

# Sustainable Development for Whom? The Case of the Atlanta Beltline

International Economic Development Council  
2018

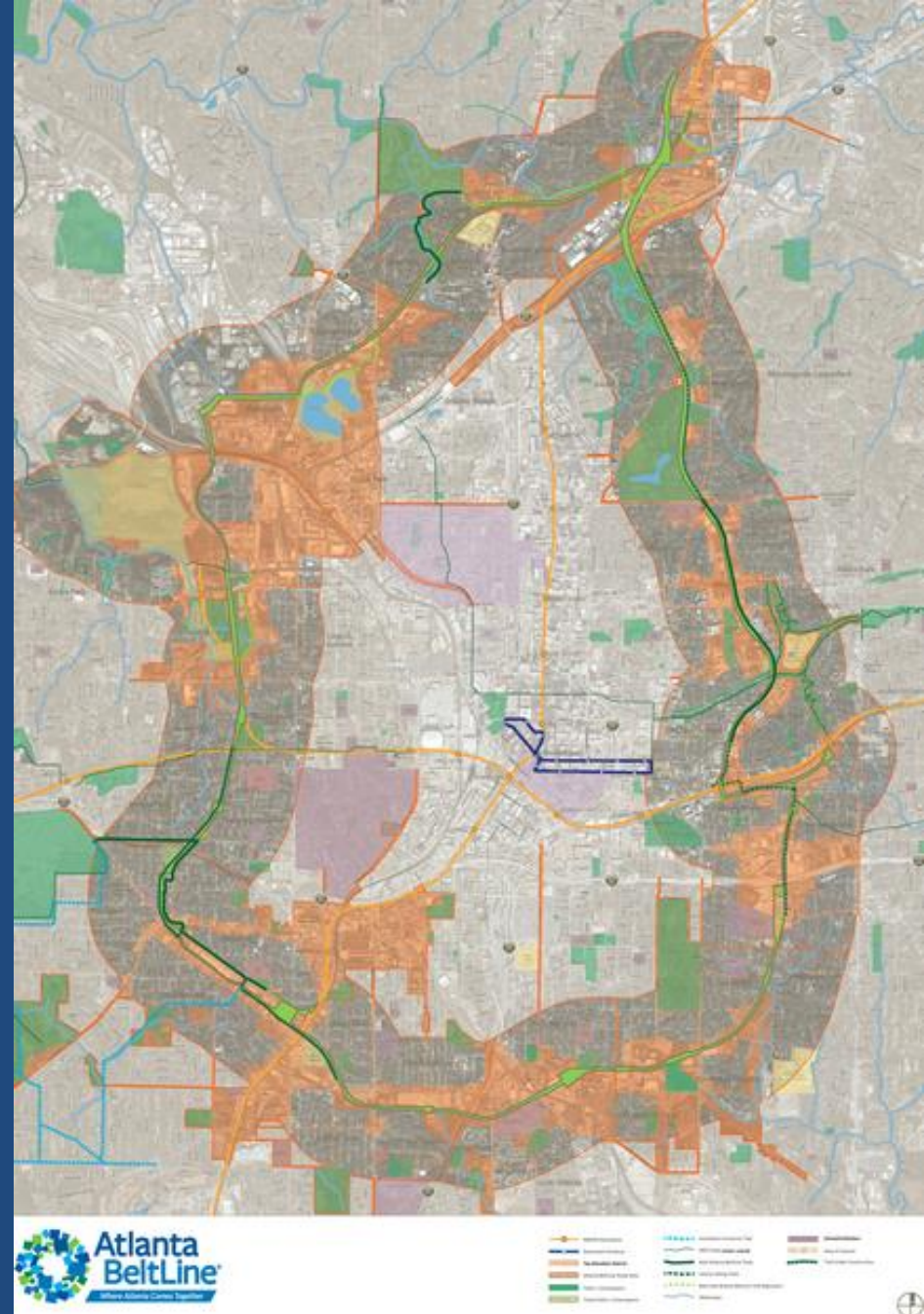
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## The Green Turn....

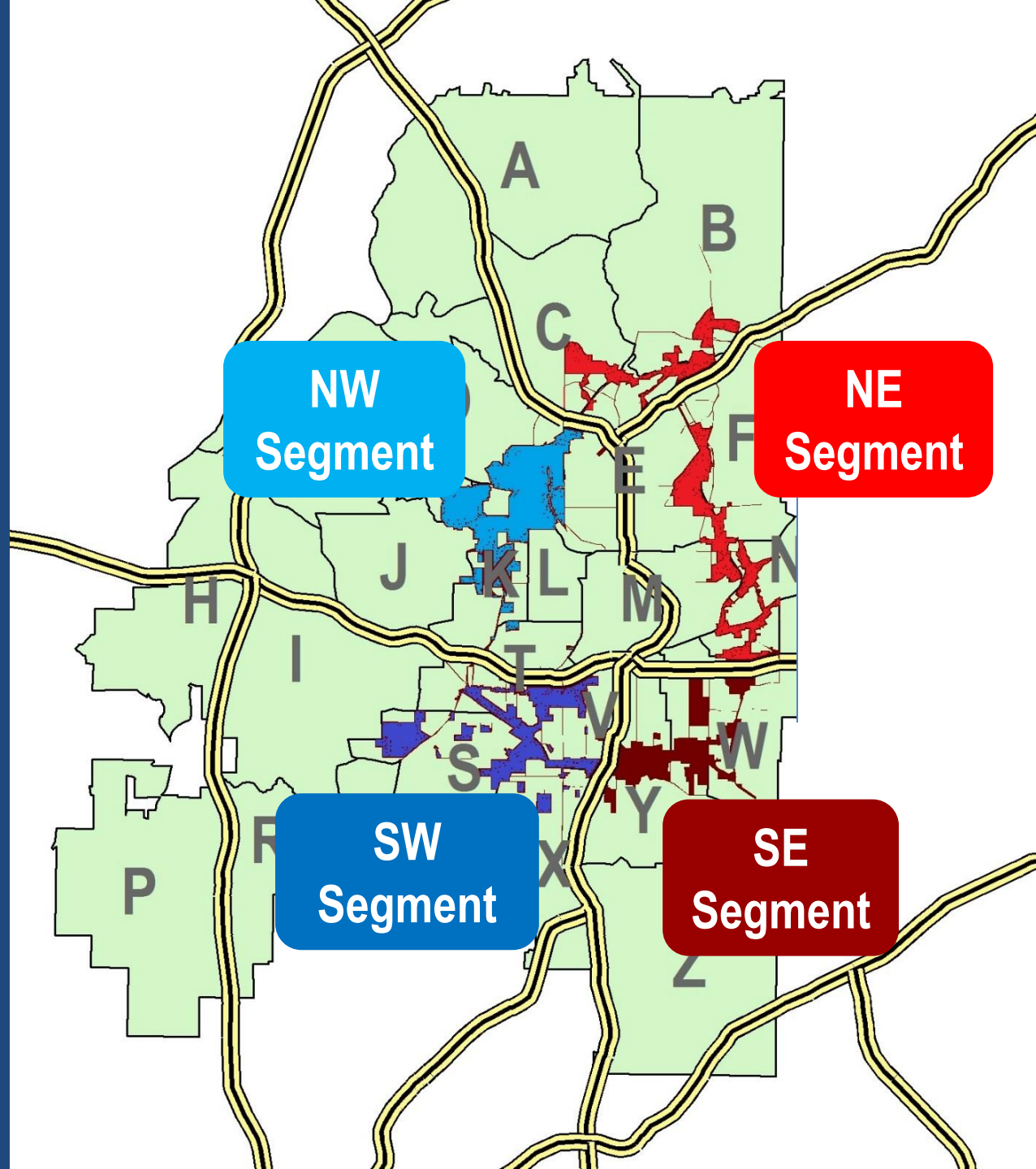
- adaptive reuse; rails-to-trails
- active living
- live, play, work
- biking, walking, living, shopping
- transit?

## Examples...

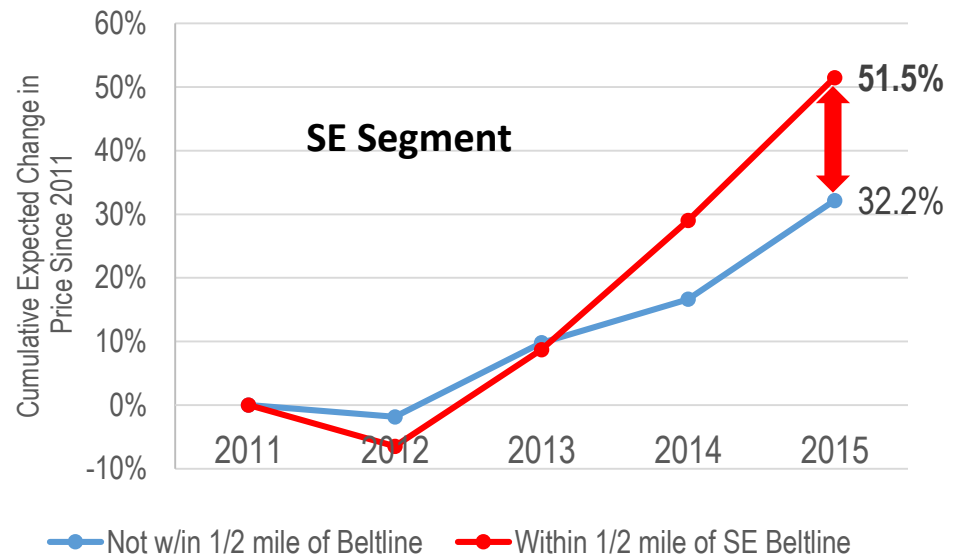
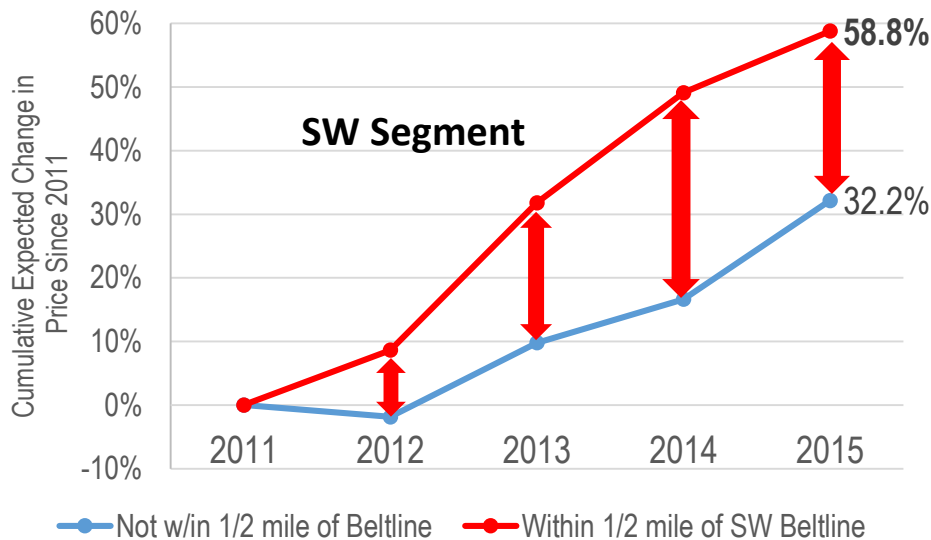
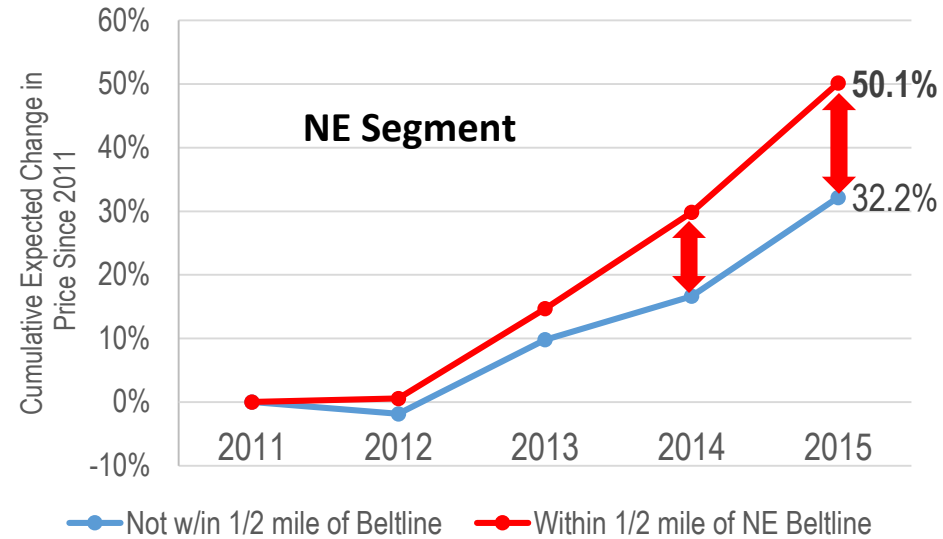
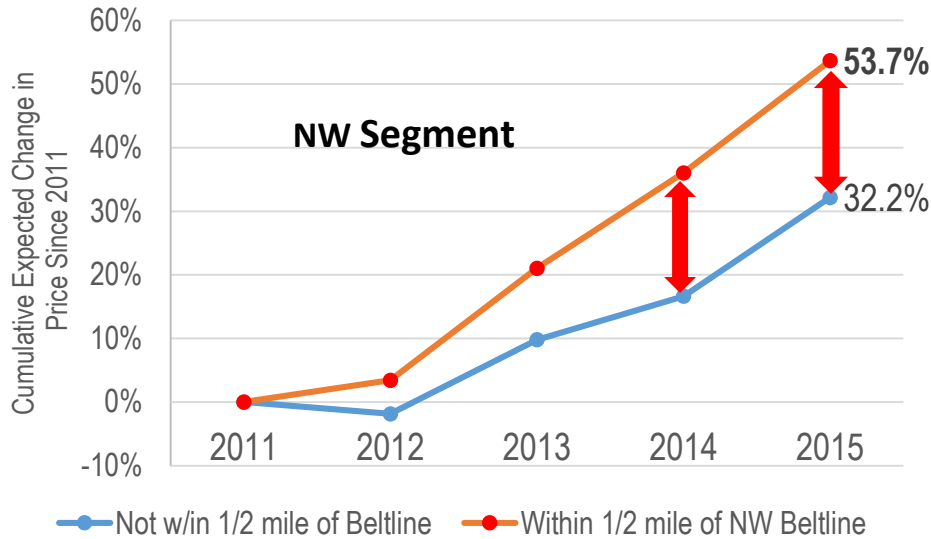
- NYC...the High Line
- Chicago...the 606 Trail
- Atlanta...the Beltline
- Next up: the LA River



# The Beltline Tax Allocation District



# Cumulative expected change in home value due to being within half-mile of Beltline segments, 2011 to 2015



# The magnifying effect of property tax structures on value increases

	2011	2015
Fair Market Value	\$100,000	\$158,800
Assessment ratio	40%	40%
Assessed Value	\$40,000	\$63,520
less homestead exemption (\$30,000)	(\$30,000)	(\$30,000)
Taxed Amount	\$10,000	\$33,520
tax (millage) rate, all units of govt	0.0430	0.0430
Estimated Annual Tax bill	\$430	\$1,441