QUARTERLY BRIEFING

December 3
@ 6:30pm

@atlantabeltline
@atlantabeltline
@atlantabeltline
• Your line is muted and you won’t be able to share your video or screen during the meeting
• To submit questions, please do so in the Q&A box anytime during the meeting
• A recording of this meeting, the presentation, a copy of tonight’s Q&A and all other supporting materials will be made available online at www.beltline.org/meetings
• If you are having technical difficulties during the meeting, please email engage@atlbeltline.org
Poll Question #1

What neighborhood do you live in?

- BeltLine Neighborhood Northeast Atlanta
- BeltLine Neighborhood Southeast Atlanta
- BeltLine Neighborhood Southwest Atlanta
- BeltLine Neighborhood Northwest Atlanta
- A neighborhood in City of Atlanta not on this list
- A neighborhood outside the City of Atlanta
Poll Question #2

How many BeltLine meetings have you been to?

• None
• 1-5 meetings
• 5 or more meetings
Poll Question #3

How would you rate your knowledge of the BeltLine's full portfolio of projects?

- I'm an expert
- I know more than most people
- I don't know a lot, but I want to learn more
- I don't know anything about the BeltLine
Vision: to be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.
Launched 2020-2021
Façade Program

Business Org Exploratory Process Kicks-Off Phase II

Ongoing virtual business mtgs during COVID-19
Progress Update:
- BeltLine Loop
- Connector Trails
- Parks
- Streetscapes
Corridor extends from Monroe Drive to Lindberg MARTA station.

Includes spur trails to PATH 400, Southfork Conservancy Confluence Trail.
DESIGN: SOUTHSIDE

Boulevard Crossing Park

75% CD PLAN

CURRENT SCHEME
Design: Southside Trail Design (University to I-20)
Westside Trail
North Extension
DESIGN: WESTSIDE

Ralph David Abernathy Boulevard access point
CONSTRUCTION OVERVIEW

Progress Update:
- BeltLine Loop
- Connector Trails
- Parks
- Streetscapes

Atlanta BeltLine Trails
- Completed
- Under Construction
- In Design
- Study in Progress

Atlanta BeltLine Parks
- Under Construction
- In Design

Atlanta BeltLine Planning Area (BPA)
Segment 2 of the Northeast Trail or “Hairpin”
CONSTRUCTION: SOUTHSIDE TRAIL

United Avenue bridge emergency removal and interim bridge
CONSTRUCTION: SOUTHSIDE TRAIL

Southside Trail West
(Segment 1)
CONSTRUCTION: SOUTHSIDE TRAIL

Southside Trail West
(Segment 1)
CONSTRUCTION: WESTSIDE

Holderness green space
CONSTRUCTION: WESTSIDE

Westside BeltLine Connector Trail
MARTA leading design for light rail extension to Ponce de Leon Ave and BeltLine eastside corridor

MARTA Schedule
- Design: 2022 - 2024
- Construction: 2024 - 2026
- In Service: 2027
ART ON THE ATLANTA BELTLINE

Recent Work

Special Project:
• Unlock Your ATL

Sculpture:
• Andy Light

Guest Exhibition:
• Johnny Crawford

Continuing Collection:
• Atlanta Celebrates Photography
ART ON THE ATLANTA BELTLINE

Upcoming Work

BeltLine Murals:
- ARRRTADDICT
- Ricardo Moody
- Jenevieve Reid
- Brandon Sadler
- HENSE

Sculpture:
- Grace Kisa x Ellex Swavoni
- Aili Schmeltz

Performance:
- Full Radius Dance
- City Gate Dance Theater
Subarea Master Plan Updates
Status: Q4 2020

Draft Plans
Located at: beltline.org/masterplanupdates

- Subarea 9 and 10 Master Plan Updates were adopted by City Council on October 5, 2020.
- Neighborhood Engagement to kick-off in January 2021 for Subareas 1, 2, 3, 5 and the draft plans available for public comment pending legislation
- Four more in procurement to select planning consultant that will perform Master Plan update (SAs 4, 6, 7, 8)

<table>
<thead>
<tr>
<th>STATUS</th>
<th>NEXT STEPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPU Engagement</td>
<td>City Council Adoption</td>
</tr>
<tr>
<td>Draft Available for Comment</td>
<td>Draft Legislation</td>
</tr>
<tr>
<td>Procurement</td>
<td>Final Contract</td>
</tr>
</tbody>
</table>
Meeting Attendance:
All of 2020
(Through December 2)

23 Meetings
1,984 Attendees
4 In-Person Meetings
19 Virtual Meetings

Meeting attendance increased 62% after moving to virtual format

Public Meetings by Year
(-32% from 2019)

- 2017: 33
- 2018: 38
- 2019: 34
- 2020: 23

Total Attendance by Year
(+15% from 2019)

- 2017: 1,293
- 2018: 1,866
- 2019: 1,724
- 2020: 1,984

Avg. Meeting Attendance
(+70% from 2019)

- 2017: 39
- 2018: 49
- 2019: 51
- 2020: 86
Top 10 Neighborhoods by Attendance (n=646)

- Midtown
- Ormewood Park
- Capitol View
- Grant Park
- Pittsburgh
- Downtown
- Sylvan Hills
- Poncey-Highland
- West End
- Oakland City
- Virginia Highland
PLANNING AND COMMUNITY ENGAGEMENT

Virtual Meeting Attendance by Study Group
(Through December 2)

Meetings
(May – December)

Attendees
(May – December)

Northside 0
Northeast 2
Westside 3
Southwest 12
Southeast 3
Northside 0
Northeast 195
Westside 328
Southwest 954
Southeast 266

Highest Attendance in Southwest & Westside:
15 Meetings
1,282 Attendees
AFFORDABLE HOUSING

• The Milton closed on July 14, 2020
• 156 affordable units
• $2 million – BAHTF
• Property located on Southside Trail at 55 Milton Ave in Peoplestown.
• Occupancy: Q1 2022
• 907 units in pipeline
• ABI Affordable Housing Trust Fund/TAD Increment funds committed
• Community Stabilization Tax Relief Fund
• ABI Affordable Housing Working Group Final Report

**AFFORDABLE HOUSING**

**MADISON REYNOLDS TOWN:**
- 116 units in Reynoldstown

**1091 TUCKER AVENUE:**
- 23 units in Oakland City

**EAST MEDINAH VILLAGE I:**
- 255 units in Peoplestown

**STANTON PARK APPTS:**
- 56 units in Peoplestown

**1061 MEMORIAL DRIVE:**
- 29 units in Reynoldstown

**1265 LAKEWOOD AVENUE:**
- 160 units in Peoplestown

**BLACKBURN 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

**NOVEL WEST MIDTOWN (1330 FAIRMONT AVENUE):**
- 34 units in Blandtown
AFFORDABLE HOUSING

AFFORDABLE UNITS CREATED/PRESERVED

TAD and Planning Area boundaries are represented here for illustrative purposes only.

For precise boundary lines, please visit: beltline.org/map

CHART LEGEND >>

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

BELTLINE PLANNING AREA
Outside TAD within 1/2 Mile of the Atlanta BeltLine.
Trust Fund Context

15% of all net bond proceeds are put into the BeltLine Affordable Housing Trust Fund

The first bond issued in 2008, generated $8.2 million for BAHTF

The last bond issued in 2016, generated $11+ million for BAHTF

The goal for trust fund investment is to create 5,600 rental and owner-occupied units through down payment assistance, developer incentives, and property acquisition
2019 Board Composition

Seats Filled in 2019 **12 Members**

Legislated Maximum of **19 Members**

Seats left vacant in 2019 **7 Vacancies**
2019 Board Composition

**CHAIR**

- Chéné Joseph
  Executive Director
  Historic District Development Corporation (HDDC)

- Kelly Cooney
  Housing Specialist
  Housing Assistance Council

- Young Hughley
  Principal
  YTH & Associates

- Jan Bryson
  Chairwomen
  BenchMark Management

- Shalise Steele-Young
  Founder & CEO
  Repairer of the Breach
  Intl. Ministries, Inc.

- Cocoa Dunston
  Demolition Executive
  DUNCO, Inc.

- Erin Quinn
  First Vice President,
  Director of Credit & Collateral
  Atlanta Federal Home Loan Bank

**VICE CHAIR**

- Leslie Grant
  District 1
  Atlanta Board of Education
  Atlanta Public Schools (APS)

- William McFarland
  Relationship Manager
  Georgia Advancing Communities Together

- Emmett D. Johnson
  Former Seat 9 – At Large
  Atlanta Board of Education
  Atlanta Public Schools (APS)

- Alvah Hardy
  Executive Director
  Facilities Services
  Atlanta Public Schools (APS)

- Andy Schneggenburger
  Policy Advisor
  District 5
  Atlanta City Council
  City of Atlanta (COA)
Members Must Have Demonstrated Experience:

(1) Affordable housing | (2) Affordable housing construction | (3) Down-payment assistance | (4) Supportive housing | (5) Urban design and planning | (6) Green building | (7) Architecture | (8) multi-family or mixed-use projects | (9) Real estate development or finance

Board Responsibilities:

Monitoring the location and availability of affordable housing throughout the BeltLine
Coordinating the activities of BAHAB with other affordable housing throughout the BeltLine
Making recommendations to ADA (Invest Atlanta) and the City on goals and policies for the use of BeltLine Affordable Housing Trust Fund (BAHTF) dollars
## 2019 Trust Fund Update

### ATLANTA BELTLINE AFFORDABLE HOUSING TRUST FUND ("BAHTF")
#### SOURCES AND USES (FY21)
##### (as of December 31, 2019)

<table>
<thead>
<tr>
<th>BAHTF Affordable Housing Sources and Uses Summary</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAHTF Total Sources</td>
<td>$6,789,500</td>
</tr>
<tr>
<td>(Less) FY2020 BAHTF Total Uses</td>
<td>$6,590,000</td>
</tr>
<tr>
<td><strong>Unobligated Balance</strong></td>
<td><strong>$199,500</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BAHTF Affordable Housing Budget Sources</th>
<th>Current Budget</th>
<th>Funds Expended</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Incentives</td>
<td>$6,544,800</td>
<td>$500,000</td>
<td>$6,044,800</td>
</tr>
<tr>
<td>CHDO/Nonprofit Setaside ($2,336,700 reallocated to Incentives)</td>
<td>$0</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Property Acquisition: Affordable Housing</td>
<td>$4,554,700</td>
<td>$4,400,000</td>
<td>$154,700</td>
</tr>
<tr>
<td>Program Administration (to Invest Atlanta)</td>
<td>$590,000</td>
<td></td>
<td>$590,000</td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td><strong>$11,889,500</strong></td>
<td><strong>$4,900,000</strong></td>
<td><strong>$6,789,500</strong></td>
</tr>
<tr>
<td>BAHTF Affordable Housing Uses</td>
<td>Amount</td>
<td>Funds Expended</td>
<td>Timing</td>
</tr>
<tr>
<td>-------------------------------------------------------------------</td>
<td>----------</td>
<td>----------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Madison Reynoldstown (116 mixed affordable units)</td>
<td></td>
<td>$2,000,000</td>
<td>Q4 2020</td>
</tr>
<tr>
<td>890 Memorial Drive</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Co-developers: Rea Ventures/Atlanta Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 Milton (156 mixed affordable units)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 Milton Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer: Prestwick Development</td>
<td></td>
<td>$2,000,000</td>
<td>Q3 2020</td>
</tr>
<tr>
<td>West End Mall (91 affordable units)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>850 Oak St. SW &amp; 845 Ralph David Abernathy Blvd</td>
<td></td>
<td>$2,000,000</td>
<td>Q3 2019 (Pre-development loan was funded)</td>
</tr>
<tr>
<td>Developer: Elevator City Partners</td>
<td></td>
<td>$2,000,000</td>
<td></td>
</tr>
<tr>
<td>Program Administration to Invest Atlanta</td>
<td>$590,000</td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total Uses</strong></td>
<td><strong>$6,590,000</strong></td>
<td><strong>$2,000,000</strong></td>
<td></td>
</tr>
</tbody>
</table>
2020 Goals

Request report from ABI and Invest Atlanta on the ongoing stock of affordable housing throughout the City

Systematic monitoring of the location and availability of affordable housing throughout the BeltLine

Request immediate appointments from all appointing bodies

Propose administrative amendment to the 2006 Resolution
Fix That! Workshop
• Dec. 16
Rent, Mortgage, and Utility Assistance
• Partnering with AVLF
Legacy Resident Retention Program
• Georgia Power Foundation
• Bank of America Neighborhood Builders

Fix That!: beltline.org/empower
Rent, Mortgage, Utility: avlf.org/united-way
470-588-7438
Legacy Residents: retentionfund@atlblp.org
678-718-5469
beltline.org/retentionfund
Juvo Jobs
• Employers can post openings

STRIVE Atlanta
• First cohort graduation
• Apply for the next class this winter

Visit:
Visit beltline.org/workforce-partnerships
Thrive

Free Fitness
• Online videos

Eastside 10k
• Sport-Tek tees
• Medals available
• $100 The Fresh Market drawing

Race: beltline.org/eastside10k
Videos: beltline.org/fitness
End of Year Giving

TOGETHER WE THRIVE

beltline.org/donate
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Poll Question #4

How did you hear about this meeting?

- Email from Atlanta BeltLine, Inc.
- Automated Phone Call from Atlanta BeltLine, Inc.
- Social Media
- Communication from a family member, friend or neighbor
- Other
Poll Question #5

What is your preferred method or methods of communication?

- Email
- Social Media
- Automated Phone Call
- Text Message
- US Postal Mailing
Poll Question #6

Was this meeting helpful?

- Yes
- No
- No opinion
Upcoming Virtual Meetings:

Dec. 8th: Northeast Trail

Dec. 10th: Southside Trail
As sequenced, some LRT projects have both capital and O&M funding gaps that will need to be addressed as projects advance.
EXPANSION: STREETCAR EAST EXTENSION

✓ Working with City of Atlanta, Atlanta Beltline Inc.

✓ Design 2022-2024

✓ Construction 2024-2026

✓ In Service 2027
Affordable Housing – housing where families pay no more than 30% of their annual income for housing

AMI – (Area Median Income): a measure of an area’s median income calculated annually by HUD (Department of Housing and Urban Development)

Naturally-occurring affordable housing (NOAH) – housing that is affordable within the private market without receiving public funds.

Publicly Assisted Rental Housing: housing that is funded by public dollars.

### Table: FY 2020 Income Limit Area

<table>
<thead>
<tr>
<th>FY 2020 Income Limit Area</th>
<th>Median Family Income</th>
<th>FY 2020 Income Limit Category</th>
<th>Persons in Family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Atlanta-Sandy Springs-Roswell, GA</td>
<td>$82,700</td>
<td>Explanation</td>
<td></td>
</tr>
<tr>
<td>HUD Metro FMR Area</td>
<td></td>
<td>$28,950</td>
<td>33,100</td>
</tr>
<tr>
<td>Extremely Low Income Limits ($)</td>
<td>Explanation</td>
<td>$17,400</td>
<td>19,850</td>
</tr>
<tr>
<td>Low (80%) Income Limits ($)</td>
<td>Explanation</td>
<td>$46,350</td>
<td>52,950</td>
</tr>
</tbody>
</table>

**Maximum Affordable Monthly Housing Costs**

- Less than $20,000: $500
- $20,000 - $30,000: $750
- $30,000 - $40,000: $1,000
- $40,000 - $50,000: $1,250
- $50,000 - $60,000: $1,500
- $60,000 - $75,000: $1,750
- $75,000 - $100,000: $2,000