

ANTI-DISPLACEMENT TAX FUND

Community Partner: Westside Atlanta Land Trust

Purpose

Urban revitalization on Atlanta's Westside, including construction of the Beltline and new stadium, has caused increased property values and fears that residents will be displaced. The Anti-Displacement Tax Fund will attempt to offset the increase in property taxes for eligible residents. The city has made grand promises, but stakeholders want to know: how much will the program cost, and how many people will be protected?

Results

Our analysis found:

- **438** eligible residents
- Total program cost of **\$1.9 million** over 7 years

Variations of 7-year cost and eligibility estimates:

	Eligible Households		Total Program Cost	
	With liens	Without liens	With liens	Without liens
Bedsole 2017 estimate	--	400	--	\$279,080
Current program boundaries	438	681 (30)	\$1,900,000	\$2,800,000
Including Washington Park	560	885 (36)	\$2,600,000	\$3,900,000

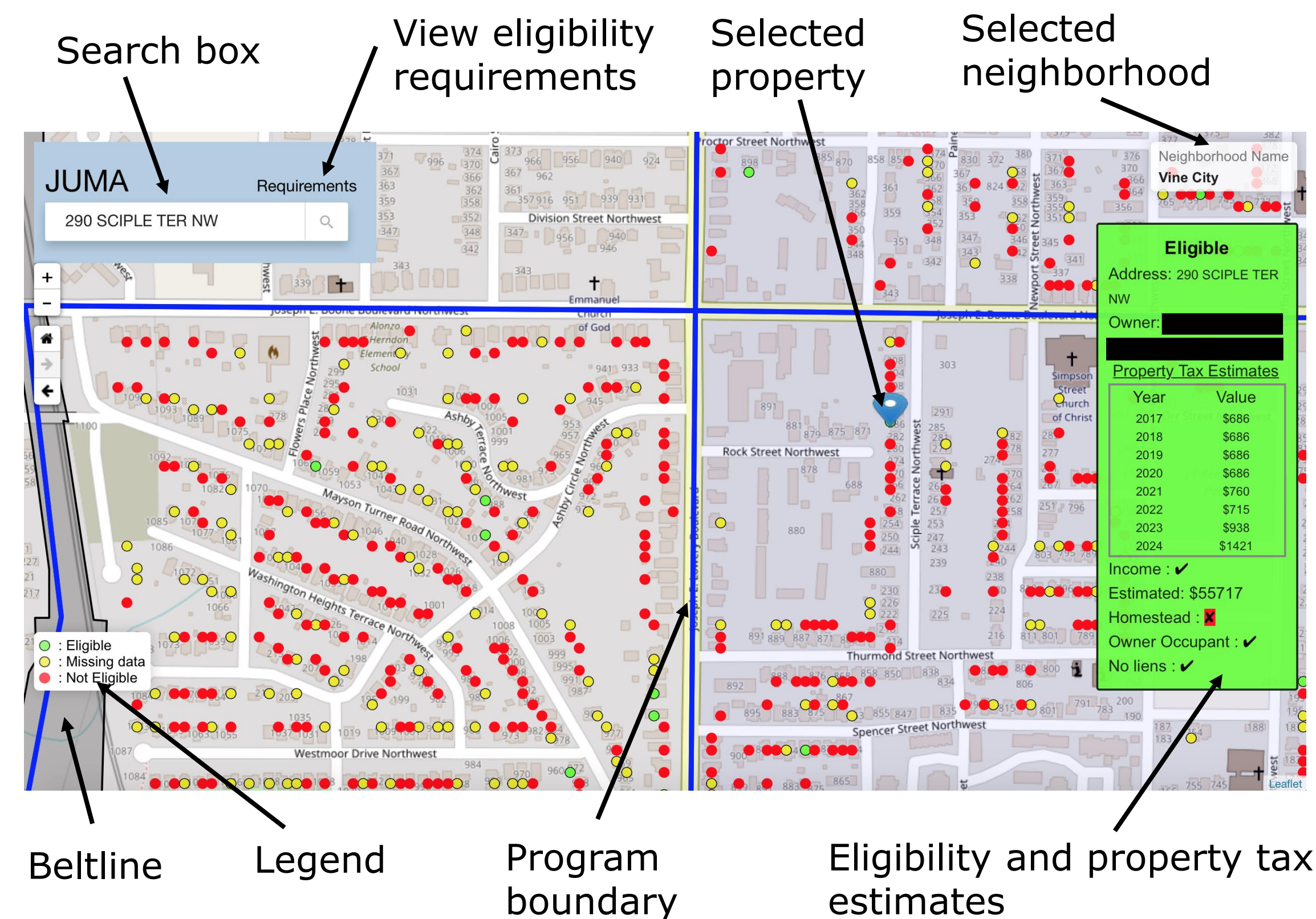
Discussion

Our projections for program cost and number of eligible homeowners are much higher than those previously released, highlighting the use of data science techniques and community participation to provide better program estimates.

Methods

- Determined number of eligible homeowners using location, owner-occupancy, property liens data, and an income model based on home characteristics
- Forecasted home appreciation and property tax increases by clustering historical tax assessment time series data in similar neighborhoods
- Created an interactive web app for community members to view household-level eligibility and estimated property tax increases

Eligibility Tool



Future Work

We hope that our tool will be used by community members and canvassers to update household-level data and inform the community about program strength and enrollment. Our study will also assist with future cost projections and program evaluation.

CONTRACT FOR DEEDS

Community Partner: Atlanta Legal Aid Society

Purpose and Methods

We created an interactive mapping tool to examine "contract for deeds" in the Atlanta region for a pending Atlanta Legal Aid lawsuit. Harbour Portfolio, a real estate investment company, may be using these agreements in a form of predatory lending toward low-income residents. Our tool will help Atlanta Legal Aid organize and visualize information for their case, including demographic data and ownership information.

Mapping Tool

