Purpose

• At January 19 meeting, BAHAB members requested insights into the number and geographic distribution of single-family residential parcels within the BeltLine TAD.

• Staff undertook preliminary GIS parcel inventory using Fulton County’s most recent available Tax Parcels dataset.

• These parcels may be eligible for TAD/BAHTF dollars to preserve or create neighborhood-scale affordable housing

• Further study needed to evaluate feasibility and impact relative to other strategies (outside scope of inventory)
Criteria

• Parcel centroids lie within the TAD boundaries (6,635 parcels total) and have eligible Land Use code:
  • Residential 1-family land use (LUCode = 101; 699 parcels); or,
  • Residential Vacant land use (LUCode = 100; 372 parcels); or,
  • Residential 2-family land use (LUCode = 102; 47 parcels)

• No more than 2 livable units

• Coded for BeltLine TAD in Fulton County attribute table

• Validated with satellite imagery, Google Streetview, and random sample of tax bills
TAD by Land Use Code (Top 20)
TAD by Selected Land Use Code
BeltLine TAD and Planning Area
Residential, 1-Family most common eligible LU Code

BeltLine TAD and Planning Area
with significant number of Vacant Residential parcels and small number Residential, 2-Family
Single-Family TAD Parcels by Study Group

70% of potential candidate parcels are in the SW and SE Study Groups.
Candidate Parcel Composition by Study Group:

Another 148 vacant SF parcels in Northside and Westside
Single-Family TAD Parcels by Subarea

Subareas 4 / 1 / 2 / 8 hold ~75% of candidate parcels

(Major caveats for SAs 2 and 8)
Single-Family TAD Parcels by Neighborhood
Caveats: zoning compatibility and ongoing development

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Total Parcels</th>
<th>Likely Compatible</th>
<th>Likely Non-Compatible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ormewood Park</td>
<td>148</td>
<td>23</td>
<td>125</td>
</tr>
<tr>
<td>Blandtown</td>
<td>130</td>
<td>79</td>
<td>51</td>
</tr>
<tr>
<td>Oakland City</td>
<td>128</td>
<td>105</td>
<td>23</td>
</tr>
<tr>
<td>Reynoldstown</td>
<td>73</td>
<td>54</td>
<td>19</td>
</tr>
<tr>
<td>Pittsburgh</td>
<td>73</td>
<td>45</td>
<td>28</td>
</tr>
<tr>
<td>South Atlanta</td>
<td>66</td>
<td>55</td>
<td>11</td>
</tr>
<tr>
<td>Chosewood Park</td>
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<td>46</td>
<td>4</td>
</tr>
<tr>
<td>Bankhead</td>
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<td>35</td>
<td>13</td>
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<tr>
<td>Bush Mountain</td>
<td>45</td>
<td>45</td>
<td>13</td>
</tr>
<tr>
<td>Cabbagetown</td>
<td>35</td>
<td>35</td>
<td>13</td>
</tr>
<tr>
<td>Grand Total</td>
<td>796</td>
<td>487</td>
<td>309</td>
</tr>
</tbody>
</table>

The view is filtered on Neighborhood to display the 10 with greatest total number of candidate parcels. "Likely compatible" zoning classifications included R-1 through R-5; RG-1 and RG-2; MR-1 and MR-2; and PD-H, as per Table 9-3 in the City of Atlanta 2016 CDP, "Land Use and Zoning Compatibility Table," for land uses "Single Family" and "Low-Density Residential."
Neighborhood Example
Confounding factors