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Pictured on front/back cover: Atlanta BeltLine, Inc. contributed $1.5 million from the BeltLine Affordable Housing Trust Fund toward the development of Reynoldstown Senior Residences near the Eastside Trail. Photo credit: The Sintoses.

Pictured opposite page: Gateway Capitol View features 160 affordable apartments for seniors in the Atlanta BeltLine TAD across from the Oakland City MARTA station. This development was supported by Invest Atlanta and the Department of Community Affairs. Photo credit: Atlanta BeltLine.

Pictured on inside back cover: 55 Milton opened in 2022 with 156 affordable units. The BAHTF contributed $2 million to the development. Photo credit: The Sintoses.
The Atlanta BeltLine’s greatest promise is not the physical connection to neighborhoods, but the project’s ability to connect these communities to the places, spaces, resources and assets necessary for them to thrive (job centers, housing, food, transit, greenspace, retail, etc.). This promise is uniquely aligned with the City’s vision of One Atlanta, a city for everyone.
Atlanta BeltLine, Inc. (ABI), is the agency entrusted with equitably implementing the Atlanta BeltLine vision, and satisfying the goal set by the Atlanta City Council of creating or preserving 5,600 affordable units within the BeltLine Tax Allocation District (TAD) (see Figure 1). National best practices call for equitable and affordable transit-oriented development to be within one-half mile of public transit. To assure that the Atlanta BeltLine trails, transit, and parks remain accessible to neighbors within walking distance, affordable housing must be available within the TAD, as well as the area one-half mile on either side of the BeltLine corridor, known as the Atlanta BeltLine Planning Area (see Figure 1).

ABI is committed to creating and preserving a minimum of 5,600 affordable housing units within the TAD. While the Atlanta BeltLine is creating new development opportunities within the TAD and the Atlanta BeltLine Planning Area, public funds accessible to ABI originate in the TAD and are dedicated to creating or preserving affordable housing inside the TAD only. Therefore, these funds cannot be spent for affordable housing that exists outside the TAD, even if the affordable housing is inside the Atlanta BeltLine Planning Area.

ABI is neither a housing provider nor a development authority, so the agency cannot reach the TAD goal of 5,600 alone. ABI must rely on collaborations with strategic partners to reach affordable housing goals both within the TAD and the broader Planning Area. As public partners have supported affordable housing in the TAD, the ABI Affordable Housing Working Group believes that all contributions from public resources should be recognized toward the TAD goal of 5,600 affordable units.

When all the financial contributions invested to date are combined, ABI and its public partners have created or preserved 3,148 affordable housing units in the TAD since 2006 (see Appendices). In addition, ABI and its public partners have created or preserved another 1,771 affordable units in the broader Atlanta BeltLine Planning Area. The public and private partners recognize that another 2,452 units must be created within the TAD to meet the Atlanta City Council’s goal of 5,600 affordable units in the TAD by 2030 and have projected an annual average unit production/preservation of 300 affordable units annually during the period of FY2023-30 to meet the 5,600 goal.

Additionally, the ABI Affordable Housing Working Group, through its subcommittees focused on policy, capital, and zoning, developed eight recommendations designed to expedite the creation or preservation of affordable units within the TAD and Atlanta BeltLine Planning Area. Those recommendations are discussed in detail on page 9.

ABI’s Housing Policy and Development Department, in collaboration with partner public agencies, will manage the implementation of the recommendations. The subcommittees outlined short-, mid-, and long-term action items in support of these recommendations. The action items are detailed in Section IV of this Report.
III. ANALYSIS + DISCUSSION

ATLANTA BELTLINE CONTEXT

Atlanta BeltLine, Inc. remains committed to creating and preserving affordable housing near the Atlanta Beltline. Atlanta BeltLine, Inc. committed to working with public partner agencies and the development community to focus resources, aligning affordable housing program funding, ABI will preserve 5,600 affordable housing units by 2030. This rate of production will allow ABI and its public partners to satisfy the 5,600 affordable housing unit TAD goal by 2030.

The Atlanta BeltLine Redevelopment Plan was developed in 2005 to create a comprehensive framework for the BeltLine’s development. The Plan established objectives and goals for ABI and its partners. The Plan’s Housing Objective was to develop or preserve 5,600 affordable housing units by 2030. This funding was projected to support 5,600 affordable units at a subsidy level per unit than originally projected a decade ago meaning affordable housing development requires more support.

THE CHALLENGE

The challenge is that land and construction costs to build affordable housing must charge restricted rents in order to keep the additional: annual creation or preservation within the TAD of an average of 306 units or at least 300 units annually through 2030.

PROGRESS TO DATE

To ensure that these income guidelines match the actual need. Atlanta BeltLine; see map in appendix B for reference map.

Figure 2: Affordable units created and preserved around the Atlanta Beltline. Atlanta BeltLine 2022 Area Median Income (AMI) for a Family of 4

The 2022 Area Median Income (AMI) for a Family of 4 is $96,400.

$7.25 MINIMUM WAGE

A FAMILY WORKING 2 FULL-TIME JOBS AT MINIMUM WAGE EARNS $30,160.

The minimum wage for Atlanta is $7.25.

Figure 3: Key public and private partner roles

Invest Atlanta (IA): Admitted the trust fund and other affordable housing resources
For-Profit and Non-Profit Developers: Creating and preserving units
City of Atlanta: Policy and funding
Atlanta Beltline Partnership (ABP): Community awareness, engagement, funding, and empowerment
GA Department of Community Affairs (DCA): Affordable Housing resources
Atlanta Beltline, Inc. (ABI): Backbone organization responsible for enabling affordable housing within the Beltline TAD (BHTAD) providing guidelines
Atlanta Housing (AH): Funding and housing development partner
III. 2022 RECOMMENDATIONS

AWARENESS

GOAL: 
- mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

Tactic: 
- Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
- Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

INCENTIVES

GOAL: 
- @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

PERMANENT HOUSING AFFORDABILITY

GOAL: 
- @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

ABSTRACT AFFORDABLE HOUSING RESOURCES

GOAL: 
- @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  
  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

ABI AFFORDABLE HOUSING RESOURCES

GOAL: 
- @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
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  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

ABI-OWNED LAND

GOAL: 
- @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
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  - Tactic: mluu-v:dbl-kd:rv-yj:7u7:3m7b7:u7:3m7bm] o:u0v:ul:0v:7m7-bl:1m7:3m7:mbbm] u:-7m7-j0-b:  

Tactic: 
- Tactic: @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  
- Tactic: @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  

TACTIC: 
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- Tactic: @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] @ou-0t: o:u0v:ul:0v:7m7-bl:1m7:3m7 bm] u:-7m7-j0-b:  

Atlanta BeltLine, Inc.
2022 RECOMMENDATIONS

EXISTING RESIDENT SUPPORT – MULTIFAMILY RENTAL AND LEGACY HOMEOWNERS

**GOAL:** 
Evaluate the feasibility of a program, in collaboration with Invest Atlanta and/or Atlanta Housing, to offer rental subsidy to private rental property owners in the BeltLine TAD to allow for affordable units within market rate properties.

**Tactic:**
Collaborate with ABP to map out sustainability of the program, including annual funding needs and potential sources.

**Tactic:**
Continue to develop this program, answering questions including ongoing management and compliance monitoring, and work with BAHAB to secure approval – Q3 2022.

**ZONING RECOMMENDATIONS**

**GOAL:** 
Assess zoning rewrite possibilities, OneAtlanta Housing Affordability Action Plan, and Atlanta City Design against sub-area master plan priorities, including density, and make recommendations to the COA accordingly.

**Tactic:**
Review and discuss current recommendations compiled by city staff to be recommended to City Council. Solicit ABI planning staff input and propose necessary additions or revisions to city staff.

**Tactic:**
Explore potential for changes to parking minimums on sites within the ABI TAD. Work with the City of Atlanta to determine potential for updated parking minimums on affordable housing sites within the TAD.

**ORDINANCE RECOMMENDATIONS**

**GOAL:** 
Evaluate & elevate certain tenant protection ordinances that may be considered for adoption by Atlanta City Council.

**Tactic:**
Review tenant protection ordinances and case studies in other cities and evaluate the feasibility of these ordinances in Atlanta.

**Tactic:**
Convene an interagency working group to develop recommendations for City Council to consider.

**GOAL:** 
Evaluate the feasibility of a multi-unit preservation district ordinance that may be considered for adoption by Atlanta City Council.

**Tactic:**
Review multi-unit preservation district ordinances and case studies in other cities and evaluate the feasibility of these ordinances in Atlanta.

**Tactic:**
Convene an interagency working group to develop recommendations for City Council to consider.

Pictured: A couple moves into Adair Court, a 55+ community with 19 units for residents earning up to 50% AMI and 58 for those earning up to 60% AMI.

Photo credit: The Sintoses.
IV. 2018 RECOMMENDATIONS & STATUS

2018 RECOMMENDATIONS & STATUS UPDATES

FRAMEWORK

THE ABI AFFORDABLE HOUSING WORKING GROUP COMMITTED TO THE FOLLOWING SHARED PRIORITIES:

- u.-s.-0-t-m;7lb=b=mu.;m:t-7
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- t-0-6;0-0;7-7;7;v
- m75-0;7-7;7;v

- v-u.-t-m;7lb=b=mu.;m:t-7
- o7-5.-6;0-6;0;7;u
- t-0-6;0-0;7-7;7;v
- m75-0;7-7;7;v

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- o7-5.-6;0-6;0;7;u
- t-0-6;0-0;7-7;7;v
- m75-0;7-7;7;v

- v-u.-t-m;7lb=b=mu.;m:t-7
- o7-5.-6;0-6;0;7;u
- t-0-6;0-0;7-7;7;v
- m75-0;7-7;7;v

- v-u.-t-m;7lb=b=mu.;m:t-7
- o7-5.-6;0-6;0;7;u
- t-0-6;0-0;7-7;7;v
- m75-0;7-7;7;v

POLICY SUBCOMITTEE

GOAL 3: Affordable Housing Working Group.

GOAL 4: Support affordable unit production, expansion, and preservation.

CAPITAL SUBCOMITTEE

GOAL 5: Create a balanced mix of rental and owner-occupied housing.

ZONING SUBCOMITTEE

GOAL 6: Align creation and preservation approaches with the enabling environment needed for the successful achievement of the affordable housing goal.

GOAL 7: Immediately implement a minimum of 5,600 affordable units in the TAD and Planning Area regardless of whether or not BeltLine Affordable Housing Trust Fund (BAHTF) or other public dollars are used (i.e., when BeltLine Affordable Housing Trust Fund money is not available to act as permanent source take-out for short-term acquisition capital and development).

GOAL 8: Include an affordable unit count which will also expand single family opportunity.

GOAL 9: Develop a BeltLine framework to leverage ABI Trust Fund dollars with public, private and philanthropic funds.

- Ongoing

- Updates of BeltLine Subarea master plans are underway for several Subareas. The remaining Subarea plans are either in the community consultation process or will be the subject of procuring a consultant to lead community engagement in 2022.

- ADUs and Missing Middle Housing.

- The Working Group identified the shared priorities, the ABI Affordable Housing Working Group, convened to discuss and make key recommendations to address the following issues:

- With this, increase the overall affordability goal for the Atlanta BeltLine to be greater than the current TAD goal of 5,600 affordable units.

- When BeltLine Affordable Housing Trust Fund money is not available to act as permanent source take-out for short-term acquisition capital and development.

- Support current market conditions for acquisitions.

- Renegotiate existing agreements with a consultant to lead community engagement in 2022.

- Evaluation of acquisition and development leveraging philanthropic, Opportunity Zones, and others.

- Evaluate the impact of the Inclusionary Zoning (IZ) policy on the creation of affordable/workforce housing towards the 5,600 TAD goal and identify trends and challenges related to potential impacts of the ordinance.

- Align activities to gain zoning support for additional 673 units in TAD + BPA (559 in TAD) — additional 673 units in TAD + BPA (559 in TAD)

- IZ implemented within BeltLine Overlay ordinance within the Atlanta BeltLine Planning Area.

- Evaluate the impact of the Inclusionary Zoning (IZ) policy on the creation of affordable/workforce housing towards the 5,600 TAD goal and identify trends and challenges related to potential impacts of the ordinance.

- Align activities to gain zoning support for additional 673 units in TAD + BPA (559 in TAD)

- Additional 673 units in TAD + BPA (559 in TAD)
CONCLUSION

ABI is committed to the important goals of creating and preserving affordable units along the Atlanta BeltLine—so that all citizens will have the opportunity to appreciate and enjoy the world-class transportation, jobs, and equitably-inclusive housing corridor amenity known as the Atlanta BeltLine.
APPENDIX A: ABI TAX ALLOCATION DISTRICT // PLANNING AREA

- The Atlanta BeltLine Tax Allocation District (TAD) is shown in the peach color above. Affordable housing within the TAD may be supported by the BeltLine Affordable Housing Trust Fund or BeltLine TAD Increment Funds.
- The Atlanta BeltLine Planning Area is shown in the pink color above. This is the area that is within walking distance of the Atlanta BeltLine. This "walking distance" is one half (½) mile on either side of the Atlanta BeltLine. The BeltLine Affordable Housing Trust Fund or BeltLine TAD Increment Funds cannot be used to support any affordable housing in the Planning Area.

APPENDIX B: 2022 HUD INCOME LIMITS

2022 HUD INCOME LIMITS

<table>
<thead>
<tr>
<th>FY 2022 Multifamily Tax Subsidy Project (MTSP) Income Limit Area</th>
<th>Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income (AMI)</td>
<td>1 Person</td>
</tr>
<tr>
<td>30% AMI</td>
<td>$20,250</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$33,750</td>
</tr>
<tr>
<td>60% AMI</td>
<td>$40,500</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$54,000</td>
</tr>
<tr>
<td>100% AMI</td>
<td>$67,500</td>
</tr>
<tr>
<td>115% AMI</td>
<td>$77,625</td>
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<tr>
<td>120% AMI</td>
<td>$81,000</td>
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2022 Workforce Rental Housing Maximums

<table>
<thead>
<tr>
<th>Maximum Rent</th>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Rent at 30% AMI</td>
<td>$506</td>
<td>$542</td>
<td>$651</td>
<td>$752</td>
<td>$839</td>
</tr>
<tr>
<td>Max Rent at 50% AMI</td>
<td>$843</td>
<td>$904</td>
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<tr>
<td>Max Rent at 60% AMI</td>
<td>$1,012</td>
<td>$1,085</td>
<td>$1,302</td>
<td>$1,504</td>
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</tr>
<tr>
<td>Max Rent at 80% AMI</td>
<td>$1,350</td>
<td>$1,447</td>
<td>$1,736</td>
<td>$2,006</td>
<td>$2,238</td>
</tr>
</tbody>
</table>

2022 Workforce Rental Housing Maximums

<table>
<thead>
<tr>
<th>Maximum Rent</th>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Sale Price at 60% AMI</td>
<td>$121,500</td>
<td>$130,230</td>
<td>$156,240</td>
<td>$180,540</td>
<td>$201,420</td>
</tr>
<tr>
<td>Max Sale Price at 80% AMI</td>
<td>$162,000</td>
<td>$173,640</td>
<td>$208,320</td>
<td>$240,720</td>
<td>$268,560</td>
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<tr>
<td>Max Sale Price at 100% AMI</td>
<td>$202,500</td>
<td>$217,050</td>
<td>$260,400</td>
<td>$300,900</td>
<td>$335,700</td>
</tr>
<tr>
<td>Max Sale Price at 120% AMI</td>
<td>$243,000</td>
<td>$260,460</td>
<td>$312,480</td>
<td>$361,080</td>
<td>$402,840</td>
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<tr>
<td>Max Sale Price at 140% AMI</td>
<td>$243,180</td>
<td>$260,610</td>
<td>$312,900</td>
<td>$361,410</td>
<td>$403,200</td>
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