

THE ECONOMIC AND FISCAL IMPACTS OF THE BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT



Prepared for:



Prepared by:



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OCTOBER 2017

PURPOSE

This analysis examines the economic and fiscal impact of Buckhead, one of Atlanta's most vibrant urban districts.

This report examines the economic and fiscal impact of the Buckhead Community Improvement District (BHCID) and its impact on the economy of the city of Atlanta and the state of Georgia.

Economic impact measures economic activity, both direct and indirect.

Fiscal impact compares the public revenues generated to the cost of government services.

This is an update of a study that was originally prepared in 2014.



Photo Credit: HGOR, AtlantaPhotos.com

ECONOMIC SNAPSHOT: BUCKHEAD CID

People

- 12,188 Number of residents in Buckhead
- 5.6 : 1 Ratio of jobs to residents in Buckhead— a significant job center
- \$88,107 Median household income, 180% of the city median
- 87% Households with just one or two people
- 89% Households with no children

Visitors

- 32.2 mil. Annual visitors to Buckhead attractions
- 2.0 mil. Annual overnight guests in Buckhead hotels

Housing

- 8,484 Occupied housing units in Buckhead, 4% of City inventory
- 10% Share of City's apartments that are in Buckhead
- \$436,000 Median home value price vs. \$192,000 citywide
- 79% Percent of housing units in multi-family buildings

Jobs

- 68,579 Number of jobs in Buckhead
- 40,500 New jobs expected in Buckhead over the next 25 years
- 99% Buckhead workers who commute into the area every day
- 85% Percentage of Buckhead residents who commute to jobs outside



ECONOMIC SNAPSHOT: BUCKHEAD (BCID)

Area

- 1.3% Atlanta's land area in Buckhead
- 10.4% Atlanta's property value that is in Buckhead
- 14% Atlanta's total jobs in Buckhead
- 53% Atlanta's finance and insurance jobs

Tax Digest

- \$7.5 bil. Total market value of real estate in Buckhead
- \$7.0 mil. Average market value of an acre of land in Buckhead versus \$850,000 citywide (8x greater)
- 12% Percentage of Atlanta's Tax Digest (assessed) that is in Buckhead

Real Estate & Development Pipeline

- 27.4 mil. SF of commercial space currently in Buckhead
- \$2.6 bil. Value of new construction currently planned for development in Buckhead
- 1.9 mil. SF of new office space currently in the development pipeline for Buckhead
- 3,071 Apartments and condominiums currently in the development pipeline



FISCAL & ECONOMIC IMPACTS

■ The Buckhead CID:

- supports 148,900 total jobs statewide
- generates \$31.6 billion in total economic impact annually in the state of Georgia
- contributes \$132 million net annually to local government coffers

Economic Impact of the Buckhead CID	State of Georgia
Employment	
Direct Employment Effects	68,579
Indirect and Induced Employment	76,467
Total Employment Effects	148,923
Economic Output (Billions 2017\$)	
Direct Industry Contribution to Final Demand*	\$ 14.4 billion
Indirect/Induced Economic Impacts	\$ 17.2 billion
Total Economic Output	\$ 31.6 billion
* 2017 Direct Output (Sales) estimates were obtained from a "3 Digit NAICS Report" for the Buckhead CID, supplied by Environics Analytics.	

Local Fiscal Impacts of the Buckhead CID

\$153 million in local property taxes generated annually by the Buckhead CID

— \$21 million public service costs in Buckhead paid through local revenue sources

= \$132 million annual local fiscal surplus from Buckhead CID

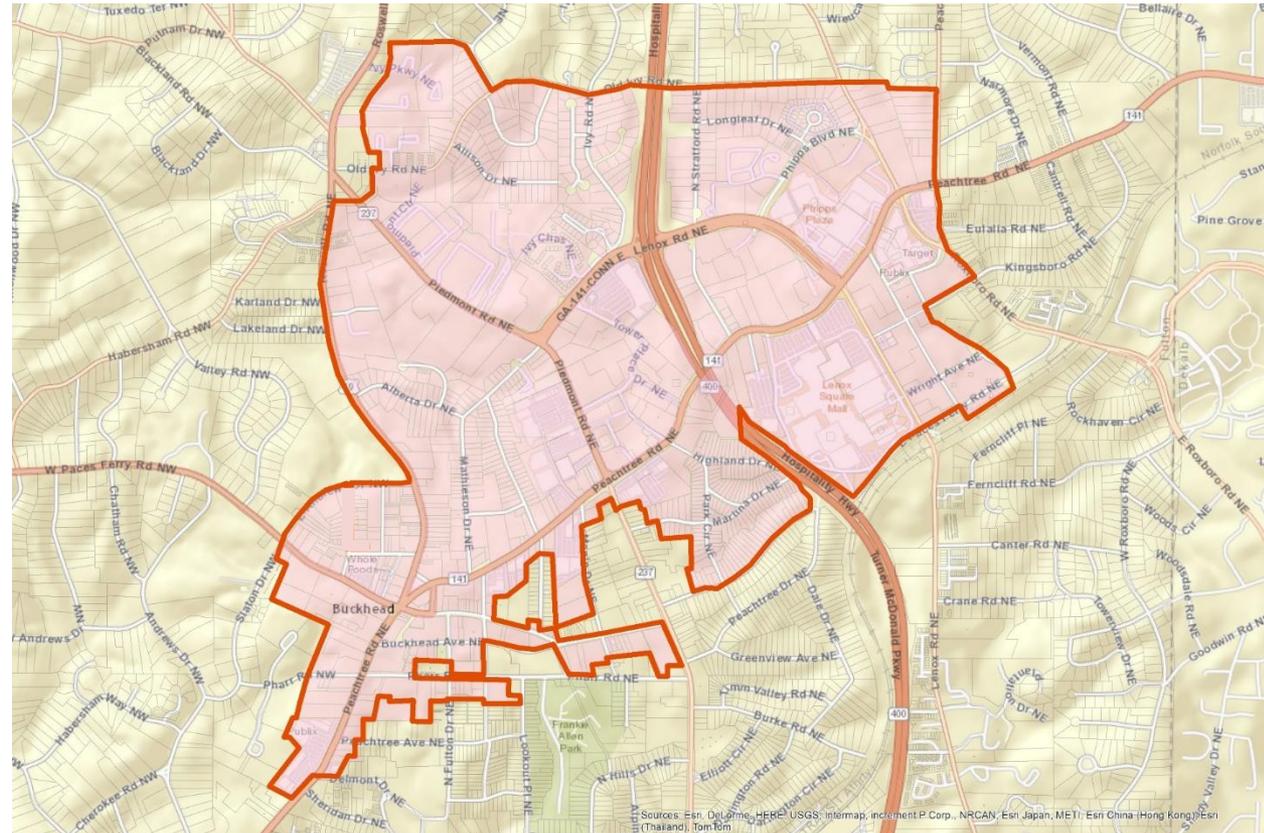


GEOGRAPHY

For this analysis the definition of Buckhead used was the boundary of the Buckhead Community Improvement District (BHCID), shown at right.

- Buckhead's economic impacts likely extend beyond this defined area, particularly west of Roswell Road, south on Piedmont Road and in other adjacent areas.
- The Buckhead CID boundary has been expanded since the previous economic analysis in 2014. The CID now includes the area known as the "East Village" near East Andrews Dive.

Map of the Buckhead CID



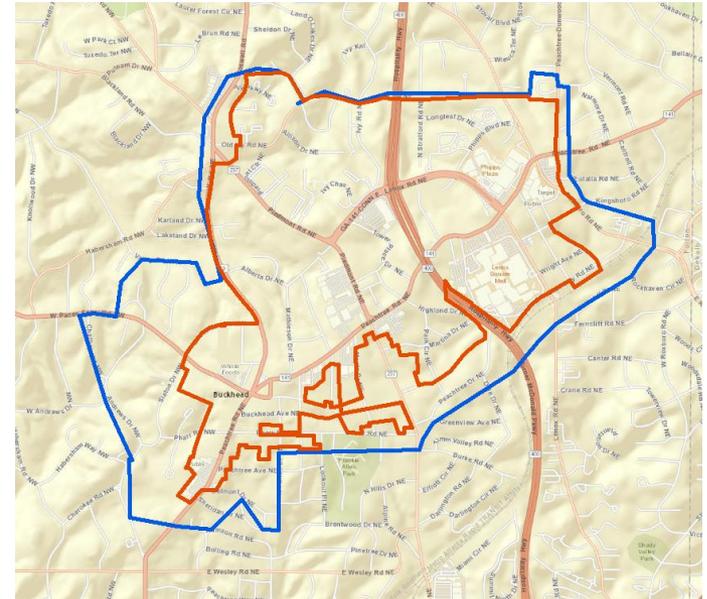
Source: Esri, Inc, BHCID, BAG

POPULATION AND HOUSEHOLDS

Buckhead Core Population

- Since the Buckhead CID is carefully delineated for commercial real estate, we use a slightly expanded boundary called the *Buckhead Core* to examine the area's residential population. This boundary was established for the 2016 Buckhead LCI Study. This boundary includes the CID plus adjacent multi-family buildings.
 - Buckhead Core 2016 Est. Population: 12,188
 - Buckhead Core 2016 Est. Households: 7,536
- The Buckhead Core is home to some of the highest density housing in the Greater Buckhead area.
- Continued urbanization within the core will bring additional future opportunities for residential growth.
- Areas south of the Buckhead Core along the Peachtree Rd. corridor and west to Lenox Rd. are also higher-density residential areas.

Buckhead CID (Red) and Core (Blue)



Source: Esri, Inc, BHCID, BAG

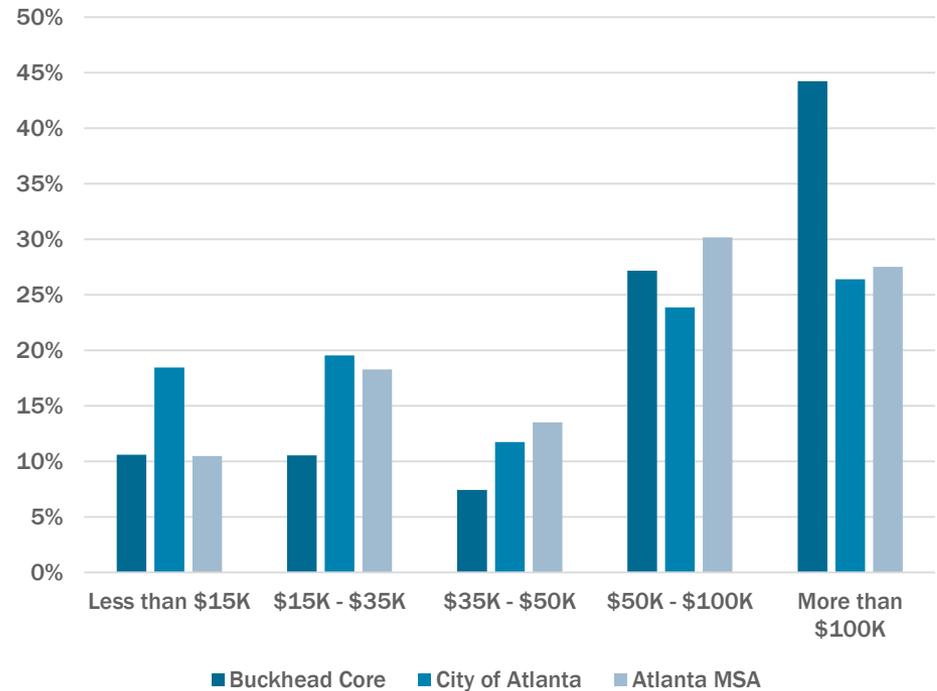
POPULATION AND HOUSEHOLDS: INCOME

Nearly 45% of the residents of the Buckhead Core and Greater Buckhead have incomes of \$100,000 and greater, contributing to a median household income that is over 180% of the median household income for city of Atlanta.

■ 2016 Median Household Income

- Buckhead Core: \$88,107
- City of Atlanta: \$48,878
- Atlanta MSA: \$60,749

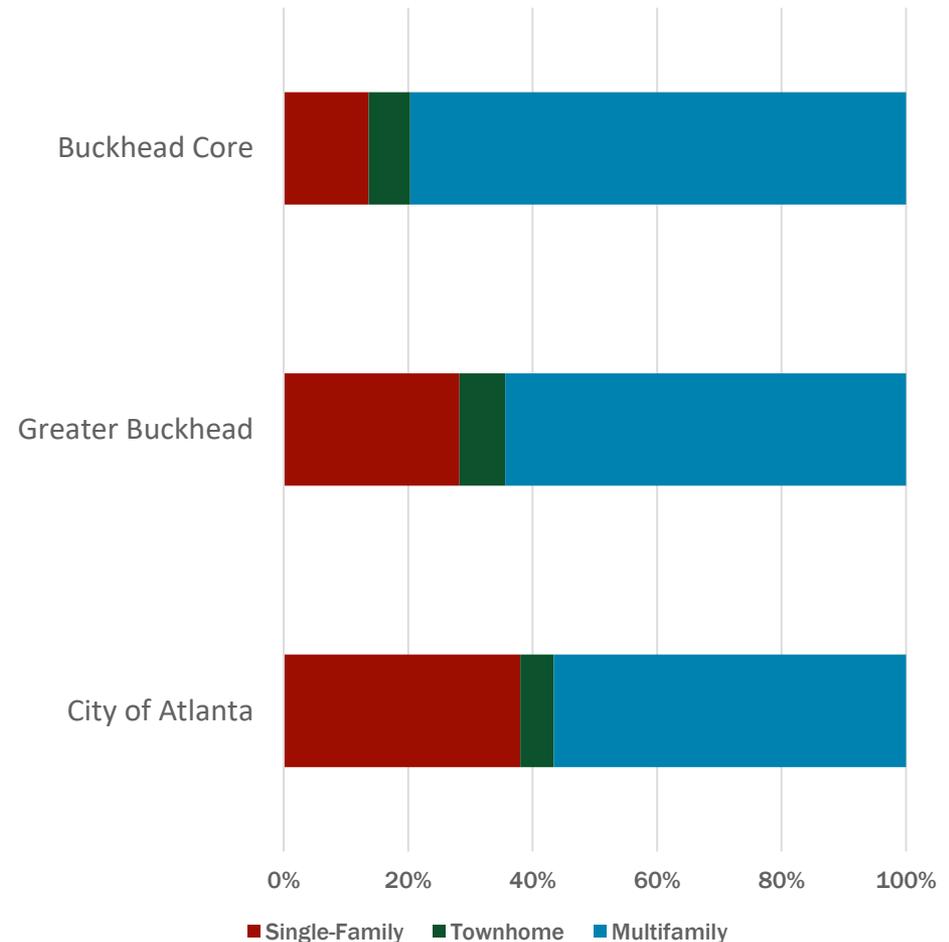
Resident Income Distribution, 2016



HOUSING CHARACTERISTICS: HOUSING TYPE

- 80% of the housing in the Buckhead Core is multifamily housing with an additional 7% townhomes.
- Only 14% of housing in the Buckhead Core is single-family detached, compared to 28% in Greater Buckhead and 28% city-wide.
- Given land costs in the Buckhead Core, new housing in the area will likely continue to be multifamily.

Buckhead CID Housing Type, 2016

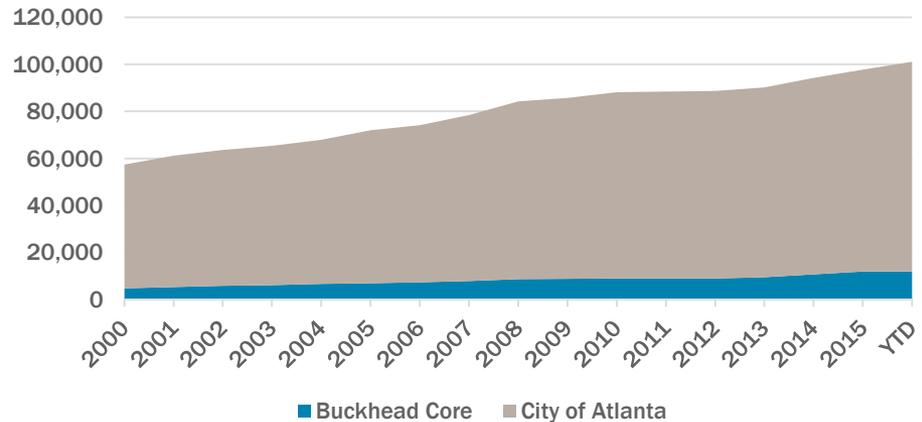


Source: Nielsen, Inc.

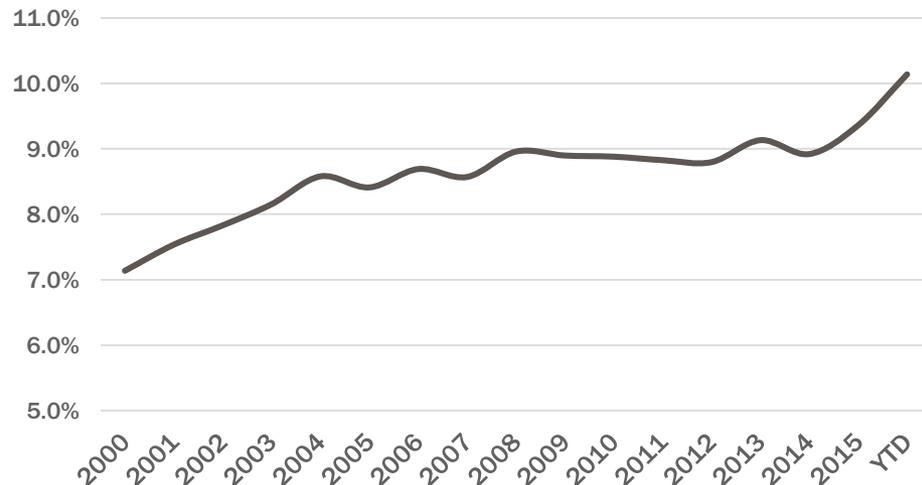
HOUSING CHARACTERISTICS: MULTIFAMILY

- The past 15 years have seen a dramatic increase in multifamily housing in the city of Atlanta, including Buckhead.
- The number of multifamily units has nearly doubled in the city since 2000. The Buckhead Core has increased its share of the city's occupied units over that time from 7% in 2000 to over 10% today.

Total Multifamily Units



Buckhead Core as a Share of City of Atlanta Occupied Multifamily Units



Multifamily Inventory	Buckhead Core	City of Atlanta
Existing Units	11,909	119,232
Occupancy	93.7%	92.3%
Avg. SF/Unit	992	929
Avg. Rent/Unit	\$1,737	\$1,199
Avg. Rent/SF	\$1.79	\$1.31

Based on Data from CoStar

HOUSING



Housing Characteristics: Buckhead CID

Housing Characteristics	Buckhead Core		City of Atlanta		Metro Atlanta	
Tenure						
% Owners	43%		44%		66%	
% Renters	57%		56%		34%	
Total Occupied Housing Units	8,484		211,334		2,158,578	
Median Owner Occupied Housing Unit Value	\$435,590		\$255,551		\$191,671	
Age of Housing						
Median age of housing unit (Years)	19		33		24	
Type of Housing						
1 Unit Detached (SF)	1,345	14%	94,801	38%	1,592,775	69%
1 Unit Attached (TH)	663	7%	13,227	5%	123,354	5%
Small Multi-Family (2-4 Units/Bldg.)	338	3%	17,921	7%	97,981	4%
Lg Multi-Family (5+ Units/Bldg.)	7,523	76%	123,658	50%	508,127	22%

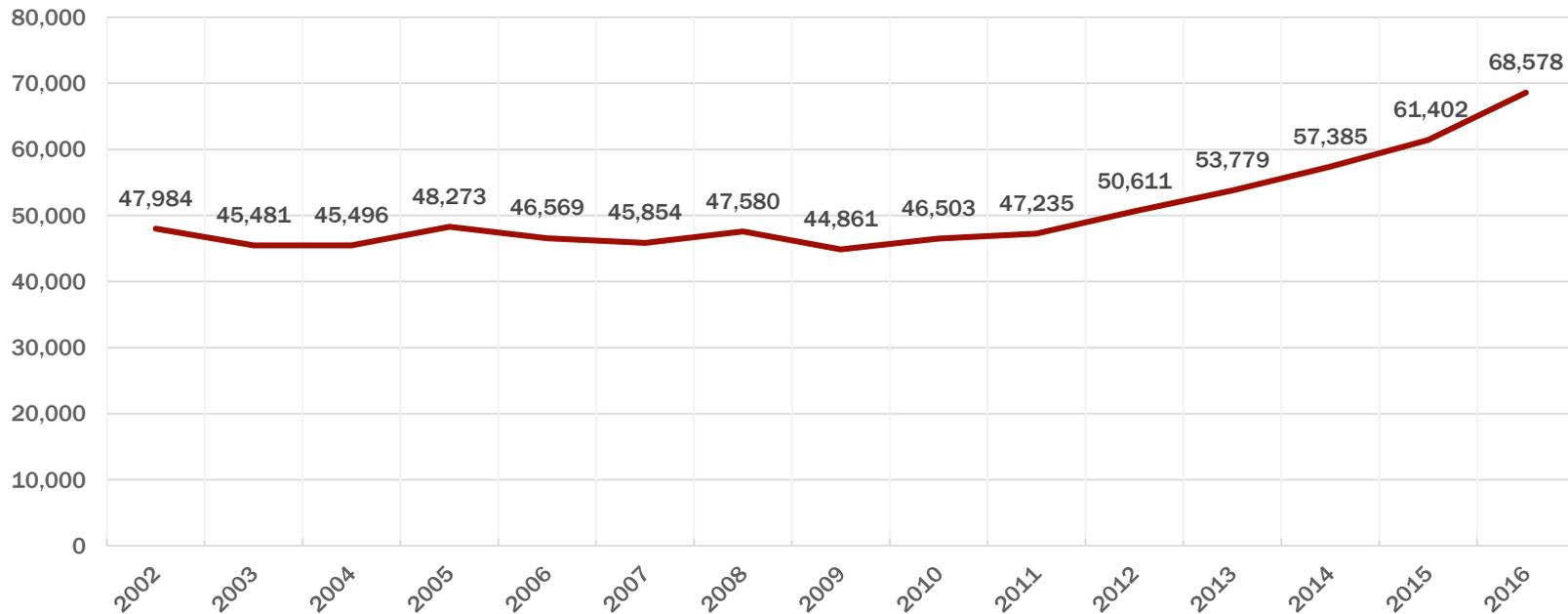


Source: Nielsen, Bleakly

EMPLOYMENT ASSESSMENT

- In the 2006-2016 decade, the number of employees in the Buckhead CID increased by 47%, an annual growth rate of 4.2%.
- Buckhead CID jobs grew by 47% over the period, more than twice the city-wide growth of 22%.
- 20% of the City's new jobs created over the period were created in the Buckhead CID.

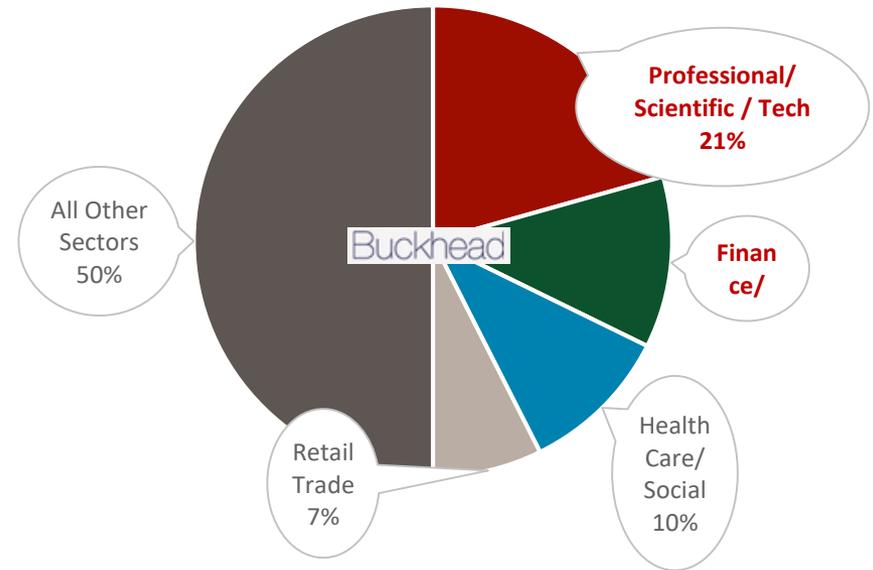
Buckhead CID Employment 2002-2016



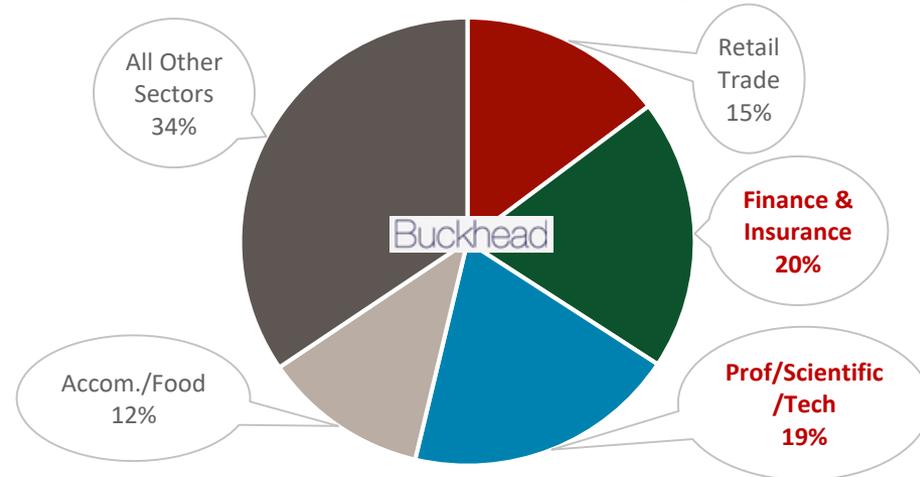
BUCKHEAD CORE EMPLOYMENT PROFILE

- 50% of all Buckhead Core residents work in just four employment sectors, with nearly one in four in the Professional/Scientific/Tech sector.
- While a majority of Buckhead Core employees are in higher-paying sectors, nearly 30% of workers in the area are in lower paying retail, accommodation and food sectors.

Jobs of Buckhead Core Residents



Jobs of Buckhead Core Employees



EMPLOYMENT

2016 Jobs: Buckhead vs. City of Atlanta & Metro Area

Buckhead represents 1.3% of the city's land area, and is home to:

- 68,579 jobs or 14% of all jobs in the city.
- 53% of the city's finance and insurance jobs.
- 30% of the city's retail and real estate jobs.
- 23% of the city's professional, science, technology and management jobs.
- 2.4% of all jobs in Atlanta-Sandy Springs MSA.
- Buckhead CID employment has increased by 47% over the last ten years (2006-2016), an net gain of 22,010 jobs.



Sector	BHCID 2016	% of All		% of MSA
		BHCID Jobs	% of City Jobs	Jobs
Finance and Insurance	13,410	20%	53.1%	10.8%
Professional, Scientific, and Technical Services	13,354	19%	22.7%	5.4%
Retail Trade	10,061	15%	24.4%	2.5%
Accommodation and Food Services	8,103	12%	16.3%	3.1%
Real Estate and Rental and Leasing	5,405	8%	29.5%	5.6%
Administration & Support	5,064	7%	31.1%	4.5%
Health Care and Social Assistance	2,780	4%	5.8%	0.9%
Other Services (excluding Public Admin.)	2,547	4%	10.6%	1.6%
Information	2,389	3%	12.6%	3.3%
Construction	1,749	3%	10.7%	1.3%
Manufacturing	882	1%	4.2%	0.4%
Wholesale Trade	670	1%	6.3%	0.5%
Arts, Entertainment, and Recreation	621	1%	3.9%	1.3%
Educational Services	449	1%	1.7%	0.2%
Public Administration	376	1%	0.5%	0.2%
Management of Companies and Enterprises	224	0%	8.6%	4.9%
Other Jobs	223	0%	16.3%	2.1%
Transportation and Warehousing	180	0%	1.0%	0.2%
Utilities	74	0%	1.4%	0.5%
Mining, Quarrying, and Oil and Gas Extraction	11	0%	12.9%	1.0%
Agriculture, Forestry, Fishing and Hunting	7	0%	1.5%	0.3%
	68,579	100%	13.9%	2.4%

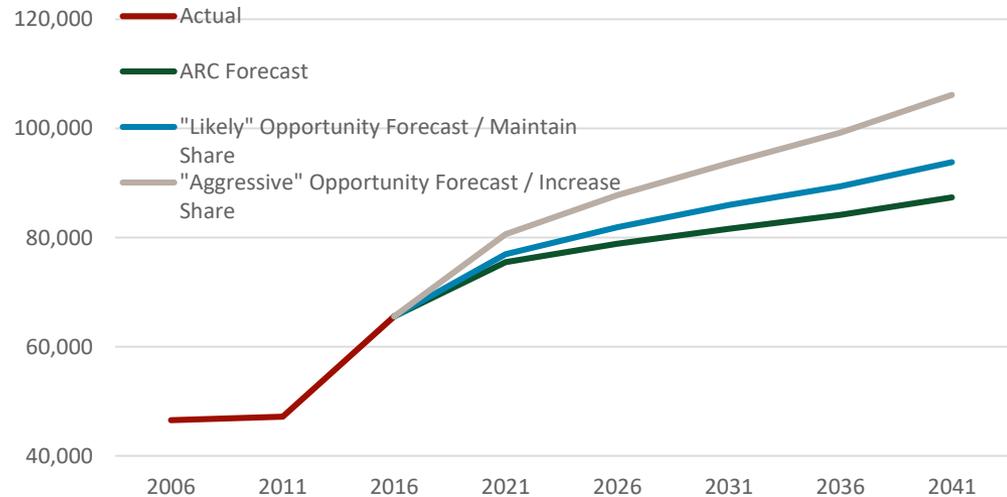
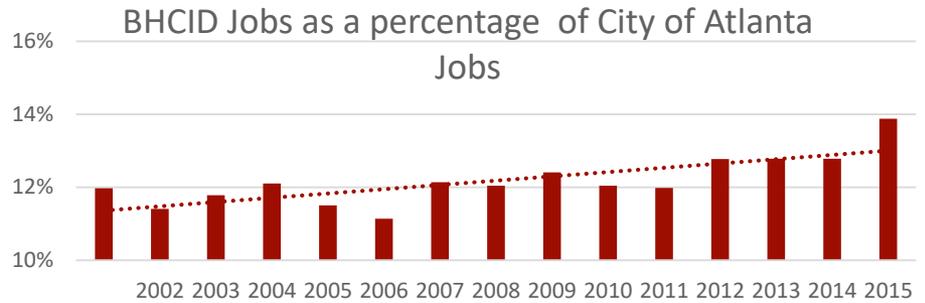
Source: Esri, Inc. US Census & BLS 2017



EMPLOYMENT

Forecasted Job Growth

- Based on ARC Forecasts, Buckhead is expected to add 21,784 new jobs over the next 25 years, an increase of 33%. These forecasts are based on the assumption that Buckhead will continue to capture a fixed-share of the City's jobs.
- Buckhead's share of Atlanta's total employment has increased consistently over the past ten years, from 11.5% in 2006 to 14% today.
- A more aggressive growth forecast, consistent with the City of Atlanta's Strategic Opportunity report, which channels growth to existing high density activity centers would add 40,500 new jobs, a 61% increase.



BHCID Employment	2006	2011	2016	2021	2026	2031	2036	2041	Net New 2016-41
Actual	46,569	47,235	65,579						
ARC Forecast			65,579	75,528	78,873	81,610	84,167	87,363	21,784
"Likely" Opportunity Forecast / Maintain Share			65,579	76,957	81,916	85,974	89,377	93,792	28,213
"Aggressive" Opportunity Forecast / Increase Share			65,579	80,601	87,766	93,629	99,216	106,151	40,572

Source: Esri, INC, BLS, ARC Atlanta Planning Strategic Opportunity report
10 Year forecast use ARC superdistricts forecasts by sector applied to 2014 estimates.

BUCKHEAD CID: RESIDENT SPENDING POWER

- The Buckhead Core serves as a major regional draw for commercial and economic activity. Given their outsized presence in the area, local employees spend nearly double that of local Buckhead Core residents.
- Consumers from outside the area spend more than either residents or employees, representing an approximate 35% of overall spending in the Buckhead Core.
- 2016 Estimated Buckhead Core Area Total Consumer Expenditures: **\$1.2 Billion**

Estimated Buckhead Core Spending Distribution



Source: BAG, based on data from Nielsen, ACVB, US Census, ESRI

BUCKHEAD CID RETAIL SPENDING

Total Annual Buckhead Core Sales Distribution*

- 30% of all non-automotive spending in the Buckhead Core occurs in the clothing retail segment, pointing to the area's attraction as a center of fashion commerce.
- 27% of all non-automotive spending in the Buckhead Core occurs in local restaurants and bars.
- 15% of all non-automotive spending in the Buckhead Core occurs in general merchandise stores, which includes department stores and big-box discount stores such as Target.



* Non-automotive spending only
Based on data from Nielsen

BUCKHEAD CID: WORKER AND VISITOR SPENDING

Retail Potential in Buckhead, 2017

Resident		
Population		12,188
Per-Capita Spending	\$	35,465
Net Residential Retail Potential	\$	432,245,872
Potential Resident Sales Capture @ 50%	\$	216,122,936
Employees		
Number of Employees		68,579
Estimate Income /Employee	\$	68,000
Estimated Retail Potential/Employee	\$	47,600
Estimated Retail Potential	\$	3,264,360,400
Local Retail Potential of Workers (10%)	\$	326,436,040
Hotel Guests		
Number of Overnight Guests		1,987,131
Daily Retail and Services/Guest	\$	211
Retail Potential Hotel Guests	\$	419,284,601
University Students		
Higher Ed. Enrollment		4,355
Retail Spending Per Student		\$12,400
Student Retail Spending	\$	54,002,000
Student Local Retail Spending (25%)	\$	13,500,500
Total Retail Potential	\$	1,191,467,013
Estimated Retail Sales in Corridor	\$	1,981,021,466
Retail Opportunity	\$	(789,554,453)

Buckhead is the dominant retail location in the City and attracts retail demand from many sources— local and regional residents, employees, hotel guests, visitors and university students.

- These sources are estimated to generate \$1.2 billion in retail spending potential for Buckhead in 2017.
- The major sources of demand from Buckhead come from employees, hotel guests and residents of the area.
- \$2.0 billion in estimated retail sales occur in Buckhead annually— the greatest concentration of retail sales in the state.
- \$790 million more in retail sales occur in Buckhead than are supported by local demand sources, indicating Buckhead’s ability to attract retail spending into the area from the region and further.



Photo: Access Atlanta

Source: ACVB, Selig Center, Claritas, Inc, Bleakly

VISITORS

Much of Buckhead’s economic activity is attributable to visitors originating from outside the city, the region, state or country.

- Nearly 2 million overnight guests stay at Buckhead hotels annually.
- Estimated total visitation at attractions and regional shopping malls in Buckhead exceeds 32 million annually.
- Buckhead’s high-end retailers attract an estimated 32 million visitors annually, drawing customers from the wider regional as well as internationally.

Estimated Visitors per Year, BHCID

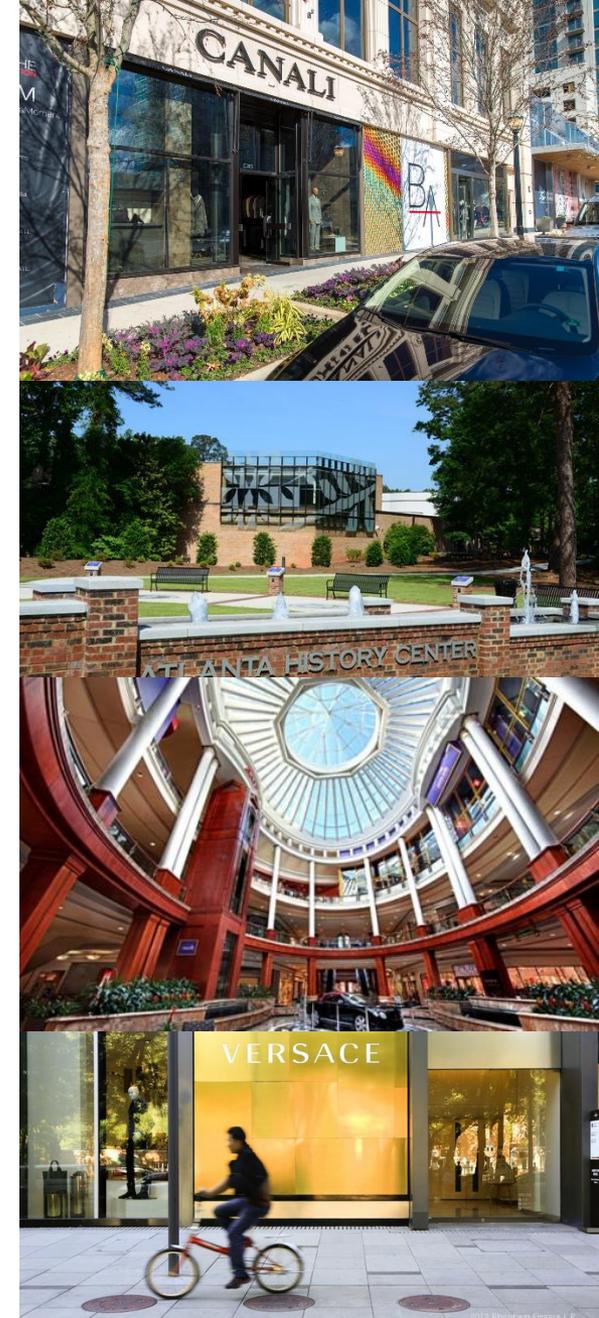
Hotel Visitors

Number of Hotels	23
Room Inventory	5,327
Occupied Rooms	1,419,379
Guests per Room	1
Total Hotel Guests	1,987,131

Retail & Attractions

Atlanta History Center	169,300
Lenox Square Mall	22,000,000
Phipps Plaza	10,000,000
Total Visitation	32,199,300

Source: ACVB, BHCID, BAG



TAX BASE

Buckhead is home to some of the most valuable real estate in Atlanta:

- The market value of real estate in Buckhead is \$7.5 billion, which is 10.4% of the total market value of the city as a whole
- The market value of the average acre* in Buckhead is \$7 million, compared to \$850,000/acre citywide— eight times greater.
- Buckhead represents 12% of the City of Atlanta’s tax digest (assessed value): \$2.9 billion of \$24.2 billion citywide.

* Gross acreage, includes public right-of way

Value	Buckhead CID	City of Atlanta
Appraised Value (Market)	\$ 7,525,208,110	\$ 72,019,114,800
Less Exempt Properties (Market)	\$ (354,591,960)	\$ (11,590,880,175)
Taxable Value (Market)	\$ 7,170,616,150	\$ 60,428,234,625
Net Tax Digest (40%)	\$ 2,868,246,460	\$ 24,171,293,850
Share of City of Atlanta		
% Of City's Market value	10.4%	100.0%
% of City's Tax Digest	11.9%	100.0%
Size		
Size (Acres)	1,080	84,736
% of City Land	1.3%	100%
% of Georgia Land	0.003%	0.20%

Source: Fulton County GIS, Fulton County Tax Assessor

REAL ESTATE INVENTORY

- Buckhead is the one of the region’s premier office and retail centers
 - It is home to over 27 million SF of commercial real estate.
 - There is 15.7 million SF of office space.
 - Buckhead is the dominant regional retail location with 6.09 million SF, including two super-regional malls and the Buckhead Atlanta luxury retail mixed-use development.
 - It also is a major hospitality location with over 5,000 rooms and 4.7 million SF of hotel space in 23 hotels.

Buckhead Commercial Real Estate

Class	Buildings	SF
Office	89	15,726,987
Retail	209	6,088,332
Healthcare	1	446,785
Hotel	23	4,710,283
Specialty	4	437,071
Total	326	27,409,458

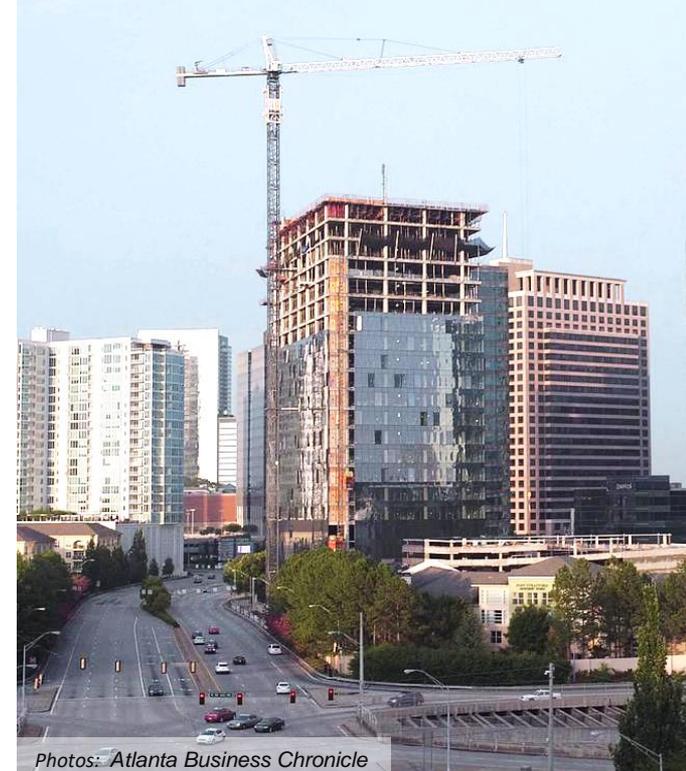


Source: CoStar, BAG

DEVELOPMENT PIPELINE

- Currently 22 new buildings are in the development “pipeline” (planned or under construction) in Buckhead:
 - 1.9 million SF of new office space.
 - 186 new hotel rooms.
 - 3,071 new apartments and condominium units.
 - 48,000 SF of new retail space.
 - An estimated \$2.6 billion of new construction.
- This construction pipeline is expected to generate:
 - Over 7,200 annual construction jobs.
 - \$371 million in construction payroll.
 - \$472 million in local spending.
 - \$56 million in public revenues from sales taxes, permits, and fees.

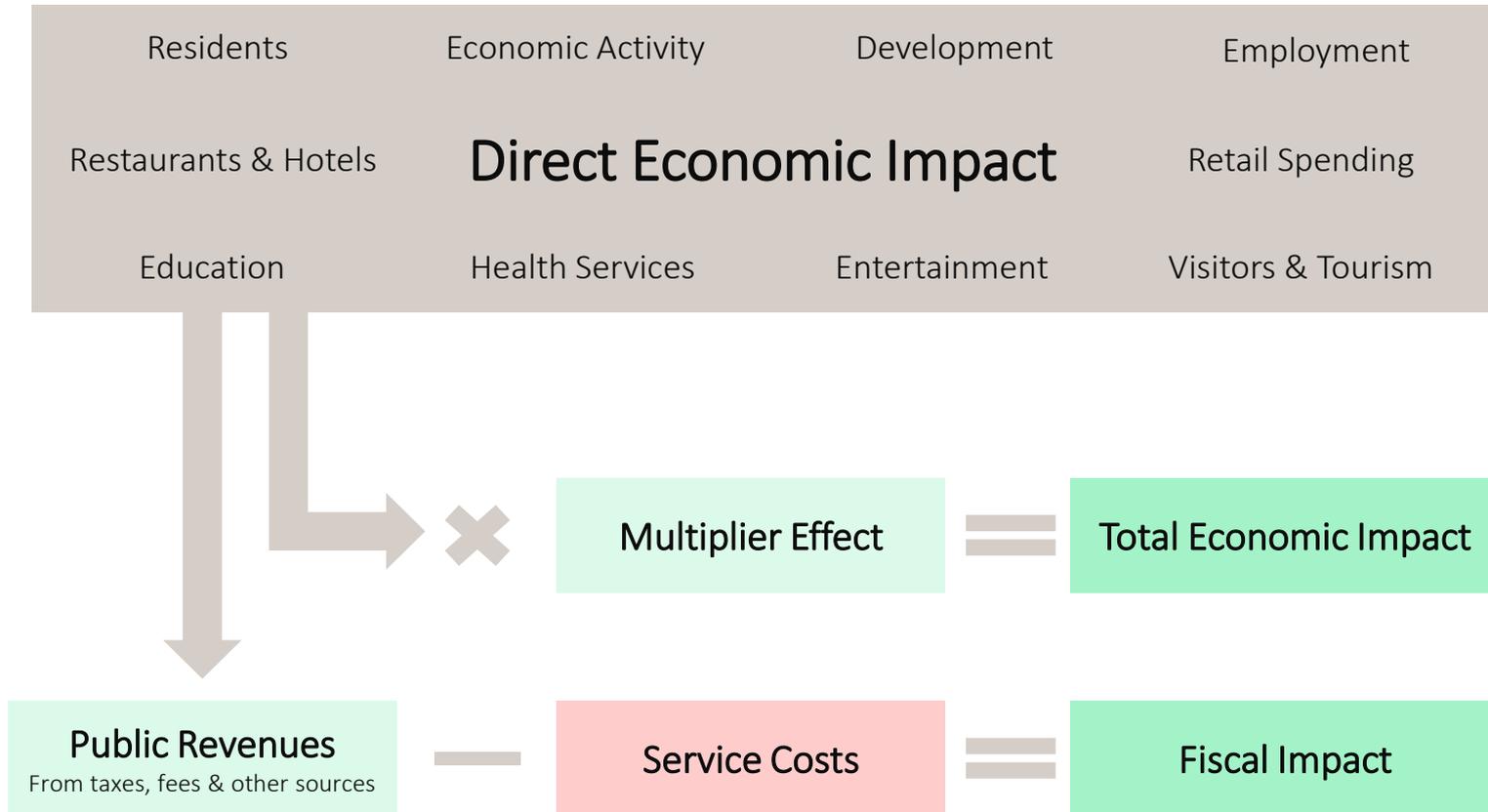
Source: CoStar, Inc. BAG



Photos: Atlanta Business Chronicle

ECONOMIC AND FISCAL IMPACT METHODOLOGY

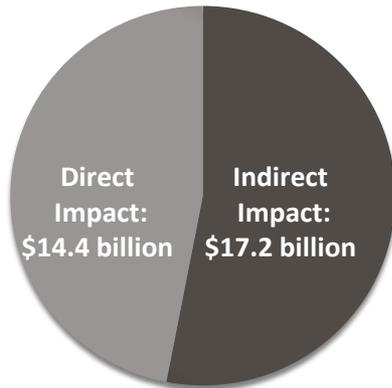
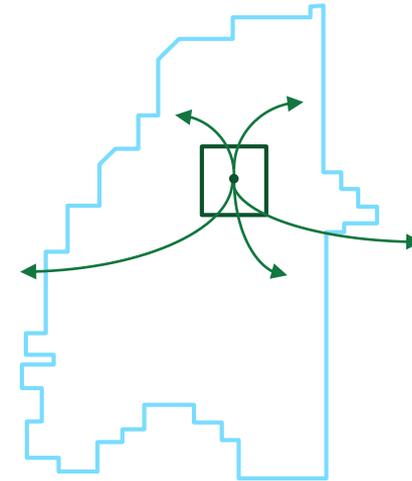
- The approach used to measure the economic and fiscal impacts of Buckhead:



ECONOMIC IMPACT

Economic Impact of Buckhead

- Buckhead’s 68,579 jobs support an additional 76,767 jobs state-wide, for a total of 148,923 jobs.
- The total direct economic output of Buckhead is \$14.4 billion annually.
- This direct economic output stimulates an additional \$17.2 billion in indirect and induced economic activity.
- The total economic output of Buckhead is \$31.6 billion.



Economic Impact of the Buckhead CID	State of Georgia
Employment	
Direct Employment Effects	68,579
Indirect and Induced Employment	76,467
Total Employment Effects	148,923
Economic Output (Billions 2017\$)	
Direct Industry Contribution to Final Demand*	\$ 14.4 billion
Indirect/Induced Economic Impacts	\$ 17.2 billion
Total Economic Output	\$ 31.6 billion

* 2017 Direct Output (Sales) estimates were obtained from a "3 Digit NAICS Report" for the Buckhead CID, supplied by Environics Analytics.

Total Economic Impact: \$31.6 billion

Source: US Census, BLS & ARC, RIMS II Economic Impact on State of GA

FISCAL IMPACT: LOCAL PUBLIC REVENUES

Buckhead generates substantial revenues for the City of Atlanta and Atlanta Public Schools

- Buckhead generates an estimated **\$153 million** annually in property taxes, sales taxes, hotel/motel taxes, transportation taxes and business occupation taxes for the City and Atlanta Public Schools.
 - The City of Atlanta receives **\$82 million** from these four taxes from Buckhead annually— 20% of its General Fund budget funded from these taxes.
 - Atlanta Public Schools receives **\$71 million** annually from Buckhead property and sales taxes — 14% of APS’s 2016 revenue from local taxes.

Estimated Local Public Revenues from Buckhead, 2017

Property Taxes	
Assessed Value of Buckhead	\$ 2,868,246,460
City Property Taxes @ .01087	\$ 31,177,839
Atlanta Public Schools @ .021740	\$ 62,355,678
Subtotal Annual Property Tax	\$ 93,533,517
Sales Taxes	
Retail Space (SF)	6,088,332
Occupied Retail Space	5,826,534
Estimated Retail Sales @\$340/SF	\$ 1,893,623,460
Estimated Hotel Revenue Subject to Sales Taxes	\$ 243,068,679
Attraction/Sports/Concert Ticket Sales	\$ 2,310,000
Estimated Taxable Sales	\$ 2,139,002,140
Local City Sales taxes	
Local Option Sales Tax @ 43% of 1%	\$ 9,197,709
MOST Sales Tax @1%	\$ 21,390,021
Educational Local Option Sales Tax @ 42% of 1%	\$ 8,983,809
Atlanta TSPLOST @ 0.4%	\$ 8,556,009
Subtotal Annual Atlanta Sales Taxes	\$ 39,571,540
MARTA 1.5%	\$ 32,085,032
State Sales Tax (4%)	\$ 85,560,086
Hotel Motel Tax	
Estimated Occupied Hotel Rooms	1,419,379
Estimated Room Revenue	\$ 194,454,944
Hotel/Motel Tax @ 8%	\$ 15,556,395
Atlanta Portion of Hotel Motel Tax	\$ 3,889,099
Business Occupation Tax	
Average Tax Per Employee City of Atlanta	\$ 107.50
Employees in Buckhead	68,579
Estimated Business Occupation Tax in Buckhead	\$ 7,372,243
Annual Local Taxes from Buckhead CID	\$ 152,922,407
City of Atlanta	\$ 81,582,920
Atlanta Public Schools	\$ 71,339,487

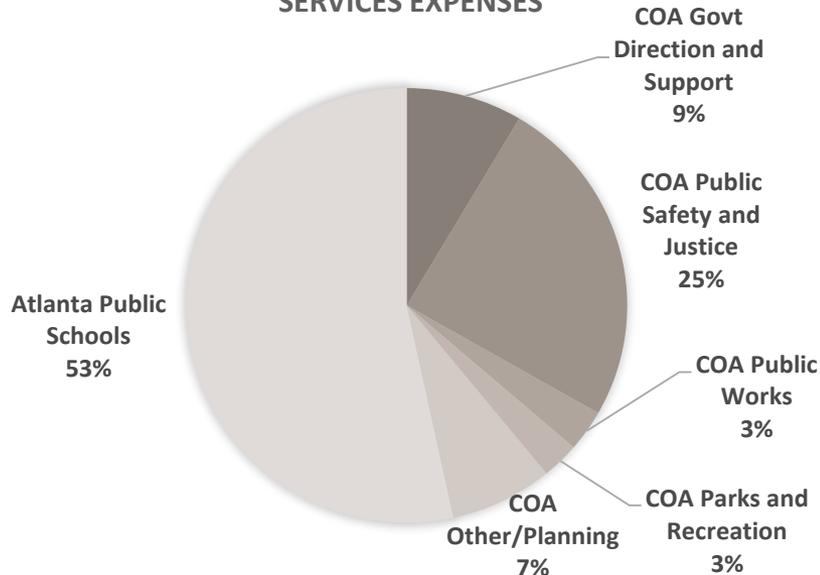
Source: City of Atlanta Budget, APS Budget, BAG

FISCAL IMPACT: LOCAL PUBLIC SERVICE COSTS IN BUCKHEAD

Estimates of Local Service Costs for City of Atlanta and APS allocated to Buckhead:

- The City of Atlanta’s General Fund pays for key public services in the city— public safety, public works, etc.
 - Four revenue sources cover 78% of General Fund costs—property, sales, hotel/motel, and business taxes. Other revenue sources make up the remaining 22% of the City budget.
 - Local revenues cover 70% of the Atlanta Public School Budget
- Estimates of local service costs in Buckhead by major budget category were estimated by considering the demand for these services citywide and in Buckhead.
- The share of City and APS budgets derived from local taxes was then determined.
- The cost of providing local services in Buckhead is estimated to be \$27.5 million annually.
- The cost of providing K-12 schooling for the 293 children living in Buckhead CID is estimated to be \$3.0 million annually.
- The total local service costs in Buckhead (city and schools) is \$30.8 million annually.

ATLANTA CITY GOVERNMENT & PUBLIC SCHOOLS SERVICES EXPENSES



General Fund Category	City of Atlanta 2016 Budgeted Cost	% of City Budget	Buckhead Allocation %	Service Fees Allocated to Buckhead	Service funds derived from P,S,H & B Taxes
City of Atlanta					
Government Direction and Support	\$ 112,630,122	18%	7%	\$ 7,884,109	\$6,177,537
Public Safety and Justice	\$ 326,446,623	53%	5%	\$ 16,322,331	\$12,789,246
Public Works	\$ 40,739,393	7%	7%	\$ 2,851,758	\$2,234,474
Parks and Recreation	\$ 36,232,768	6%	3%	\$ 1,086,983	\$851,698
Other/Planning	\$ 99,351,919	16%	7%	\$ 6,954,634	\$5,449,254
Total City of Atlanta	\$ 615,400,825	100%		\$ 35,099,815	\$27,502,210
Atlanta Public Schools					
Atlanta Public Schools	\$ 705,227,973	100%	0.6%	\$ 4,230,530	\$2,991,127
City of Atlanta and Atlanta Public Schools Combined					
Total Local Costs (City and APS) to Provide Services to the Buckhead CID	\$			39,330,345	\$30,817,012

Source: City of Atlanta Budget, APS Budget, BAG

NET FISCAL IMPACT OF BUCKHEAD

Buckhead generates substantially more revenue for the City and Schools than it consumes in services:

- The City of Atlanta receives \$82 million in tax revenues* annually from the Buckhead CID, while local service costs attributable to local tax revenues are estimated at \$19 million, resulting in a **net surplus of \$63 million to the City**—20% of the City’s General Fund raised from these four key taxes.
- The Atlanta Public Schools receive over \$71 million in revenues from the Buckhead CID, while the local share of education costs for children living in the Buckhead CID are estimated to be \$2.5 million, resulting in a **net surplus to APS of \$69 million**—14% of the total local revenues generated by APS annually.
- Overall, Buckhead generates a net fiscal surplus of \$132 million to the City and schools combined each year.

BUCKHEAD CID NET FISCAL IMPACTS	
City of Atlanta Fiscal Impact	
City of Atlanta Tax Revenues from BHCID	\$ 81,582,920
City Costs from Local taxes to serve BHCID	\$ (18,757,034)
Net Fiscal Impact	\$ 62,825,885
Atlanta Public Schools Fiscal Impact	
Atlanta Public Schools Revenues from BHCID	\$ 71,339,487
APS Costs from Local taxes to serve BHCID	\$ (2,459,513)
Net Fiscal Impact	\$ 68,879,974
Combined Fiscal Impact	
City/APS Combined Revenues from BHCID	\$ 152,922,407
City/APS Combined Service Costs to BHCID	\$ (21,216,548)
Net Fiscal Impact from BHCID	\$ 131,705,859

* Property, Sales, Business and Hotel/Motel Taxes Source: City of Atlanta Budget, APS Budget, BAG

The Buckhead CID area contributes \$7.20 in local revenues to the City of Atlanta and Atlanta Public Schools for every \$1.00 worth of services received.

APPENDIX: Data Sources



DATA SOURCES

■ Data Sources:

- US Census 2010 decennial and 2015 American Community Survey
- US Census Center for Economic Studies
 - Longitudinal Employer Household Dynamics
- Nielsen, Inc.
 - A national demographic and economic data firm.
- US Bureau of Labor Statistics
- Georgia Department of Labor
- Fulton County GIS
- Fulton County Assessor
- CoStar, Inc.
- Atlanta Regional Commission

■ Demographic data

- Claritas Inc, Corroborated by data Esri, Inc, ARC, and US Census ACS 2015

■ Employment Data

- Based primarily on data from US Census Longitudinal Employer Household Dynamics, 2002 and 2011.
- 10 year employment forecast based on ARC employment growth forecasts by super district and employment sector, Augmented by City of Atlanta's Atlanta City Design Project

■ Real Estate Data

- Based on CoStar, Inc. survey data corroborated and augmented by BHCID.