



Atlanta
Beltline

ABI ANNUAL REPORT

Beltline Affordable Housing Advisory Board (BAHAB)

BAHAB Board Meeting
February 19, 2025





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BAHAB Current Membership

First Name	Last Name	Appointing Body	Date Appointed
Roosevelt	Council	Mayor	11/1/2020
Cocoa	Dunston	Fulton Co. Board of Comm.	9/7/2010
Erin	Martin	Fulton Co. Board of Comm.	8/24/2017
Bobbie	Spiller	Fulton Co. Board of Comm.	10/4/2023
Aretta	Baldon	Atlanta Public Schools	8/11/2020
James (Jim)	Cheeks	Atlanta Public Schools	8/21/2020
William	McFarland	Atlanta Public Schools	11/2/2009
Charles	Shultz	Atlanta Public Schools	8/11/2020
Cynthia	Briscoe-Brown	Atlanta Public Schools	4/1/2024
Zachary	Adriaenssens	Atlanta City Council	8/1/2022
Sarah	Butler	Atlanta City Council	3/1/2023
Natallie	Keiser	Atlanta City Council	8/1/2022
Stephanie	Flowers	Atlanta Public Schools	8/1/2022
Kelly	Cooney	AHAND/ANDP	7/7/2014
Rita	Gibson	AHAND/ANDP	8/1/2022
Van	Hardimon	AHAND/ANDP	8/1/2022

Kelly Cooney and Erin Martin are Co-Chairs
Cocoa Dunston is Vice Chair



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Current Membership by Appointing Body

Appointing Body	Allowed	Filled Currently	Vacancy
Mayor	2	1	1
AHAND/ANDP	3	3	0
Atlanta City Council	3	3	0
Fulton County BOC	5	3	2
APS Board	6	6	0
TOTAL	19	16	3

16/19 seats currently filled (12 required)



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BAHAB Responsibilities

- Making recommendations to Invest Atlanta the City, and ABI staff on goals and policies for the use of Beltline Affordable Housing Trust Fund (BAHTF) dollars
- Monitoring the location and availability of affordable housing
- Coordinating BAHAB with other affordable housing orgs

What is the Beltline Affordable Housing Trust Fund (BAHTF)?

- 15% of all net bond proceeds put into Beltline Affordable Housing Trust Fund (BAHTF)
- The goal is to create 5,600 rental and owner-occupied units through down payment assistance, developer incentives, and property acquisition.

Questions for Discussion:

1. What are ways BAHAB could remain active when there are no applications in need of review?
2. What are some other affordable housing orgs. that BAHAB could be coordinating with?
3. What does monitoring the location and availability of affordable housing currently look like?
4. What else could be done?



Utilization of BAHTF



- \$11,727,336.19 Trust Fund established by the 2016 Beltline TAD Bonds governing documents (US Bank serves as Custodian)
- Approximately \$10 million has been utilized
- Burbank Townhomes (\$525,000)
- Brownsville Pointe (\$700K)
- Adair Court (\$500K)
- 55 Milton (\$2M)
- Madison Reynoldstown (\$2M)
- 1055 Arden (\$2M)
- West End Mall (\$1,785,453)
- Program Administration (\$590K)

- Remaining cash balance of approximately \$2 million will be committed to developer incentives
- Application intake and process is managed by Invest Atlanta
- No current applications in need of approval



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Developer Incentives Committed

Development	Total Units	Aff. Units	Aff. Levels							Years Aff.	BAHTF Investment	Funding Sources	Status
			30%	40%	50%	60%	70%	80%	Market				
Adair Court 806 Murphy Ave SE., Atlanta, GA 30310 Developer: The Woda Group & Parallel Housing, Inc. Neighborhood: Adair Park	91	77			19	58			14	30	\$500,000	BAHTF, LIHTC (DCA)	Completed
The Milton 55 Milton Ave., Atlanta, GA Developer: Prestwick Development Co. Neighborhood: Peoplestown	156	156			46	87		23		30	\$2,000,000	BAHTF, LIHTC (DCA)	Completed
Madison Reynoldstown 872 Memorial Drive, Atlanta, GA 30316 Developers: Rea Ventures/Atl Housing Neighborhood: Reynoldstown	116	116	29			63		24	30	30	\$2,000,000	BAHTF, LIHTC	Under Construction
1055 Arden 1055 Arden Ave SW, Atlanta, GA 30310 Developer: Prestwick/ANDP Neighborhood: Capitol View	58	48			28	20			10	30	\$2,000,000	BAHTF, LIHTC, Partners for HOME, Reinvestment Fund	Under Construction
Brownsville Pointe 105 McDonough Blvd SE, Atlanta, GA 30315 Developer: Focused Community Strategies Neighborhood: Historic South Atlanta	18	12				12			6	30	\$700,000	BAHTF, LIIF, City of Atlanta (CDBG), American Rescue Plan Act Grant	Approved by Invest Atlanta board in January 2024; working toward 2025 closing
Burbank Townhomes 285 Burbank Drive, Atlanta, GA 30314 Developer: City of Refuge, Inc. Neighborhood: Hunter Hills	10	10	3			3		4		65	\$525,000	BAHTF, Community Foundation for Greater Atlanta, Grant Funding	Approved by Invest Atlanta board in Dec. 2024; working toward 2025 closing



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Burbank Townhomes



Unit Mix

AMI	# of Units	Unit Floorplan	Unit Size	Unit Rental
3 Townhomes 30% AMI or below				
30%	1	2 BR	1260	\$689
	2	3 BR	1610	\$796
3 Townhomes 60% AMI or below				
60%	1	2 BR	1260	\$1,378
	2	3 BR	1610	\$1,593
4 Townhomes 80% AMI or below				
80%	2	2 BR	1260	\$1,838
	2	3 BR	1610	\$2,124
Total Units:		10		

- \$525,000 from BAHTF approved by Invest Atlanta in December 2024
- 10 multifamily townhomes in Hunter Hills neighborhood developed by City of Refuge
- 65-year LURA with Community Foundation for Greater Atlanta





Our Vision

To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable life.

22

MILES

of pedestrian-
friendly rail transit

1,100

ACRES

of environmental
cleanup

33

MILES

of multi-use
urban trails

1,300

ACRES

of new
greenspace

\$10B

in economic
development

50K

PERMANENT
JOBS

5,600

UNITS

of affordable
workforce housing

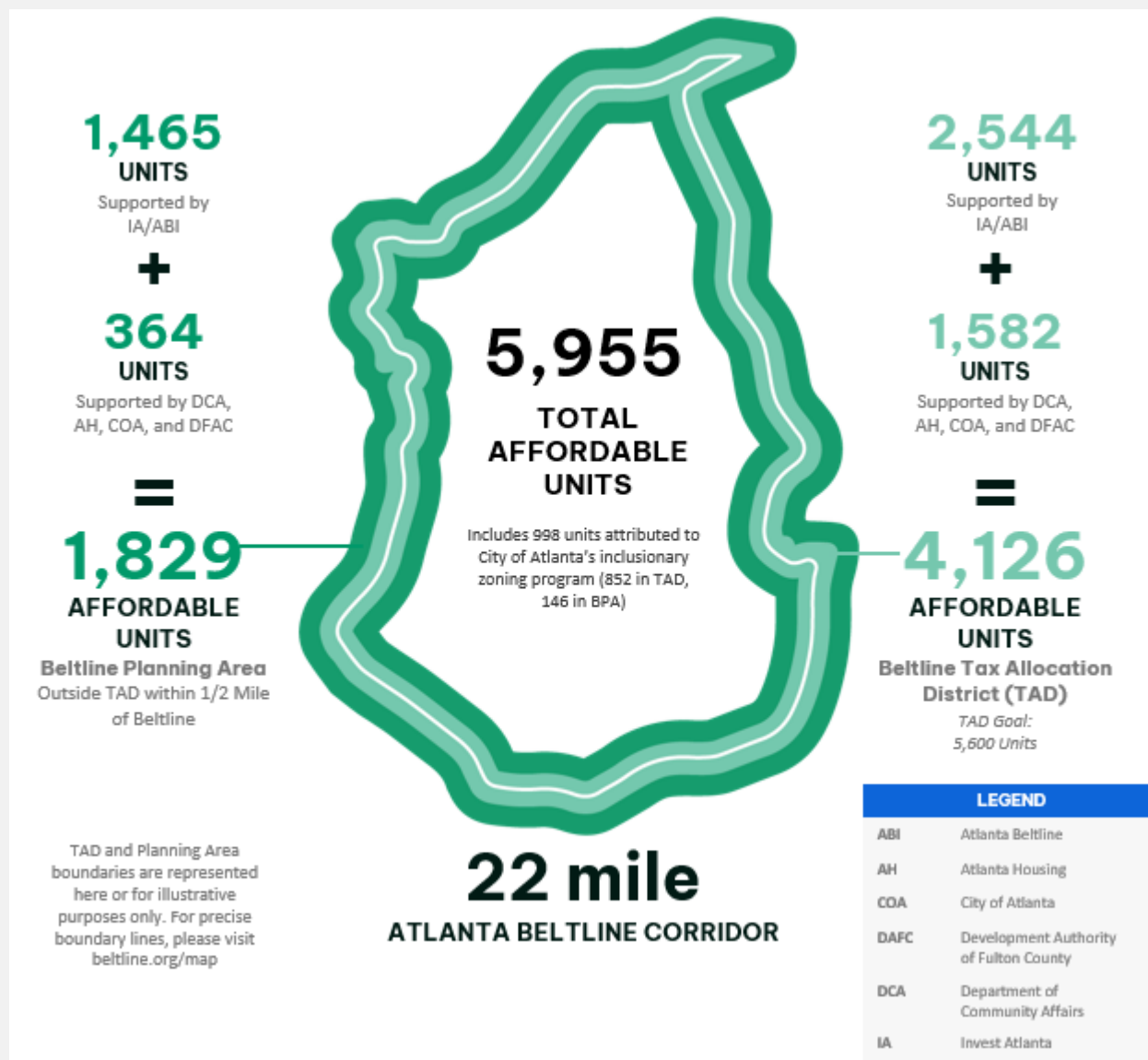
48K

CONSTRUCTION
JOBS



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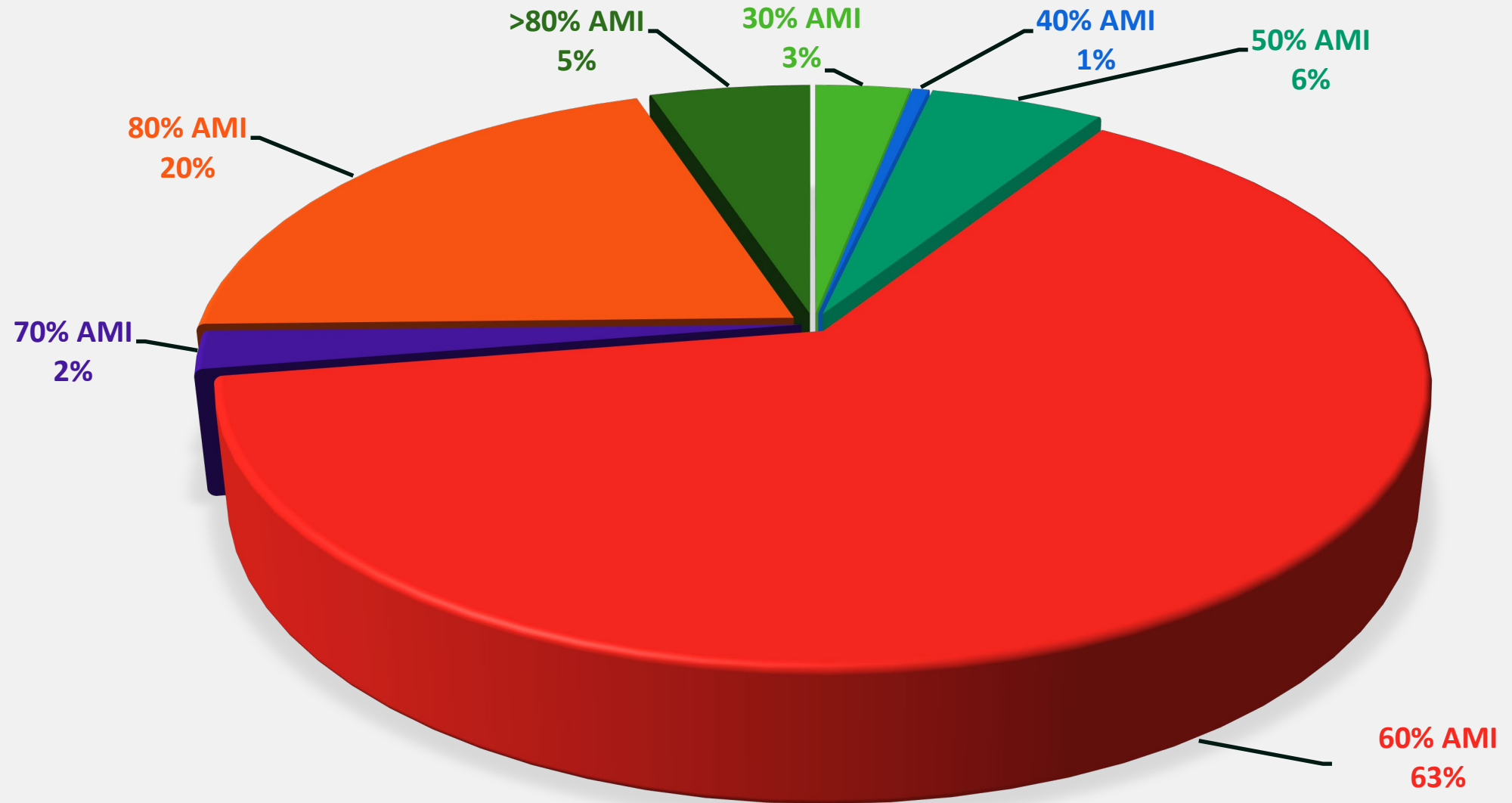
Affordable Units Created/Preserved





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Affordable Units by AMI



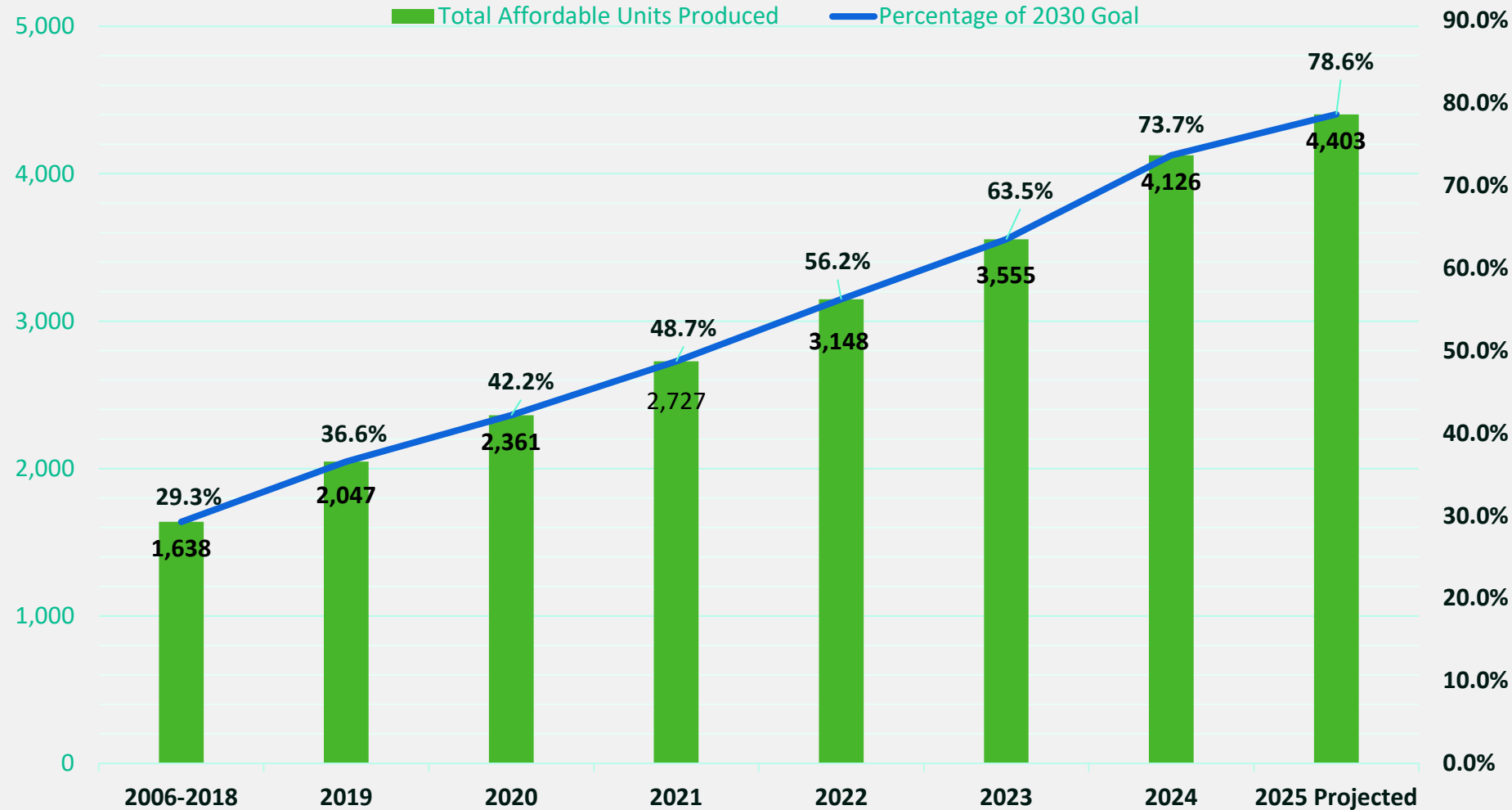


2024 Closings

2024 Closings															
Development	Total Units	Aff. Units	Type	Aff. Levels									Years Aff.	ABI/IA Investment	Status
				30%	50%	60%	70%	80%	90%	100%	120%	Market			
Englewood Senior (Phase IB) 505 Englewood Ave SE. Atlanta, GA 30315 Developer: Benoit Group	160	160	Tax Exempt Bond-Rental	21		139						0	20	\$2,000,000 (TAD Increment)	4% LIHTC Award in 2020; Bond Resolution in August 2021.
1104 Avondale 1104 Avondale Avenue, SE Atlanta, GA 30312 Developer: TPA Residential	278	44	Tax Exempt Bond-Rental					44				236	20	DAFC	Bond inducement took place in March 2022; Bond resolution was approved in September 2022.
City of Refuge Transformation Center 1343 Joseph E. Boone Blvd NW, Atlanta, GA 30314 Developer: City of Refuge	25	25	Rental	13		6		6				0		\$2,000,000 (TAD Increment)	Presented to ADA/Invest Housing Committee in May 2024. Closed in September 2024.
1070 Dill 1070 Dill Ave, Atlanta, GA 30310 Developer: Culdesac, Inc. / Urban Oasis Development	22	22	Homeownership					1	8	13		0	15	\$1,100,000 (TAD Increment)	Closed in July 2024
1121 Allene 1121 Allene, Atlanta, GA 30310 Developer: Culdesac, Inc. / Urban Oasis Development	19	19	Homeownership					1	4	5	9	0		\$900,000 (TAD Increment)	Closed in October 2024
Residences at Chosewood Park 1211 McDonald Dr. SE, Atlanta, GA 30315	106	90	Tax Exempt Bond-Rental		19	71						16	20	\$2,000,000 (TAD Increment)	Board resolution in August 2022. 4% LIHTC. Closed December 2024.
Englewood Multifamily (Phase IA) 505 Englewood Ave SE. Atlanta, GA 30315 Developer: Benoit Group	200	160	Tax Exempt Rental: Bond			160						40	20	\$3,000,000 (TAD Increment)	Board resolution in May 2022; Closed December 2024.
Goat Farm Apartments 1200 Foster St NW Developer: Tribridge Residential	209	32	Rental					32				177		\$0	32 IZ Units
Signal House 680 North Ave Atlanta GA 30308 Developer: Jamestown	163	17	Rental			17						146		\$0	17 IZ Units
Totals	1,184	571		36	19	393	0	84	12	18	9	615			



Affordable Housing Production



- 1,638 units created or preserved in TAD between 2006 – 2018
- Need to average about 250 units per year to meet goal by 2030
- 569 units of affordable housing closed in 2024
- Exceeded goal annually since 2021



Projected Closings - 2025

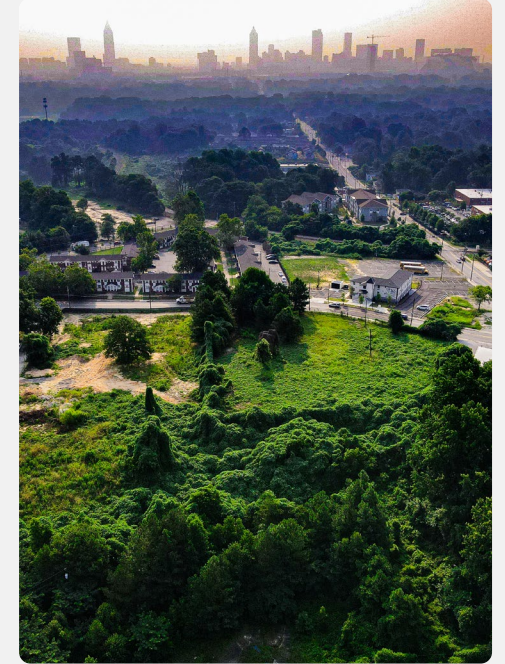
2025 PROJECTED CLOSINGS											
Development	Total Units	Aff. Units	Type	Aff. Levels					Years Aff.	ABI/IA Investment	Status
				30%	50%	60%	80%	Market			
1283 & 1295 Marietta Blvd NW 1283 & 1295 Marietta Blvd NW, Atlanta, GA 30318 Developer: Five Points Development, LLC.	238	72	Rental		48		24	166	20	\$3,000,000 (TAD Increment)	Developer plans to apply for funding via the ABI TAD Increment Fund, and for a AUDC PEA.
Amsterdam Walk 500 Amsterdam Avenue, Atlanta, GA Developer: Portman Holdings/Halpern Enterprises	800	80	Rental				80	720	20	TBD	ABI owned land sold to Portman Holdings/Halpern Enterprises. Development will also include affordable commercial space.
Cut Rate Box 1100 Murphy Ave, SW. Atlanta, GA 30310 Developer: Urban Realty Partners	126	32	Rental				32	94	20	\$3,000,000 (TAD Increment)	Developer plans to apply for funding via the ABI TAD Increment Fund.
Englewood Multifamily (Phase IC) 505 Englewood Ave SE. Atlanta, GA 30315 Developer: Benoit Group	78	13	Homeownership				13	65	20	TBD	Developer is working in partnership with Cityscape Housing. Closing is projected for Q4 of 2025.
579 Garson 579 Garson Drive, Atlanta, GA 30324 Developer: Pennrose, Radiant Development Partners	130	130	Tax Exempt Bond Rental		73	34	23	0	20	\$3,000,000 (TAD Increment)	ABI owned land. Awarded 4% LIHTC in 2024. Working with development partners toward 2025 closing.
Burbank Townhomes 285 Burbank Drive, Atlanta GA 30314 Developer: City of Refuge	10	10	Rental	3	3		4	0	15	\$525,000 (BAHTF)	Closing anticipated Q1 2025.
Brownsville Pointe 105 McDonough Blvd SE, Atlanta, GA 30315 Developer: Focused Community Strategies (FCS)	18	12	Rental			12		6	20	\$700,000 (BAHTF)	Presented to ADA/Invest Housing Committee in January 2024. Working toward Q1 2025 closing.
Totals	1,400	349		3	124	46	176	1,051			



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Creating & Preserving Affordability

1. Grants, Loans, & Investment in Equitable Development Projects
2. Strategic Land Acquisitions
3. Collaborate with other agencies on housing policy and program initiatives





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ABI Owned Land Update

579 Garson Drive – 3 acres

350 Chappell Road – 6.3 acres

Avon Avenue (100 Murphy Ave) – 9.3 acres

Amsterdam Walk – 2.4 acres

Murphy Crossing – 20.6 acres

Pittsburgh Yards – 13.7 acres

425 Chappell Road – 31 acres

Bennett Street – 0.98 acres

~87.3 acres of land acquired as of February
2025



Avon Ave (100 Murphy Ave).

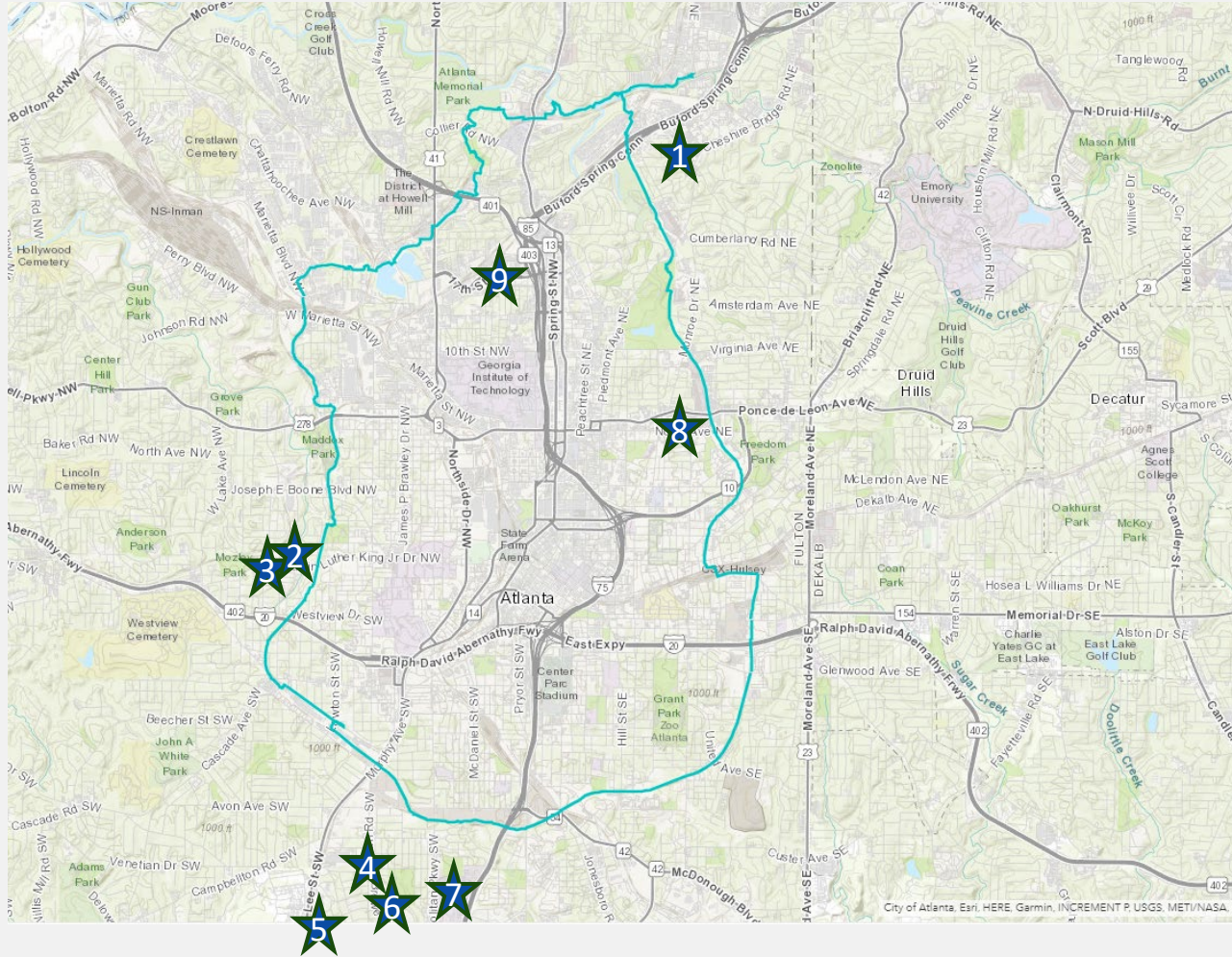


350 Chappell Rd.



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ABI REO



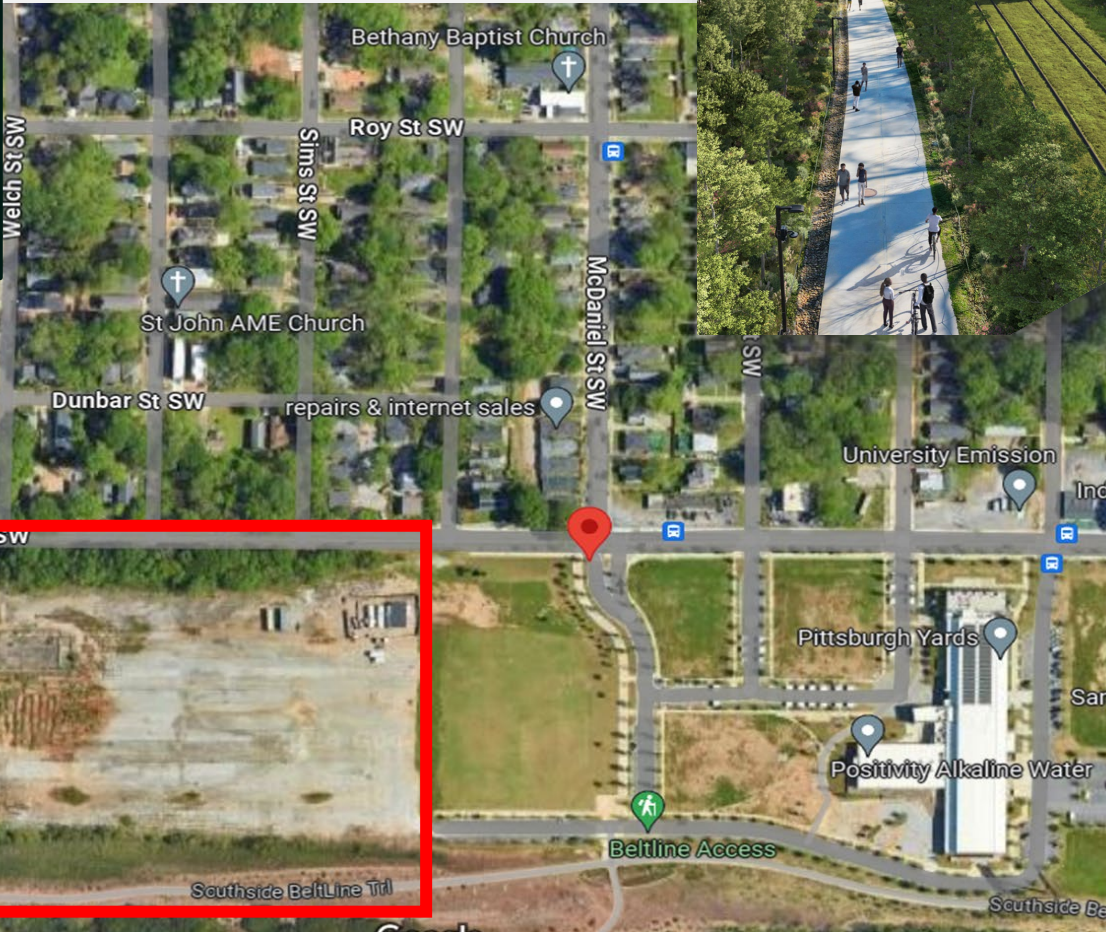
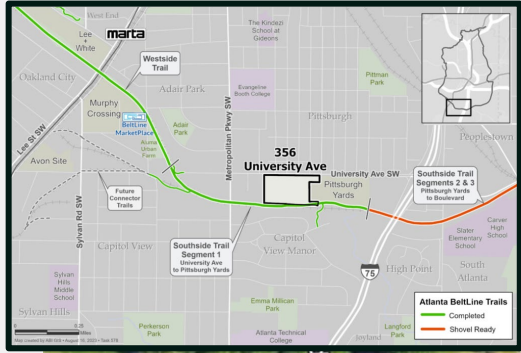
86-Acres for Equitable Development

1. 579 Garson Drive, 3 Acres
2. 425 Chappell Road, 31 Acres
3. 350 Chappell Road, 6 Acres
4. Murphy Crossing, 21 Acres
5. Avon Avenue, 9 Acres
6. Aluma Farm, 4 Acres
7. Pittsburgh Yards, 14 Acres
8. Amsterdam Walk, 2 Acres
9. Bennett Street, 0.98 Acres



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356 University Ave (Pittsburgh Yards)



- 13.7-acre site in Pittsburgh neighborhood, adjacent to current Pittsburgh Yards' 61,000 sf Nia Building along Southside trail
- Kicked off Community Engagement in July 2024
 - Gathering input for plans for site through community engagement and business engagement
 - Working with planning, civil, and market analysts, with community feedback, to envision plan for site, with goal to release RFP in 2025
 - Began working through entitlement in Q4 2024 (rezoning to I-Mix)



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425 Chappell Road



- 60-Acres of Developable Public Land
- Historic Westin Height/ Bankhead Neighborhood
 - 3,300-Units
 - 123k SF of Commercial
- 31-Acres owned by ABI
- Rezoning to I-Mix
 - 1,000-Units (SF & MF)
 - 30% affordable
 - 5,000 SF of Commercial
 - 100% affordable
 - 7-Acres of Park Space
 - Proctor Creek Restoration



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LIHTC Development



- 4% LIHTCs Awarded in 2023
- Buckhead/Lindbergh Neighborhood
- 130-Units of Multi-Family, Workforce Housing
- 10,000 SF of Commercial
 - 5,000 Food & Beverage & 5,000 Micro-Commercial



- 4% LIHTCs Awarded in 2025
- Grove Park Neighborhood
- 218-Units of Multi-Family, Workforce Housing
- Workforce development and family support services provided by City of Refuge



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Atlanta Beltline Affordable Housing Dashboard

Housing Development Name

- 1015 Boulevard SE
- 1024 Donnelly
- 1055 Arden
- 1265 Lakewood
- 542 Boulevard
- 555 Boulevard
- Abbingdon at Ormewood Park
- Academy Lofts at Adair Park
- Adair Court
- Alexan Old Fourth Ward
- Alton East
- AMLI Parkside
- Ashley Collegetown
- Aspire Westside
- Avenue at Oakland City

Affordable Units in Selected Development

49

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1015 Boulevard SE

1015 Boulevard SE, Atlanta, 30312

Project Status: Under Construction

Completion Year: TBD

Affordable Units: 49

Total Units: 323

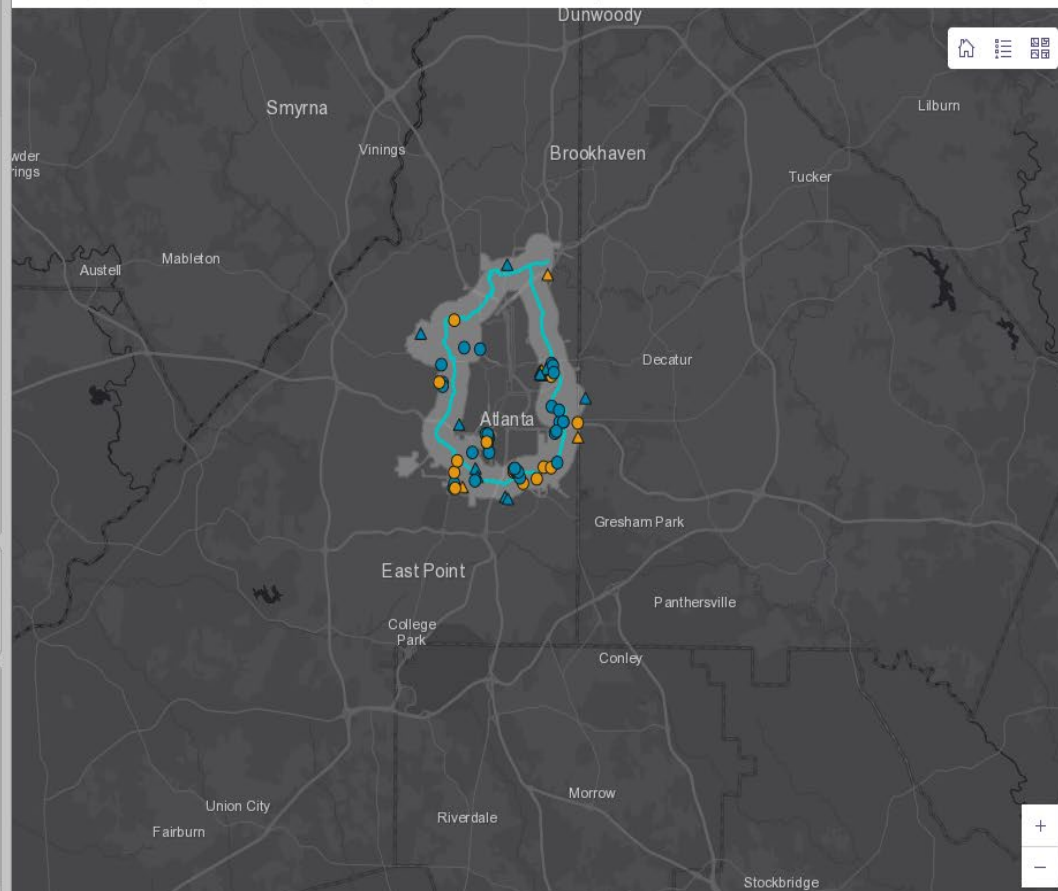
Development website can be found [here](#)

Public Funding Sources & Incentives Include:

-Development Authority of Fulton County

This development was subject to the City of Atlanta's Inclusionary Zoning Ordinance.

● Completed in TAD | ▲ Completed in BPA | ● Under Construction in TAD | ▲ Under Construction in BPA



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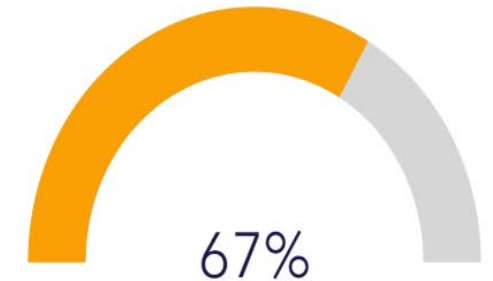
This dashboard tracks Atlanta Beltline, Inc.'s (ABI's) affordable housing investments. Working with partners, ABI's goal is to create or preserve 5,600 affordable units within the Beltline Tax Allocation District (TAD) by the end of the year 2030.

For the best experience, please view on a laptop or desktop. For help on how to navigate the dashboard, [click here](#).

Beltline TAD
 3732
Affordable Units

Beltline Planning Area
 1771
Affordable Units

Atlanta Beltline Affordable Housing Progress
Towards 5,600 Goal

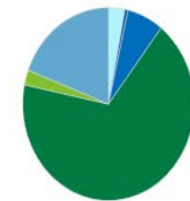


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Progress Bar

Affordable Units by Study Group

Beltline TAD



Unit Breakdown by AMI Level

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TAD

BPA