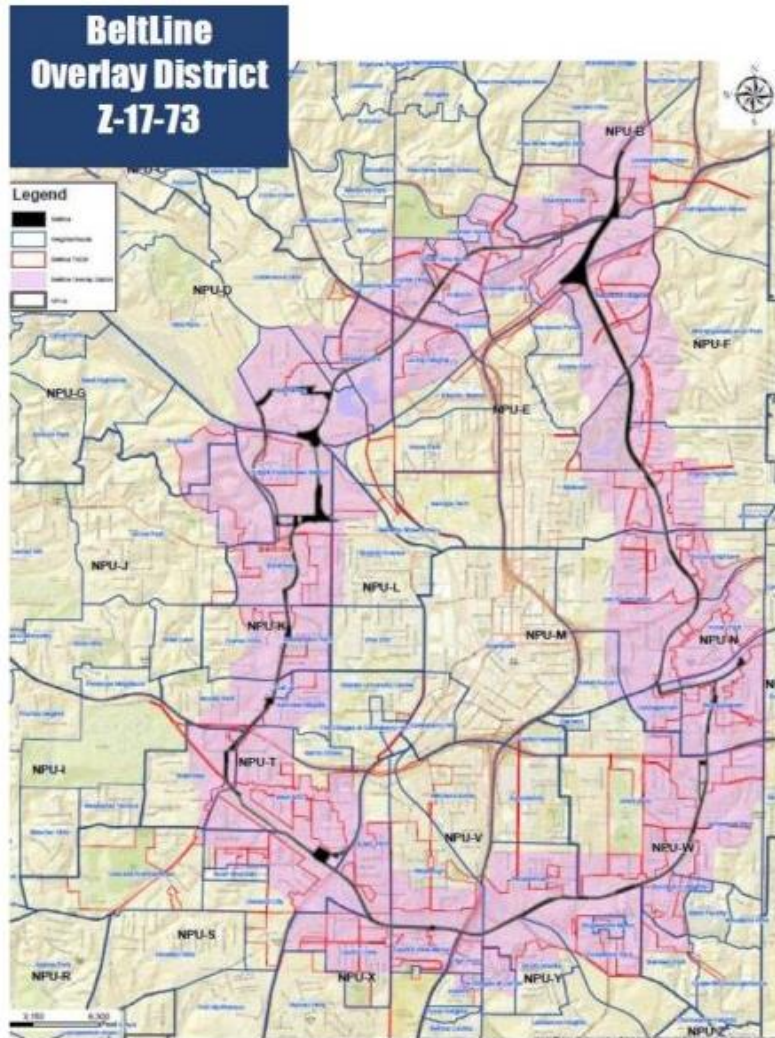
2017 Goals and Achievements	Status
<p>Review and comment on ABI FY2018 draft budget</p> <ul style="list-style-type: none">+ Responded to ABI DRAFT FY18 budget presentation with clarifying questions and comments expressing advice on distribution of funds+ Recommended that community benefits be a major focus of any economic development activities+ TADAC strongly supported ABI efforts to increase funding for affordable housing in the TAD (247% increase over prior year budget)	
<p>Develop accessible overview of BeltLine Project Finances</p> <ul style="list-style-type: none">+ Developed Finance Tracking Spreadsheet to be a living document kept up to date on an ongoing basis+ Began populating spreadsheet with already available data+ Requested other financial data from ABI	
<p>Use the Finance Tracking spreadsheet overview for leadership development and education for all TADAC members for use in TADAC duties</p> <ul style="list-style-type: none">+ Expected to be accomplished in 2018 once Finance Tracking Spreadsheet is populated	

BeltLine Design Review Committee

- 50 total cases reviewed over 12 months (see locations on map)
- 28-New Construction, 16-Adaptive Resue/Renovations, 6-Other (e.g. fences, farm shed, gates, etc)
- 20 included a residential component (single-family homes, townhomes, duplexes, or multi family units)
- 150 day moratorium placed on self-storage units March 20, 2017
- November 20, 2017 Ordinance passed by Atlanta City Council that prohibits self-storage units as principal uses within 500 feet of the BeltLine Corridor



BeltLine Design Review Committee



- November 20, 2017 Atlanta City Council unanimously voted for inclusionary zoning legislation near the BeltLine
- New residential with 10+ units shall include:
 - 15% units 80% AMI or
 - 10% units 60% AMI or
 - Payment in-lieu fee, varies by subarea
- 20 years of affordability
- Incentives can include tax abatement, density bonus, parking reduction, other
- Since inclusionary zoning went into effect in January 2018, DRC has reviewed 9 projects
 - 3 of which included affordable housing (342 units)

Questions?

Future Southside Trail

