

ONE-PAGER

Affordable Housing and Atlanta's TADs

A plain-language explainer on how Tax Allocation Districts fund affordable housing and what is at stake if they are not extended.

THE CHALLENGE

Atlanta's Housing Affordability Crisis

Atlanta is in the middle of a housing affordability crisis. Rents have risen sharply, long-term residents are being priced out, and the supply of affordable units has not kept pace with demand. The Neighborhood Reinvestment Initiative is designed to address this directly — and Tax Allocation Districts are the primary funding mechanism for doing so at scale.

Key takeaway: Without a dedicated, large-scale funding tool, Atlanta cannot build or preserve affordable housing at the pace the city requires.

THE NUMBERS

What TADs Have Already Done for Housing

7,229

affordable housing units funded through TADs since inception

193%

assessed value growth in TAD areas since inception through 2025, far outpacing non-TAD areas

TAD areas have grown nearly twice as fast in assessed value as non-TAD areas, generating the tax increment that funds housing and community investment without raising taxes on anyone.

HOW IT WORKS

What TADs Can Fund for Affordable Housing

Under Georgia law (O.C.G.A. Title 36, Chapter 44), TAD funds are restricted to capital investment. For housing, that includes:

Land Acquisition

Infrastructure

Direct Project Financing

Anti-Displacement Protections

The NRI pairs housing investment with anti-displacement tools — community land trusts, deed restrictions, and affordability covenants — ensuring that rising property values benefit long-term residents rather than displacing them.

WHAT IS AT STAKE

If TADs Are Not Extended

If TADs are not extended, the NRI does not stop — but the housing investment pipeline shrinks significantly. Alternative funding tools exist but cannot match the scale or speed of TAD financing. Costs may shift to the broader tax base through millage rates or citywide bond measures.

TADs are the only tool available at the scale and speed needed to fund affordable housing at the level Atlanta requires. Without them, thousands of planned units either stall or require alternative funding that shifts costs to the broader tax base.

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