



Tax Allocation District Advisory Committee

2021 Annual Report Out

December 2, 2021



Mural image credit: "The Beauty of Atlanta",
ARCY, 2016

What is TADAC?

The Atlanta City Council voted in 2004 to create the Atlanta BeltLine Tax Allocation District (TAD) to help fund the Atlanta BeltLine. The Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC) was established in 2006 as a means of managing the TAD funding and to engage community members in providing:

1. Recommendations on the use of bond proceeds and TAD funds
1. Recommendations on the effective and equitable implementation of the BeltLine

Atlanta Planning and Advisory Board (APAB)

5 Vacancies (12 Appointments)

- Stephanie Flowers
- Julius Kevinezz
- Kyle Lamont
- Ken Wilkinson
- Don Penovi
- Carolyn Dingman
- James Holmes

BeltLine Network

4 Vacancies (10 Appointments)

- Jared Evans
- Laura Harker
- Chris Koch
- Alex Trachtenberg
- Peter Kitchin
- David Mitchell

Atlanta City Council

1 Vacancies (6 Appointments)

- Lucy Bigham
- Doretta Hayes-Parker
- Mat Tainow
- Sagirah Jones
- Shan Shan Xie

Atlanta City Council President

1 Vacancies (1 Appointment)

Mayor of Atlanta

1 Vacancies (1 Appointment)

Atlanta Public Schools (APS)

0 Vacancies (2 Appointments)

- Nate Jester
- Mike Lash

Fulton County Board of Commissioners

4 Vacancies (10 Appointments)

- M. Dawn Brockington-Shaw
- Angelyn McDonald
- Kate Hausmann
- Shalise Steele-Young
- Gabriel Sterling
- Retina Burton

TADAC Structure

Full TADAC Body:

4th Tuesday of every odd month*

Provide input and recommendations regarding the execution of the Atlanta BeltLine's TAD bonds, monitors the effective and equitable implementation, approves draft budget recommendations, and refers items to subcommittee's

Executive Committee:

2nd Tuesday of every odd month*

Develop meeting agendas, reports on subcommittee activities, reviews old and new business agenda items for discussion with full body

Finance Subcommittee:

4th Tuesday of every even month*

Provide recommendations on ABI's annual budget and use of funds from a variety of sources

Development Subcommittee:

4th Tuesday of every even month*

Provide recommendations on the effective and equitable implementation of the BeltLine based on metrics from various adopted plans

*Meeting dates/times are subject to change. Please refer to the meeting schedule for additional information.

<https://beltline.org/the-project/planning-and-community-engagement/tadac/>

Development Subcommittee Goals



Goal 1 - Special Services District (SSD):
provide recommendations on the use of potential SSD bond funding to align with all current goals in the SIP as well as providing information and education to appointing bodies and communities.



Goal 2 - Affordable Housing:
review the current status of affordable housing goals within the Integrated Action Plan (IAP) and share educational resources around financial incentives for single-family homes and multi-family homes.



Goal 3 - SIP Update and Tracking:
review and update the performance report and dashboard.

Finance Subcommittee Goals



Goal 1 - Review and comment on ABI FY draft budget.

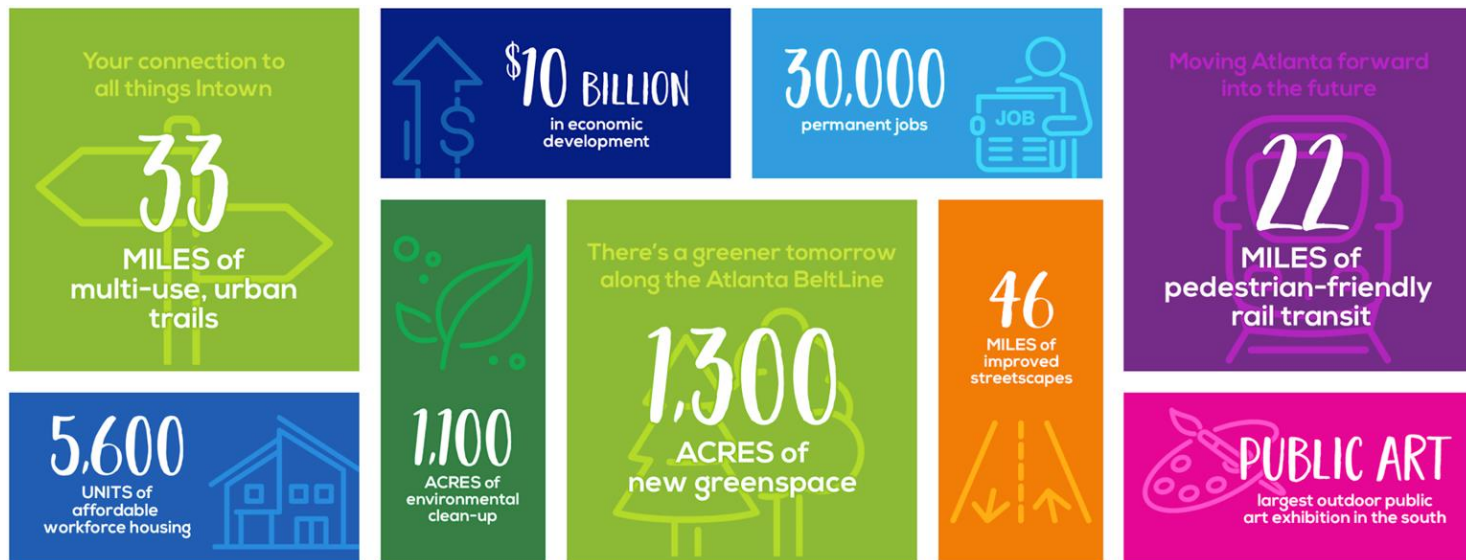


Goal 2 - Each subcommittee member will look for news relating to the Beltline (financial and otherwise) and send a link to subcommittee chairman with a couple of sentences explaining.



Goal 3 - By 3/1 the subcommittee will submit a written request to ABI leadership for a presentation to all of TADAC on the plan for funding the rest of the Beltline project.

Atlanta Beltline Goals



Guided by three main plans:

- [Strategic Implementation Plan](#)
- [Equitable Development Plan](#)
- [Integrated Action Plan](#)

2016-2020 Performance Dashboard

Performance Dashboard	2016	2017	2018	2019	2020
Total Investment	\$447M	\$500M	\$559M	\$600M	Not reported
Transit Corridor Control (Target: 22 miles)	12.54 mi	15.8 mi	17.6 mi	17.6 mi <i>(from website)</i>	Not reported /17.6 mi <i>(from website)</i>
Trail Corridor Control (Target: 33 miles)	30.24 mi	31 mi	32.8 mi	33.55 mi*	Not reported
Park Land Control (Target: 1,300 acres)	644.5 ac	709 ac	709 ac	Not reported	Not reported
Brownfield Remediation (Target: 1,100 acres)	275 ac	396 ac	396 ac	396 ac <i>(from website)</i>	Not reported /396 ac <i>(from website)</i>
Transit Projects (Target: 22 miles) <i>Designed/Delivered</i>	5.2/0 mi	5.15/0 mi	5.15/0 mi	Not reported in this format**	Not reported in this format**
Trail Projects (Target: 33 miles) <i>Designed/Delivered</i>	12.4/8.7 mi	16.1/11 mi	16.1/11 mi	4 interim miles opened***	10.8 currently in design or construction/16.3 mi
New Park Projects (Target: 1,300 acres) <i>Designed/Delivered</i>	201/201 ac	307/307 ac	315/315 ac	390 ac <i>(from website)</i> ****	351 ac, park and non-park greenspace <i>(website shows 390)</i>
Renovated Park Projects (Target: 700 acres) <i>Designed/Delivered</i>	205/205 ac	Not reported	Not reported	Not reported	
Streetscape Projects (Target: 46 miles) <i>Designed/Delivered</i>	4.1/2.3 mi	4.1/2.3 mi	4.1/2.3 mi	2.3 mi*****	13.8 mi <i>(website shows 2.3)</i>
Permanent Jobs (Target: 30,000)	7,200	11,200	11,200*****	18,700	23,300
Construction Jobs (Target: 48,000)	26,600	29,500	33,450	43,560	49,478
Economic Development (Target: \$10-20B w/ROI of 3.5 to 1)	3.7B (8:1)	4.1B (8:1)	4.6B (8.5:1)	6.2B (10+:1)	\$7B, ROI Not Reported
Housing Units in TAD (Target: 28,000)	10,777	14,500	Not reported	Not reported	Not reported
Affordable Units in TAD (Target: 5,600 – 20%)	785	822	1,642	1,997	2,153
Affordable Units in Planning Area (Target: 10,000)	1,115	1,611	2,622	2,822	Not reported

Strategic Implementation Plan (SIP) Performance Report Update - Investment and Corridor

	To Be Accomplished by End of Period 1 (June 30, 2018) FY14-18 and Thru Two-Thirds of Period 2 (June 30, 2021) (FY19-FY21)	Dashboard (complete/on schedule, near, somewhat near, behind, far behind schedule)
Investment		
All Project Types	\$468 Million anticipated from TAD bonds prior to 2014. *	Approximately \$362 Million invested prior to the SIP (2006-2013), 77% of amount anticipated to be available. **
	\$926 Million to be invested (Period 1, FY14-FY19)	Far Behind Schedule – approximately \$194 Million invested in CY14-18**, 21% of projected need.
	\$1.2 Billion to be invested (FY19-FY21, includes \$782 Million for transit)	Approximately \$110 Million invested in CY19-FY21**, 9.5% of projected need for those years or 29% not including transit
Corridor Control		
TRANSIT	22 miles	Somewhat Near Schedule – 17.6 miles, 80% of corridor***
TRAIL	33 miles	On Schedule – 32.8 miles, 99% of need as of CY18**, CY19-FY21 not reported. However, ABI presentations on the NW Trail Planning Study seem to imply that all land acquisition needed for control of that section has not yet been determined. Some may need to be acquired if not in the public domain.

Strategic Implementation Plan (SIP)

Performance Report Update - Parks

Project Type		
PARK	Gordon White	Completed prior to SIP in 2008
PARK	D.H. Stanton Park	Completed prior to SIP in 2012
PARK	Boulevard Crossing, Phase 1	Completed prior to SIP in 2011
PARK	Historic Fourth Ward Park (HFWP)	Completed prior to SIP in 2011
PARK	HFWP Skate Park	Completed prior to SIP in 2012
PARK	Perkerson Park Splash Pad	Completed prior to SIP in 2012
PARK	Arthur Langford Skate Park	Completed in 2015
PARK	Boulevard Crossing (Phase II)	Far Behind Schedule – 3 phases behind, as of Sept. 2021 at 80% design
PARK	Westside, Phase I	On Schedule – Phase 1, reservoir and approximately 50 acres opened by the City of Atlanta in Aug. 2021
PARK	Murphy Crossing Greenspace	Far Behind Schedule – 3 Phases behind, in active procurement for private redevelopment & greenspace
PARK	Enota	Far Behind Schedule - 3 phases behind, 100% of design complete, awaiting philanthropic funding
PARK	Westside, Phase II	Behind Schedule – 2 phases behind, to be developed by City of Atlanta
PARK	Maddox	Behind Schedule – 2 phases behind
PARK	Four Corners	Behind Schedule – 2 phases behind
PARK	Lang-Carson	Behind Schedule – 2 phases behind

Strategic Implementation Plan (SIP)

Performance Report Update - Trails

TRAIL	West End Trail	Completed prior to SIP in 2010
TRAIL	Northside Trail	Completed prior to SIP in 2010
TRAIL	Eastside Trail	Completed prior to SIP in 2012
TRAIL	Southwest Connector	Completed prior to SIP in 2013
TRAIL	Northside Spur	Completed in 2015 by PATH Foundation (not in SIP)
TRAIL	Eastside Trail (South Extension)	Complete (Irwin - Kirkwood) – 2017 Complete (Kirkwood - Memorial) - 2018 Complete (Edgewood - DeKalb Ave) - 2019
TRAIL	Southeast Trail (now called Southside)	Partially Complete – Segment 6 (Bill Kennedy Way) opened Spring 2021 Complete - Segment 1 (SST West) opened Sept. 2021 Behind Schedule – 2 phases behind, segments 2 -5.
TRAIL	Eastside Trail (North) 3 Segments & 4 Connectors	Ahead of Schedule – Segment 2 Phase 1 opened April 2021 Somewhat Near Schedule – Segment 2 Phase 2, 1 phase behind Behind Schedule – Segment 1 – 2 phases behind Behind Schedule – Segment 3 & its Connectors – 2 phases behind
TRAIL	Northside Trail (extension) now called the Northwest Trail Eastern Study Area	Behind Schedule – 2 phases behind
TRAIL	Westside Trail North, now called Northwest Trail Western Study Area	Somewhat Near Schedule – still in planning

Strategic Implementation Plan (SIP)

Performance Report Update - Transit

TRANSIT	BeltLine West	Far Behind Schedule – 3 phases behind, partial local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine East	Far Behind Schedule – 3 phases behind, full local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Southeast (now called Southside)	Far Behind Schedule – 3 phases behind, partial local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Northeast	Far Behind Schedule – 3 phases behind, local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Northwest	More than Far Behind Schedule – no funding through More MARTA as of 2017****

Strategic Implementation Plan (SIP)

Performance Report Update - Action Plans

Action Plans		
	Affordable Housing	Complete – Integrated Action Plan for Economic Development, Housing & Real Estate Complete – ABI Affordable Housing Working Group Final Report August 2018
	Sustainability	Behind Schedule – Not yet published
	Economic Development	Complete – Integrated Action Plan for Economic Development, Housing & Real Estate
	Unified Master Plan	Complete – Unified Plan 2017

Strategic Implementation Plan (SIP)

Performance Report Update - Other Targets

Other Targets (not in SIP phases with goals)		
	Park Land Control	Behind Schedule – 709 of 1,300-acre target**, 55% during 64% of project, not reported since 2018
	Brownfield Remediation	Behind Schedule – 396 of 1,100 target**, 36% during 64% of project, not reported since 2018
	Permanent Jobs	Ahead of Schedule – 23,300 of 30,000 target**, 78% during 64% of project
	Construction Jobs	Ahead of Schedule – 49,478 of 48,000 target**, over 100% during 64% of project
	Economic Development	Ahead of Schedule – 7 billion of \$10B target** 70% during 64% of project
	Housing Development in TAD	On Schedule – 14,500 (2017 data) of 28,000 target**, 51.8% during 52% of project, not reported since 2018
	Affordable Units in TAD (6,500 acres)	Behind Schedule – 2,550 of 5,600 target****, 46% during 64% of project
	Affordable Units in Planning Area & TAD (15,000 acres)	No target set – 4,255*****

TADAC Review & Recommendations of ABI FY21 & FY22 Draft Budgets

- [2022](#) (see link for more details)
 - Improvements to the Draft Budget presentation and details included
 - Leverage public-private partnerships for affordable housing preservation and creation
 - Utilize budget and leveraged resources for anti-displacement of LMI renters and disadvantaged businesses
 - Work with COA, MARTA and others to expedite the availability of BeltLine light rail transit prior to 2027 completion of Atlanta Streetcar East extension
 - Provide a graphic of ABI salary distribution
 - Provide year-over-year data of funding and cost of completion of projects such as parks, trails and transit
 - Private development projects receiving incentives should adhere to the ABI Community Benefits Policy
 - Anti-displacement of small and disadvantaged businesses should be an explicit purpose of ABI Economic Development
- [2021](#) (see link for more details)

Other TADAC Activities

1. Letter of support for ABI US DOT RAISE grant application - awarded \$16M+ for Southside Trail construction
 - <https://beltline.org/2021/11/17/u-s-department-of-transportation-awards-more-than-16-million-for-atlanta-beltline-multi-use-trail-expansion/>
2. Meetups on the BeltLine - building relationships with fellow members and learning more about the project firsthand via site visits
 - Pittsburgh Yards / Southside Trail Segment 1
 - Northeast Trail Segment 2
 - Westside Connector Trail
3. Discussion and engagement with the Development Authority of Fulton County on the need and use of financial incentives for development projects in the BeltLine TAD, and if they're justified
4. Discussion of development plans coming before the BeltLine Design Review Committee (DRC) and review of DRC recommendations
5. Presentation and discussion of ABI Economic Development Strategy

Thank You!!

