ATLANTA ULI-CFL mTAP

Property Tax Model to Support Anti-Displacement Efforts

Atlanta Beltline Partnership

AtlantaBeltline® PARTNERSHIP

ULI Atlanta 40 YEARS OF IMPACT

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Protecting Legacy Resident Homeowners

The Legacy Resident Retention Program (LRRP) empowers legacy homeowners within designated Westside and Southside Atlanta Beltline neighborhoods to remain in their homes. By covering increased property taxes through 2030, the LRRP safeguards your investment and supports generational wealth-building.*

*https://beltline.org/live/resident-support/legacy-resident-retention-program/

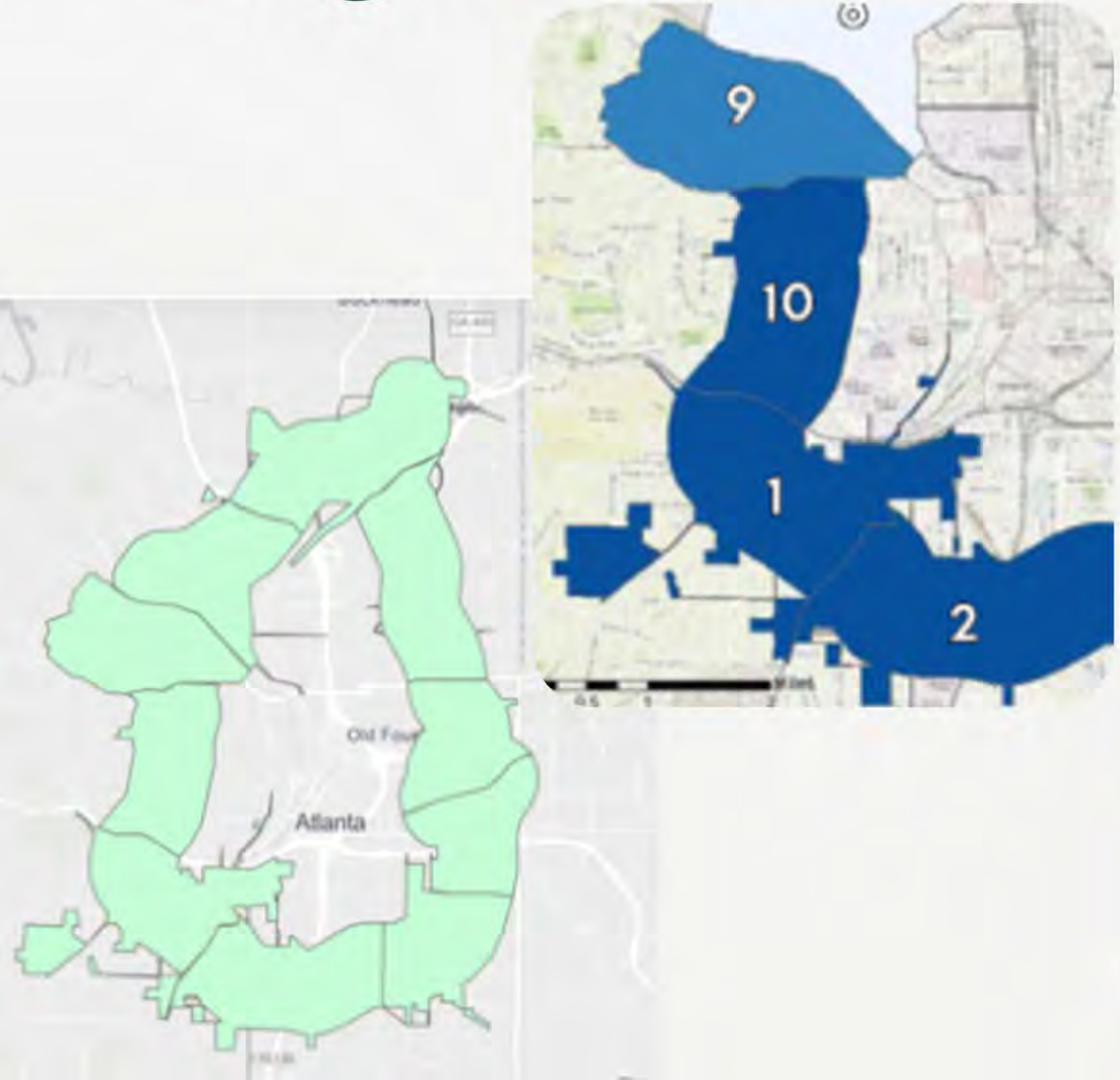
What does the LRRP provide to residents?

The Legacy Resident Retention Program helps cover annual increases in property taxes by providing financial assistance to approved program homeowners.

Once approved, the homeowners only pay the exact property tax dollar amount owed in 2019 annually through 2030. LRRP pays the annual increase in property taxes compared to the participant's 2019 amount for every year's tax bill through 2030.*

*https://beltline.org/live/resident-support/legacy-resident-retention-program/

Who is Eligible?



The LRRP is currently for City of Atlanta residents who live within the boundaries of Beltline subareas 1, 2, 9, or 10. Applicants must:

- currently live in their home;
- have purchased and lived in the home prior to March 2017.
- have a household income below or up to 80% of the HUD Atlanta-Sandy Springs-Roswell MSA area median income based on their household size.

There are no age restrictions for eligibility. Applicants of all ages are welcome to apply if they meet the other criteria.

Beltline Partnership LRRP m-TAP objectives

- Enhance and extend existing excel-based property tax model for individual and program residential property tax projections.

- Revise tax model program tax year cap from 2030 to 2055

- Provide tax model time projection fields in annual increments

- Include individual homeowner participant tax calculation within property tax model

- Provide impact data reporting for LRRP funders and philanthropic fundraising

- Provide marketing and storytelling framework for philanthropic fundraising and increasing participant awareness and applications

Beltline Partnership's tax model challenges

Existing property tax projection model is limited in its ability to maintain, update, and provide scenario driven tax liability projections.

Existing model tool ends at year 2030 and does not allow for potential expansion to other Beltline subareas.

Existing modeling tool burdened by data refresh cadence and is difficult to load and navigate.

Beltline LRRP Dashboard Optimization

The goal was to improve the Beltline LRRP Dashboard, which tracks over 40,000 properties with 30 years of forecasts in property tax changes. The original file was large (over 90MB) and full of complex calculations, causing it to run slowly and crash often. It could take 10 minutes to open.

To find a solution, we ran a many-step analysis to balance file size with speed and complexity.

Macros/VBA

- The Strategy: Offload manual formulas to a script and compress the file structure.
- The Result: Successfully reduced file size from 90MB+ to ~60MB.
- The Failure Point: Flexibility. While smaller, the file became rigid. All data came out of it was unformatted across the entire workbook, which would have only added to the size of the complexity of the workbook.

Structured Referencing

- The Strategy: Improve formula stability and readability by ensuring every column had a uniform calculation method.
- The Result: File size remained around 60MB.
- The Failure Point: Load Latency. Despite the organization, the "Table" feature adds significant overhead to Excel's memory. The load times remained unacceptably slow as Excel struggled to redraw the table structures for 40,000+ rows. It was a smaller file, but actually slower than the original

Formula Consolidation

- The Strategy: Merge the three separate calculation stages (Appreciation, Total Taxes, and Change in Taxes) into a single "Master Formula" on one sheet.
- The Result: No Change.
- The Failure Point: Resource Neutrality. We discovered that moving the math from three sheets to one did not actually reduce the computational load; it simply concentrated it. Load speed and file size remained virtually identical to the baseline. We were a bit stumped on this as it did downsize the formulas by 2/3rd.

Beltline LRRP Dashboard Optimization

The goal was to improve the Beltline LRRP Dashboard, which tracks over 40,000 properties with 30 years of forecasts in property tax changes. The original file was large (over 90MB) and full of complex calculations, causing it to run slowly and crash often. It could take 10 minutes to open.

To find a solution, we ran a many-step analysis to balance file size with speed and complexity.

Direct Calculation

- The Strategy: Delete 2.4 million intermediate formula cells to strip the file to its bare bones.
- The Result: Significant size reduction to ~45MB.
- The Failure Point: Processing Throttling. While the file size shrunk, the load speed also became slower. The formulas became complex and "heavy" to calculate on the fly without the intermediate "helper" columns, causing processor strain during opening.

The "CSV Storage" Experiment

- The Strategy: Remove the heavy data from the Excel calculation chain and treat it as a lightweight flat file.
- The Result: The file size was reduced to a manageable level, and opening the file became significantly faster because the raw data was stored as text.
- The Failure Point: Static Math. Since CSV files store only text and not formulas, the data became rigid. It removed the ability to perform "What-If" analysis (like changing tax rates), rendering the data too static to be useful.

The "Two-File" Protocol

- ·The Strategy: Establish a "Master vs. Distribution" workflow utilizing two distinct versions of the file: one for active calculation and one for static distribution.
- ·The Result: The static file was 60% smaller (approx. 40MB), opened instantly, and scrolled smoothly with zero calculation lag.
- ·The Failure Point: Workflow Friction and Manageability. We found that this solution was not manageable in practice because users frequently need to modify data and see immediate calculation updates.

LRRP Dashboard Optimization Solution

To eliminate file latency caused by 40,000+ active formulas without sacrificing the ability to edit historical data, we implemented a VBA "Typewriter" Protocol.

Implementation of Macro Toggle for Calculation Control

STRATEGY	Move the formula logic from the spreadsheet cells into the VBA code itself. A "Live Mode" inserts formulas for editing, and a "Static Mode" pastes values for distribution.
RESULT	File size reduced to 45 MB. More importantly, operational speed increased dramatically; the file loads instantly and allows for lag-free navigation
OUTCOME	Successfully reconciled complex analysis with stable reporting. The client retains the flexibility to edit assumptions, while the end-user receives a stable, crash-proof file.

What's new: A refreshed tax model

AtlantaBeltline

LRRP Tax Projection Dashboard

MATH ON | MATH OFF

Base Year	2025

Tax Assumptions	
Millage Rate Sources	**Input Changes Here**
Fulton Bonds	0.00018
Fulton Oper	0.00887
Atlanta Bonds	0.00188
Atlanta General	0.00852
Atlanta Parks	0.001
Atlanta Schools	0.0205
Total Mill Rate	**0.04095**
Rate of Mill Rate Appreciation	0.001

Other Assumptions	**Input Changes Here**
Rate of Property Appreciation	3%
Average Exemption Deduction	66%

To refresh results, hit F9.

STEP 1 **Select the period you wish to analyze.**

30	years	10, 20 or 30 years	Tax Forecast for Year	2030	**$100,825,740**

STEP 2 **Select the subareas you wish to include in your analysis.**

Yes/No	Subarea	Subarea description
Yes	1	Includes most of the West End and Westview, a large industrial area around Metropolitan Parkway, and parts of Oakland City, Mechanicsville, Pittsburgh, Adair Park, and Cascade Avenue.
Yes	2	Includes Adair Park, Capitol View, Capitol View Manor, Chosewood Park, High Point Estates, Oakland City, Mechanicsville, Peoplestown, Pittsburgh, Sylvan Hills, and The Villages at Carver. Also includes D.H. Stanton Park, Four Corners Park, and Carver High School.
Yes	3	Includes Beulah Heights, Boulevard Heights, Chosewood Park, Grant Park, and Ormewood Park. Also includes Boulevard Crossing Park, Chosewood Park, Grant Park (and its associated restaurant area), and Zoo Atlanta.
Yes	4	Includes Cabbagetown, Glenwood Park, Grant Park, Ormewood Park, and Reynoldstown. Also includes Oakland Cemetery, Cabbagetown Park, and the mixed-use development of Glenwood Park.
Yes	5	Includes Inman Park, Old Fourth Ward, Poncey-Highland, and Sweet Auburn. Historic Fourth Ward Park and Thomas Taylor Memorial Skatepark, Martin Luther King Jr.'s birthplace and center, the retail district of Inman Park, the Jimmy Carter Library and Museum, and the bike path to Stone Mountain.
Yes	6	Includes Ansley Park, Midtown, Morningside, Piedmont Heights, Sherwood Forest, and Virginia Highland. Also includes Piedmont Park, Atlanta Botanical Gardens, Ansley Mall, Midtown High School, and Ansley Golf Course.
Yes	7	Includes Ardmore Park, Brookwood and Brookwood Hills, Collier Hills, Lindbergh and Lindbergh City Center, Lindridge, Martin Manor, and Peachtree Hills. Also includes Tanyard Creek and the Atlanta Memorial Trail, Bobby Jones Golf Course, Piedmont Hospital, Lindbergh City Center, and more.
Yes	8	Includes Atlantic Station, West Midtown, Berkeley Park, Blandtown, Channing Valley, Home Park, Loring Heights, and the Marietta Street artery.
Yes	9	Includes West Marietta Street to the north, Johnson Road to the west, Northside Drive to the east, and Donald Lee Hollowell Parkway to the south.
Yes	10	Includes Ashview Heights, Grove Park, Harris Chiles, Historic Westin Heights/Bankhead, Hunter Hills, Just Us, Mozley Park, and parts of Vine City and West End.

The total estimated increase in property taxes for 12,709 eligible homeowners in the subareas over 30 years is:

$127,355,819

Dashboard | Lookup | Subarea Subtotals | Data Sources and Notes | CoA_BPATaxParcels_20260210Expor | Change in Taxes | Annual Forecast | 10 Yr Sums | +

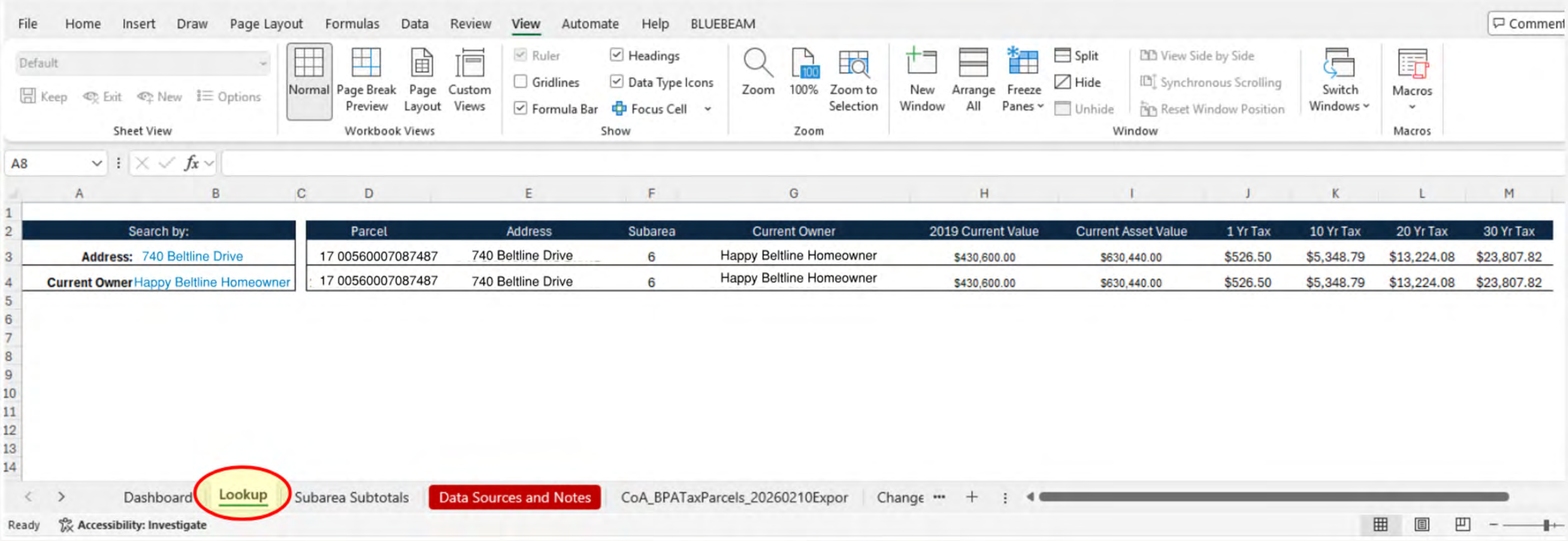
*Toggle Buttons to convert formlas to data description for ease of use

*Added Lookup sheet for researching individual property tax liability projections

*Updated data to 2025 property data

*Added Annual Forecast through 2055

The Lookup: Allows for individual homeowner tax projection



Search by:			Parcel	Address	Subarea	Current Owner	2019 Current Value	Current Asset Value	1 Yr Tax	10 Yr Tax	20 Yr Tax	30 Yr Tax
Address:	740 Beltline Drive		17 00560007087487	740 Beltline Drive	6	Happy Beltline Homeowner	$430,600.00	$630,440.00	$526.50	$5,348.79	$13,224.08	$23,807.82
Current Owner	Happy Beltline Homeowner		17 00560007087487	740 Beltline Drive	6	Happy Beltline Homeowner	$430,600.00	$630,440.00	$526.50	$5,348.79	$13,224.08	$23,807.82

Annual Forecast: Aggregates the total estimated tax burden per year for eligible parcels

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1				Tax increase											
2		Subarea	2019 Estimated Taxes	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
3	Yes	1	$828,753.80	$4,433,832.81	$4,566,847.80	$4,703,853.23	$4,844,968.83	$4,990,317.89	$5,140,027.43	$5,294,228.25	$5,453,055.10	$5,616,646.76	$5,785,146.16	$5,958,700.54	$6,137,461.56
4	Yes	2	$1,010,622.27	$5,406,829.14	$5,569,034.01	$5,736,105.03	$5,908,188.18	$6,085,433.83	$6,267,996.84	$6,456,036.75	$6,649,717.85	$6,849,209.39	$7,054,685.67	$7,266,326.24	$7,484,316.03
5	Yes	3	$1,458,287.86	$7,801,840.07	$8,035,895.27	$8,276,972.13	$8,525,281.29	$8,781,039.73	$9,044,470.92	$9,315,805.05	$9,595,279.20	$9,883,137.58	$10,179,631.71	$10,485,020.66	$10,799,571.28
6	Yes	4	$1,898,460.19	$10,156,762.03	$10,461,464.89	$10,775,308.84	$11,098,568.10	$11,431,525.15	$11,774,470.90	$12,127,705.03	$12,491,536.18	$12,866,282.27	$13,252,270.73	$13,649,838.86	$14,059,334.02
7	Yes	5	$2,209,294.35	$11,819,724.79	$12,174,316.53	$12,539,546.03	$12,915,732.41	$13,303,204.38	$13,702,300.51	$14,113,369.53	$14,536,770.62	$14,972,873.73	$15,422,059.95	$15,884,721.74	$16,361,263.40
8	Yes	6	$3,738,200.69	$19,999,373.68	$20,599,354.89	$21,217,335.53	$21,853,855.60	$22,509,471.27	$23,184,755.41	$23,880,298.07	$24,596,707.01	$25,334,608.22	$26,094,646.47	$26,877,485.86	$27,683,810.44
9	Yes	7	$3,096,366.91	$16,565,562.98	$17,062,529.87	$17,574,405.77	$18,101,637.94	$18,644,687.08	$19,204,027.69	$19,780,148.52	$20,373,552.98	$20,984,759.57	$21,614,302.36	$22,262,731.43	$22,930,613.37
10	Yes	8	$855,819.64	$4,578,635.08	$4,715,994.13	$4,857,473.95	$5,003,198.17	$5,153,294.12	$5,307,892.94	$5,467,129.73	$5,631,143.62	$5,800,077.93	$5,974,080.27	$6,153,302.68	$6,337,901.76
11	Yes	9	$489,156.99	$2,616,989.91	$2,695,499.61	$2,776,364.60	$2,859,655.54	$2,945,445.20	$3,033,808.56	$3,124,822.82	$3,218,567.50	$3,315,124.53	$3,414,578.26	$3,517,015.61	$3,622,526.08
12	Yes	10	$671,704.41	$3,593,618.61	$3,701,427.17	$3,812,469.98	$3,926,844.08	$4,044,649.40	$4,165,988.89	$4,290,968.55	$4,419,697.61	$4,552,288.54	$4,688,857.19	$4,829,522.91	$4,974,408.60
13		**Total**	**$16,256,667.12**	**$86,973,169.11**	**$89,582,364.18**	**$92,269,835.10**	**$95,037,930.16**	**$97,889,068.06**	**$100,825,740.10**	**$103,850,512.31**	**$106,966,027.68**	**$110,175,008.51**	**$113,480,258.76**	**$116,884,666.52**	**$120,391,206.52**
14		**Difference**		$2,609,195.07	$2,687,470.93	$2,768,095.05	$2,851,137.90	$2,936,672.04	$3,024,772.20	$3,115,515.37	$3,208,980.83	$3,305,250.26	$3,404,407.76	$3,506,540.00	$3,611,736.20
15															
16	**Tax growth from 2019 to 2025**		**435%**												
17															
44															

Dashboard | Lookup | Subarea Subtotals | Data Sources and Notes | CoA_BPATaxParcels_20260210Expor | Change in Taxes | Annual Forecast | 10 Yr Sums | +

Beltline Partnership’s marketing challenges

Clear visual storytelling framework for donors and applicants

Trust issues between the community, city government, and real estate developers

Potential applicants are unaware the program is available

Potential applicants struggle to understand the LRRP program rules and requirements

Beltline LRRP Marketing Ideas/Solutions

Public School Partnerships - Spring/Summer Internship Program	Partner with Atlanta public colleges and universities, and APS schools located in the BeltLine subareas for spring and summer interns. Students gain real world experience with programs, administrative tasks, “street team” marketing during open application and enrollment season.
Update Case statements & narrative assets targeting foundations, corporations, and HNWI	Impact case statements using donor-ready briefs or resident story portfolio’s where we provide a short video or advertisement type testimonial or a donor impact calculator using a website dashboard
Update targeted fundraising campaigns and channels	Sponsorship tiers with benefits such as trail signage, employee volunteer outreach days, or co-branded storytelling

Beltline LRRP Marketing Ideas/Solutions (Cont'd)

New digital marketing for fundraising and resident awareness	Always on micro donations, Social micro-storytelling series, an Interactive (web) annual impact report, and advertising on Smart City kiosks
New event-based fundraising on the Beltline	Race series (5k), neighborhood pop-ups, home tours, or neighborhood association partnerships
New real estate and CID contributors	BeltLine boundaries Developer inclusion fund, commercial corridor sponsors using LRRP sticker decals on front of store windows/entrances, or mission-based organization set-aside funds
Application process refresh	New pre-application phase to increase submissions, new CRM database to measure and track outreach, or mailer campaigns to targeted households

What does the data SAY?

According to the 2024 American Community Survey (ACS) 5-year estimates, approximately 65.2% of Atlanta households earn up to 100% AMI, and 48% of households being owner-occupied.*

*https://www.census.gov/

Using HUD's FY 2024 Area Median Income of $111,800 for the Atlanta MSA and the ACS 2024 one-year household income distribution for the City of Atlanta, approximately **65.2%** of Atlanta households earn at or below 100% of AMI. Because the 100% AMI threshold falls within the ACS $100,000–$200,000 income category, the calculation applies proportional allocation within that bracket.

Additionally, the 2024 ACS data estimates that **48%** of households are owner-occupied, with 52% being renter occupied.

As previously mentioned, research and administrative experience consistently show that property tax relief programs have low participation, even when benefits are meaningful.

The AARP Foundation notes that only about **8%** of eligible older adults nationally apply for state property tax relief programs, despite widespread eligibility and need.**

For purposes of this mTAP analysis, the percentage of eligible households estimated to participate in the LRRP is underwritten at 30%.

**https://my.aarpfoundation.org/article/property-tax-relief/

What does the data SAY?

48% owner-occupied

65.2% household income ≤ 100% AMI

25% enrollment rate

% Enrolled columns in the adjacent table are after calculating the percentage of owner occupied households and household incomes up to 100% AMI.

Subarea	Total Parcels	Estimated # of Eligible Properties as of 2019 (residential zoning only)	20% Enrolled	25% Enrolled	30% Enrolled	40% Enrolled
1	4,679	3,012	189	236	283	378
2	4,646	3,060	192	240	288	384
3	3,400	2,887	181	226	272	362
4	4,516	3,713	233	291	349	465
5	4,860	3,633	228	285	342	455
6	5,506	4,376	274	343	411	548
7	5,449	4,393	275	344	413	550
8	2,307	1,402	88	110	132	176
9	2,068	1,071	68	84	101	135
10	4,470	2,641	166	207	248	331
TOTALS	41,901	19,263	1,894	2,366	2,839	3,784

Subarea Forecast

Subareas 1, 2, 9, and 10 are currently eligible for the program.

The 30 year forecast for the program has a total capital need of

$ 5,588,429

Subarea	30% Enrolled	10 YEAR FORECAST	20 YEAR FORECAST	30 YEAR FORECAST
1	283	304,067	712,707	1,261,885
2	288	379,878	890,403	1,576,506
3	272	-	-	-
4	349	-	-	-
5	342	-	-	-
6	411	-	-	-
7	413	-	-	-
8	132	-	-	-
9	101	366,681	859,471	1,521,738
10	248	295,974	693,738	1,228,299
TOTALS	2,839	$1,346,600	$3,156,319	$5,588,429

Subarea Forecast

Expanding the eligiblity criteria to all 10 subareas significantly increases the 30-year capital need of the program:

$ 29,063,657

Subarea	30% Enrolled	10 YEAR FORECAST	20 YEAR FORECAST	30 YEAR FORECAST
1	283	304,067	712,707	1,261,885
2	288	379,878	890,403	1,576,506
3	272	509,675	1,194,635	2,115,164
4	349	729,418	1,709,696	3,027,107
5	342	1,022,130	2,395,788	4,241,868
6	411	1,289,231	3,021,851	5,350,346
7	413	1,436,609	3,367,290	5,961,965
8	132	669,581	1,569,441	2,778,778
9	101	366,681	859,471	1,521,738
10	248	295,974	693,738	1,228,299
TOTALS	**2,839**	**$7,003,244**	**$16,415,019**	**$29,063,657**

INVESTOR + DONOR VIEW

LEGACY RESIDENT RETENTION PROGRAM IMPACT DASHBOARD

Protecting Legacy Homeowners on Atlanta's Westside & Southside | Tax Years Through 2030 | Westside Subareas 1, 2, 9 & 10

274	$4.6M	$2.4M	$24.5M
Homeowners Enrolled to Date	Raised to Date 65.6% of the 2030 Goal	Funding Gap Through 2030	Funding Gap Through 2055

WHY IT MATTERS

The Atlanta Beltline's revitalization has driven significant property value increases — creating risk of displacement for longtime residents.

The LRRP freezes participating homeowners' annual property tax obligation at their 2019 baseline through 2030, covering the annual increase.

For currently enrolled households, the average increase in property taxes from 2019-2025 is 435%. Your gift directly funds the tax payment gap for enrolled homeowners — keeping families rooted in communities they helped build.

GIVING TIERS

Community Investor **$5,000 – $24,999**
Covers 1–4 homeowners for one year

Neighborhood Champion **$25,000 – $99,999**
Covers 5–15 homeowners for one year

Legacy Circle **$100,000+**
Named recognition + cohort sponsorship
Covers 20+ homeowners annually

All gifts are tax-deductible. ABP is a 501(c)(3).
Contact: retentionfund@atlblp.org

HOW YOUR DOLLARS FLOW

1. Donor contributes to ABP LRRP fund
2. ABP verifies annual tax increase for each enrolled homeowner
3. ABP pays the increase differential directly to the tax assessor — homeowner pays only their 2019 baseline
4. Homeowner retains equity; no repayment required
5. ABP reports impact annually to all donors

Atlanta Beltline Partnership | 404-590-3227 | retentionfund@atlblp.org | beltline.org/live/resident-support/legacy-resident-retention-program

AtlantaBeltline PARTNERSHIP

LEGACY RESIDENT RETENTION PROGRAM APPLY TODAY

INVESTOR / RESIDENT VIEW

You built this community. You deserve to stay. | Application Window: February 1 – August 31 Each Year

The LRRP pays your property tax INCREASE — you only owe what you owed in 2019, every year you qualify through 2030.

REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

2019-2025 TAXES DUE
$ 24,593

2019-2025 RESIDENT PAYS
$ 826

YOUR 2019 TAX BILL
$118
(your frozen base amount)

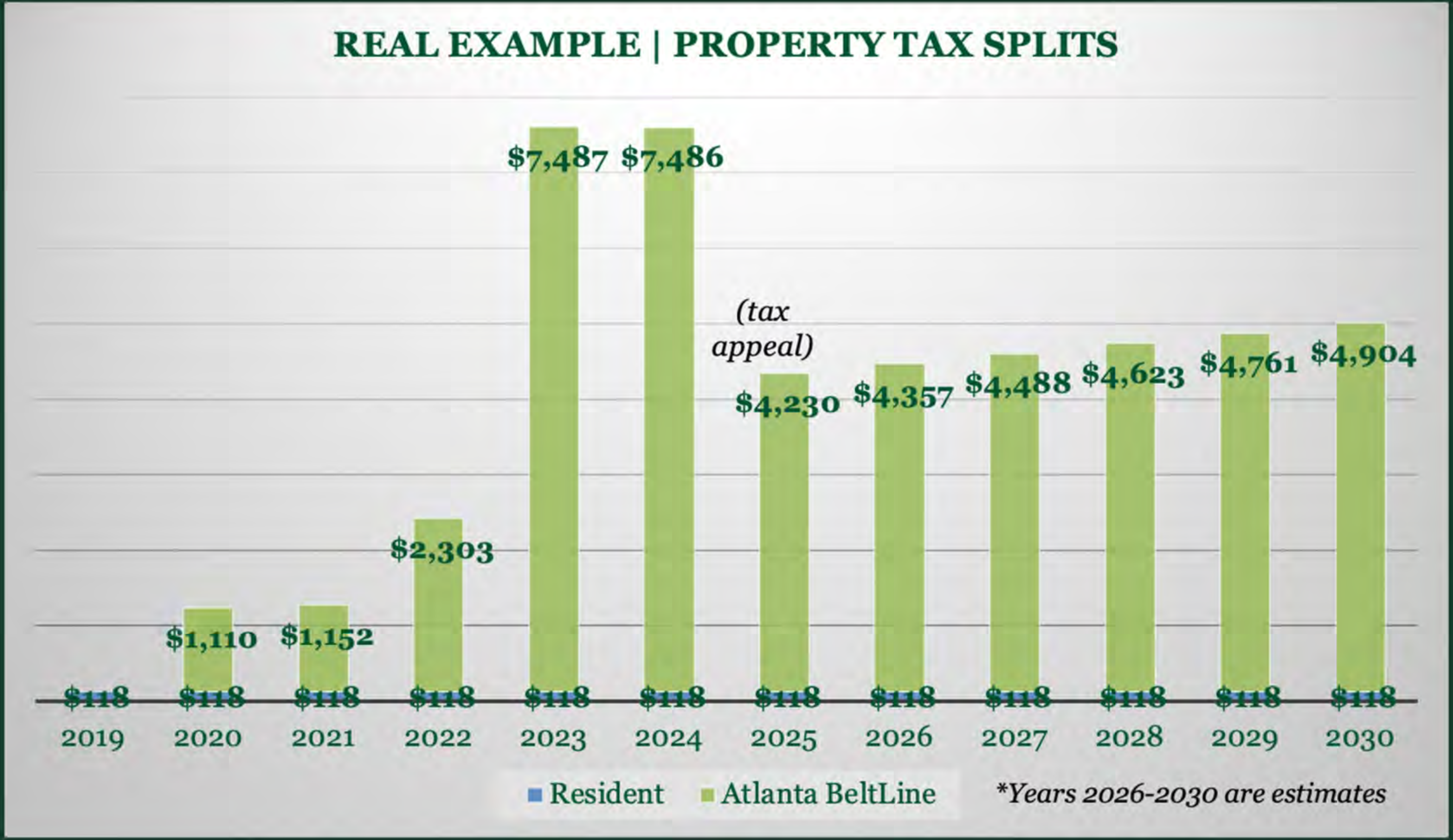
The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You simply stay in your home.

YOUR 2025 TAX BILL
$4,348
(market rate — taxes rose $200)

Upon approval, ABP sends the full LRRP application with instructions for documentation.

2025 ATLANTA BELTLINE PAYS
$4,230
LRRP PAYS THE INCREASE, YOU PAY $118

Once enrolled, ABP pays the annual tax increase directly to the tax assessor. You do NOT have to repay.



APPLY: beltline.org/live > Resident Support > Legacy Resident Retention Program | CALL: 404-590-3227 | EMAIL: retentionfund@atlblp.org

AtlantaBeltline PARTNERSHIP

LEGACY RESIDENT RETENTION PROGRAM
APPLY TODAY

RESIDENT VIEW

You built this community. You deserve to stay. | Application Window: February 1 – August 31 Each Year

The LRRP pays your property tax **INCREASE** — you only owe what you owed in 2019, every year you qualify through 2030.

REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

YOUR 2019 TAX BILL	YOUR 2025 TAX BILL	WHAT YOU ACTUALLY PAY
$118	**$4,348**	**$118**
(your frozen base amount)	(market rate — taxes rose $200)	LRRP PAYS THE **$4,230** INCREASE

The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You do NOT have to repay. You simply stay in your home.

DO YOU QUALIFY? — QUICK CHECKLIST

- ✓ I own my home and live in it as my primary residence
- ✓ I purchased my home BEFORE March 2017
- ✓ My home is in Atlanta's Westside or Southside (Subareas 1, 2, 9, or 10)
- ✓ My household income is at or below the 2025 HUD AMI limit for my household size
- ✓ I am current on my property taxes (or working toward resolution)

All ages welcome. There is no age restriction.

Questions? Call 404-590-3227 or email retentionfund@atlblp.org

APPLY in 4 SIMPLE STEPS

STEP 1 Check Your Eligibility

Home owned before March 2017 in Beltline Subareas 1, 2, 9, or 10. Income at or below 2025 HUD AMI.

STEP 2 Submit Pre-Registration

Complete pre-registration at beltline.org. ABP verifies address, income, and ownership.

STEP 3 Receive Full Application

Upon approval, ABP sends the full LRRP application with instructions for documentation.

STEP 4 Get Tax Increase Paid

Once enrolled, ABP pays the annual tax increase directly to the tax assessor. No repayment.

APPLY: beltline.org/live > Resident Support > Legacy Resident Retention Program | CALL: 404-590-3227 | EMAIL: retentionfund@atlblp.org

LEGACY RESIDENT RETENTION PROGRAM
APPLY TODAY

INVESTOR / RESIDENT VIEW

You built this community. You deserve to stay. | Application Window: February 1 – August 31 Each Year

The LRRP pays your property tax INCREASE — you only owe what you owed in 2019, every year you qualify through 2030.

REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

2019-2025
TAXES DUE
$ 16,565

2019-2025
RESIDENT PAYS
$ 5,076

YOUR 2019 TAX BILL

$728

(your frozen base amount)

The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You simply stay in your home.

YOUR 2025 TAX BILL

$4,269

(market rate — taxes rose $200)

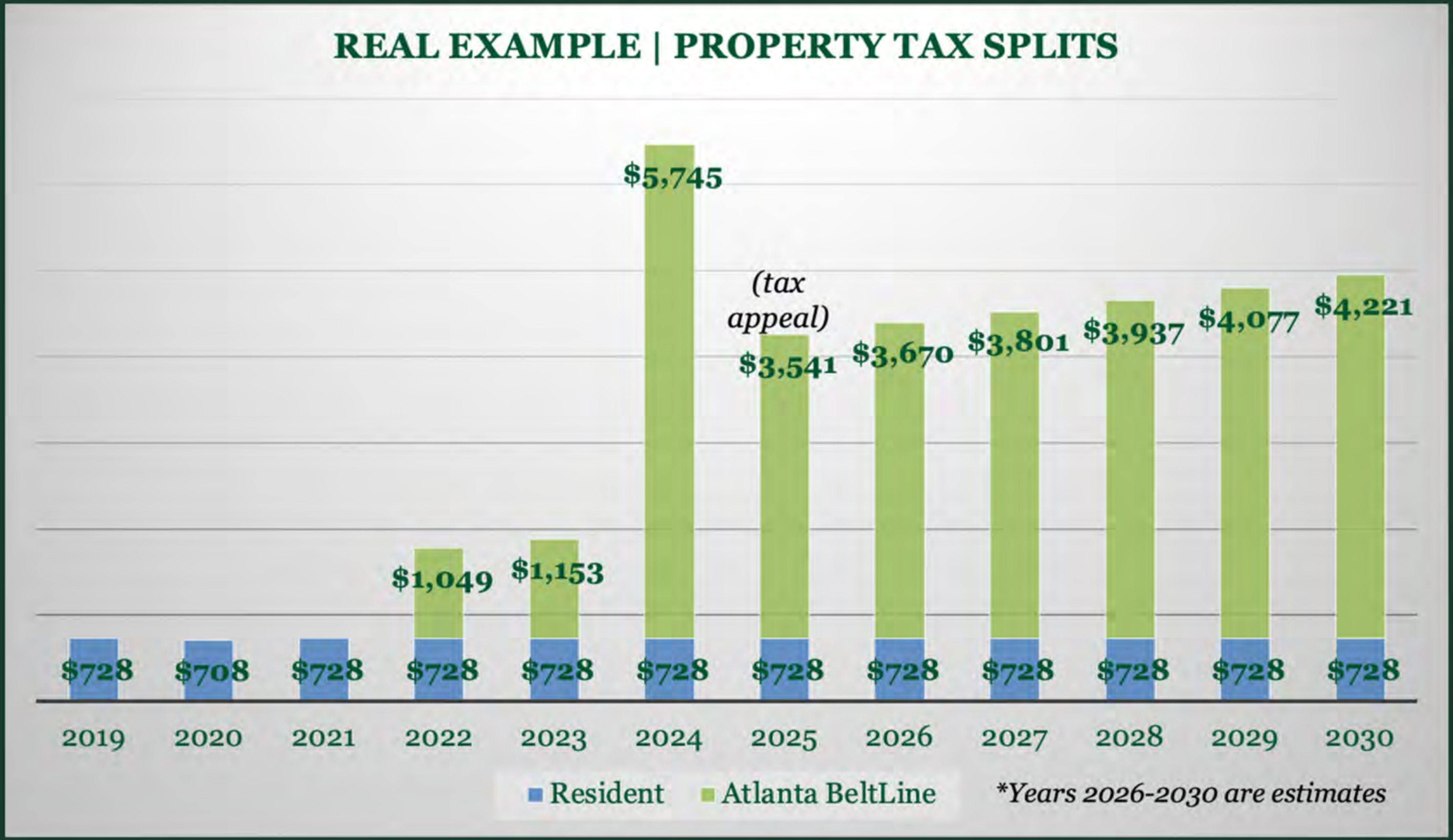
Upon approval, ABP sends the full LRRP application with instructions for documentation.

2025 ATLANTA BELTLINE PAYS

$3,541

LRRP PAYS THE INCREASE, YOU PAY $728

Once enrolled, ABP pays the annual tax increase directly to the tax assessor. You do NOT have to repay.



APPLY: beltline.org/live > Resident Support > Legacy Resident Retention Program | CALL: 404-590-3227 | EMAIL: retentionfund@atlblp.org

AtlantaBeltline PARTNERSHIP

LEGACY RESIDENT RETENTION PROGRAM
APPLY TODAY

RESIDENT VIEW

You built this community. You deserve to stay. | Application Window: February 1 – August 31 Each Year

The LRRP pays your property tax INCREASE — you only owe what you owed in 2019, every year you qualify through 2030.

REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

YOUR 2019 TAX BILL	YOUR 2025 TAX BILL	WHAT YOU ACTUALLY PAY
$728	**$4,269**	**$728**
(your frozen base amount)	(market rate — taxes rose $200)	LRRP PAYS THE $3,541 INCREASE

The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You do NOT have to repay. You simply stay in your home.

DO YOU QUALIFY? — QUICK CHECKLIST

✓ I own my home and live in it as my primary residence

✓ I purchased my home BEFORE March 2017

✓ My home is in Atlanta's Westside or Southside (Subareas 1, 2, 9, or 10)

✓ My household income is at or below the 2025 HUD AMI limit for my household size

✓ I am current on my property taxes (or working toward resolution)

All ages welcome. There is no age restriction.

Questions? Call 404-590-3227 or email retentionfund@atlblp.org

APPLY in 4 SIMPLE STEPS

STEP 1 Check Your Eligibility

Home owned before March 2017 in Beltline Subareas 1, 2, 9, or 10. Income at or below 2025 HUD AMI.

STEP 2 Submit Pre-Registration

Complete pre-registration at beltline.org. ABP verifies address, income, and ownership.

STEP 3 Receive Full Application

Upon approval, ABP sends the full LRRP application with instructions for documentation.

STEP 4 Get Tax Increase Paid

Once enrolled, ABP pays the annual tax increase directly to the tax assessor. No repayment.

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REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

2019-2025 TAXES DUE	2019-2025 RESIDENT PAYS
$ 7,340	$ 283

YOUR 2019 TAX BILL

$57

(your frozen base amount)

The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You simply stay in your home.

YOUR 2025 TAX BILL

$2,653

(market rate — taxes rose $200)

Upon approval, ABP sends the full LRRP application with instructions for documentation.

2025 ATLANTA BELTLINE PAYS

$2,597

LRRP PAYS THE INCREASE, YOU PAY $57

Once enrolled, ABP pays the annual tax increase directly to the tax assessor. You do NOT have to repay.

AtlantaBeltline PARTNERSHIP

LEGACY RESIDENT RETENTION PROGRAM
APPLY TODAY

RESIDENT VIEW

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The LRRP pays your property tax **INCREASE** — you only owe what you owed in 2019, every year you qualify through 2030.

REAL DOLLAR EXAMPLE — WHAT THE PROGRAM DOES FOR YOU

YOUR 2019 TAX BILL	YOUR 2025 TAX BILL	WHAT YOU ACTUALLY PAY
$57	**$2,653**	**$57**
(your frozen base amount)	(market rate — taxes rose $200)	LRRP PAYS THE **$2,597** INCREASE

The LRRP pays the increase DIRECTLY to the tax assessor on your behalf. You do NOT receive a check. You do NOT have to repay. You simply stay in your home.

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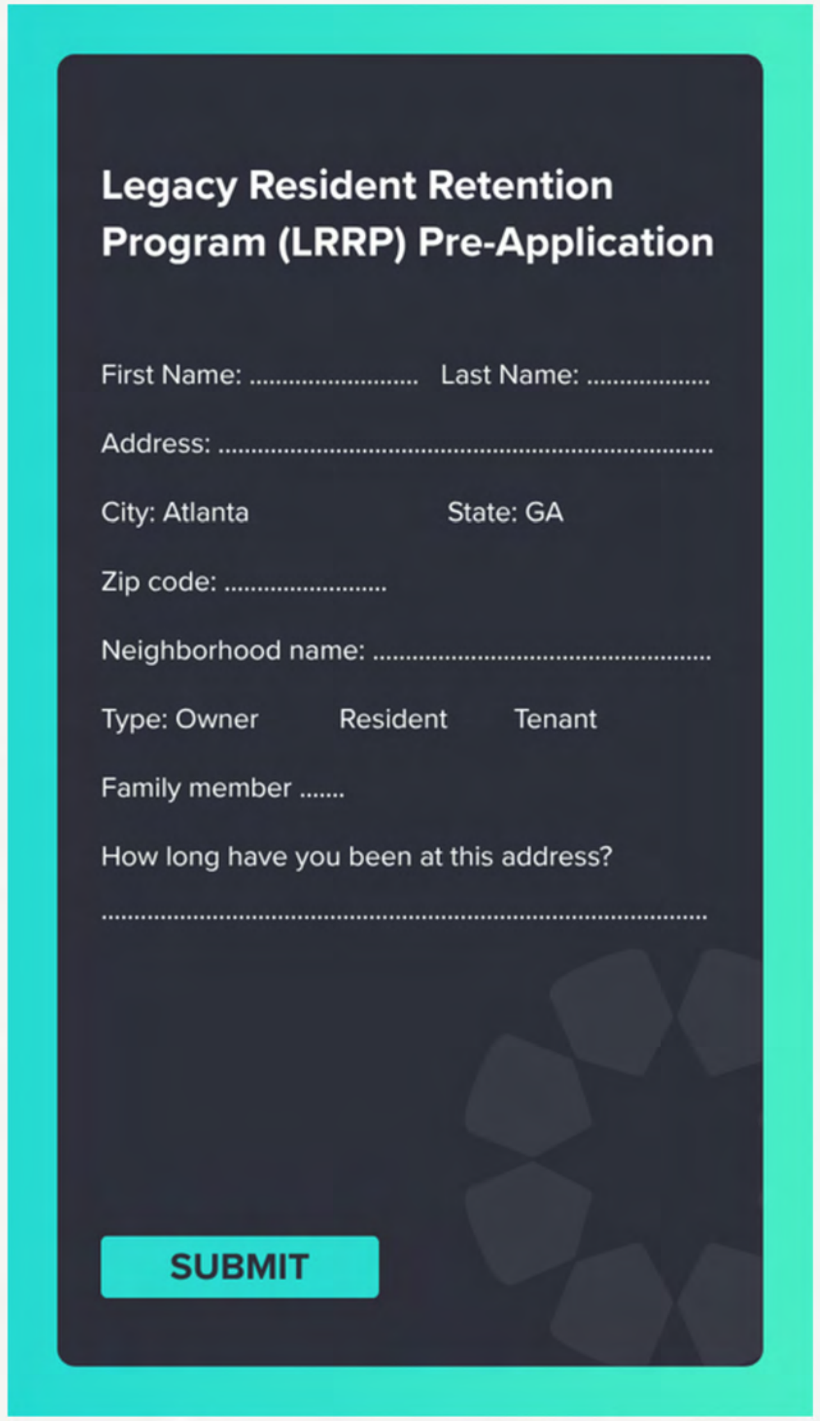
Beltline LRRP Digital Pedestrian Campaign

Beltline LRRP Digital Pedestrian Campaign

Beltline LRRP QR Campaign



Legacy Resident Retention Program (LRRP) Pre-Application

First Name: .... Last Name: ....

Address: ....

City: Atlanta State: GA

Zip code: ....

Neighborhood name: ....

Type: Owner Resident Tenant

Family member ....

How long have you been at this address?

....

SUBMIT

Beltline LRRP Donor & Resident Decals

QUESTIONS?

THANK YOU FOR LISTENING