

LCI @ 25: Looking Back, Moving Forward

GPA Fall
Conference I
October 9, 2025



Agenda

01



LCI Program

02



Project Overview

03



**Greatest Areas
of Impact**

04



**Program
Reflections**





Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.



LCI Program

Why LCI?

- 1999 air quality crisis
- Metro Atlanta in jeopardy of losing federal transportation funding
- Flex transportation dollars
- First grants awarded in 2000

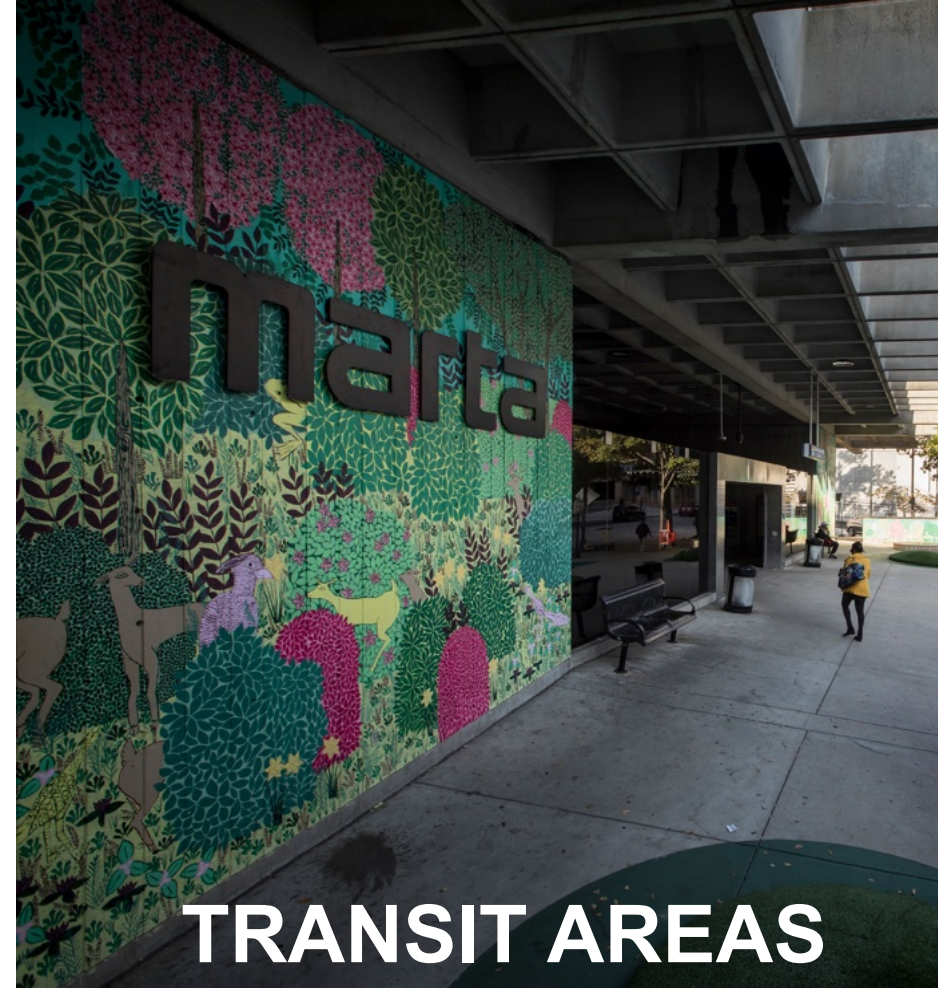


LCI Authorization & Funding

- Uses federal transportation funds programmed by ARC (*STBG Urban >200K*)
- Funding provided in Metropolitan Transportation Plan (MTP) and programmed in Transportation Improvement Program (TIP)
- \$2.25 Million per year allotted for studies
- Approx. \$1.8 Million for grants annually
- \$1 Billion dedicated for LCI transportation projects through 2050 (inclusive of previously spent \$389M)
- Current TIP includes **\$133 Million for LCI projects (2023-2028)**, or an average of \$22 Million per year



LCI Focus Areas



LCI Goals (prior to August 2025)





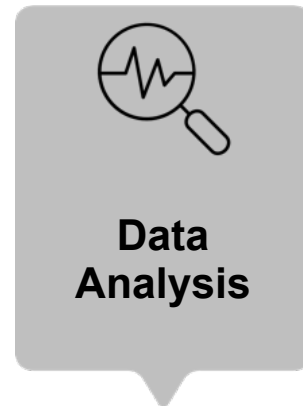
Project Overview

Project Purpose

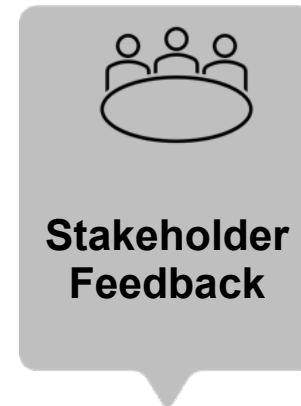
Gauge the impact of 25 years of the LCI Program and identify outcomes to help inform potential future changes.



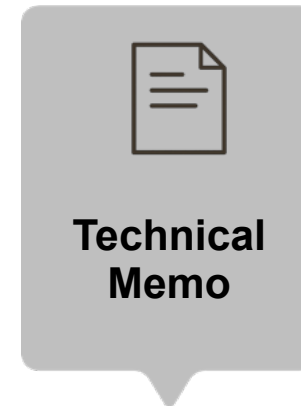
Major Tasks and Outcomes



01



02



03



04



Project Video



Online StoryMap



Other Collateral

Positive Feedback from Participants

The LCI Program is highly valued. Stakeholders are overwhelmingly supportive of the program and see benefits across the region.

“overcoming silos”

“transformative”

“tremendous impact”

“changed the whole culture of Atlanta”

“not perfect, but awesome”

“game changer”

“great framework”



Project Home

This StoryMap for the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) 25 Year Impact Report is an interactive, map-centric, multi-media presentation designed to engage the user. StoryMaps flow from top to bottom and invite users to scroll through the story and graphics.

Navigation

If you see any colored text, [click on it](#) to follow a hyperlink to an external site or other part of the story. If you see text underlined with a "+" in front, click on the + sign to change what is seen on the main screen. When you see a map, click on a map feature to get more information about that location. Navigational links at the top can be used to jump from section to section





Greatest Areas of Impact

Investment in Communities

Since the inception of the LCI Program, ARC has awarded almost **\$24.8M for LCI studies** and **\$389M for multimodal transportation improvements.**



PEDESTRIAN FACILITIES

\$75.4 M

53 PROJECTS



BIKE & PEDESTRIAN FACILITIES

\$114.0 M

32 PROJECTS



SIDEPATHS & TRAILS

\$67.6 M

22 PROJECTS



ROAD DIET & COMPLETE STREET

\$57.8 M

13 PROJECTS



TRANSIT FACILITIES

\$45.8 M

12 PROJECTS



OPERATIONS AND SAFETY

\$15.6 M

9 PROJECTS



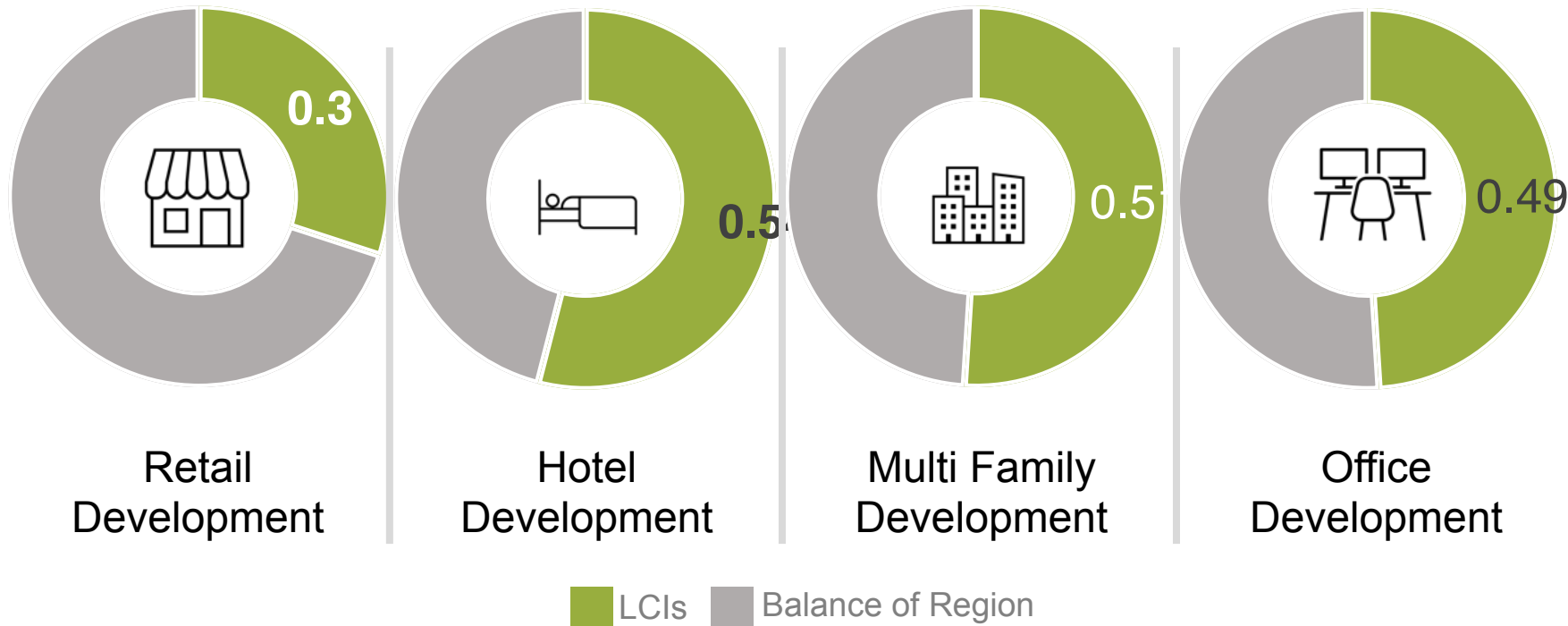
NEW STREETS OR EXTENSIONS

\$12.7 M

4 PROJECTS



Robust Development

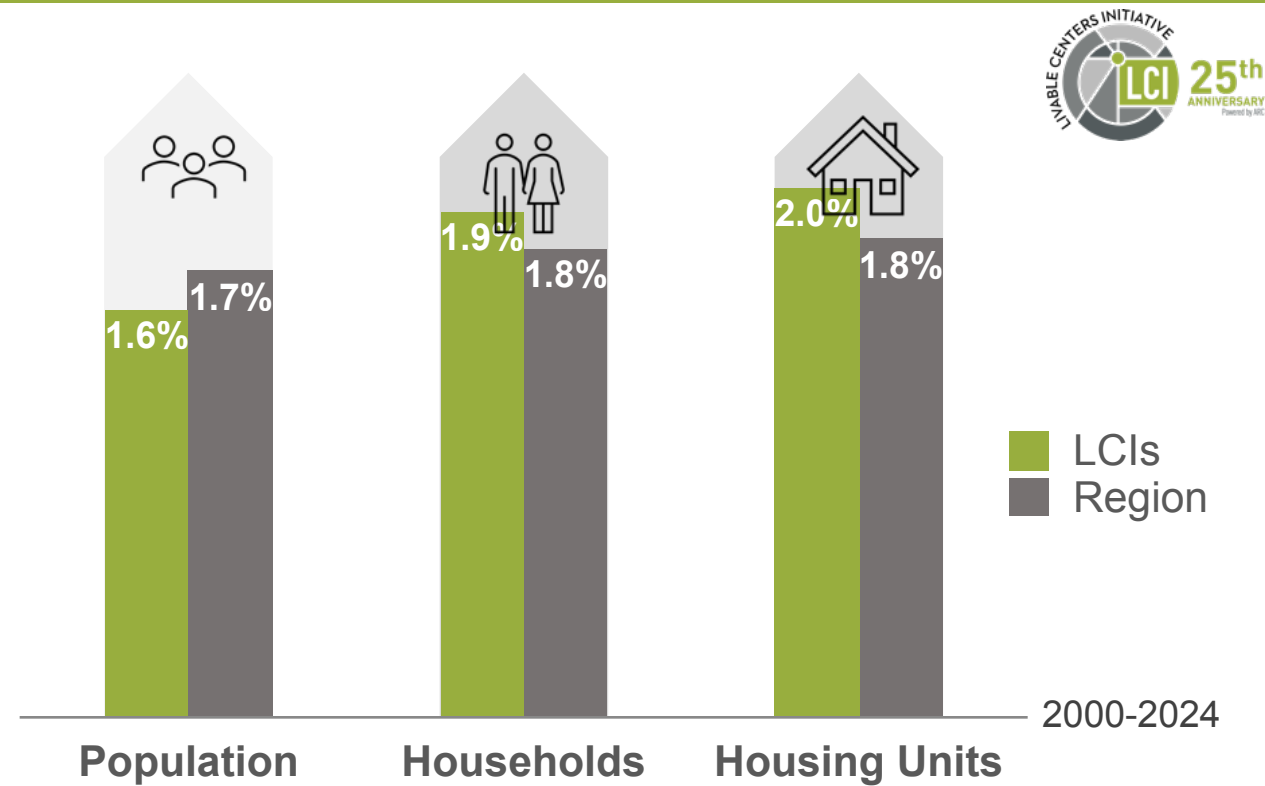


LCIs - which only comprise 4% of the region's land area - have attracted a large share of real estate development in the region since 2000, including retail, hotel, office, and multifamily development.

Source: Esri Business Analyst, US Census Bureau, SB Friedman



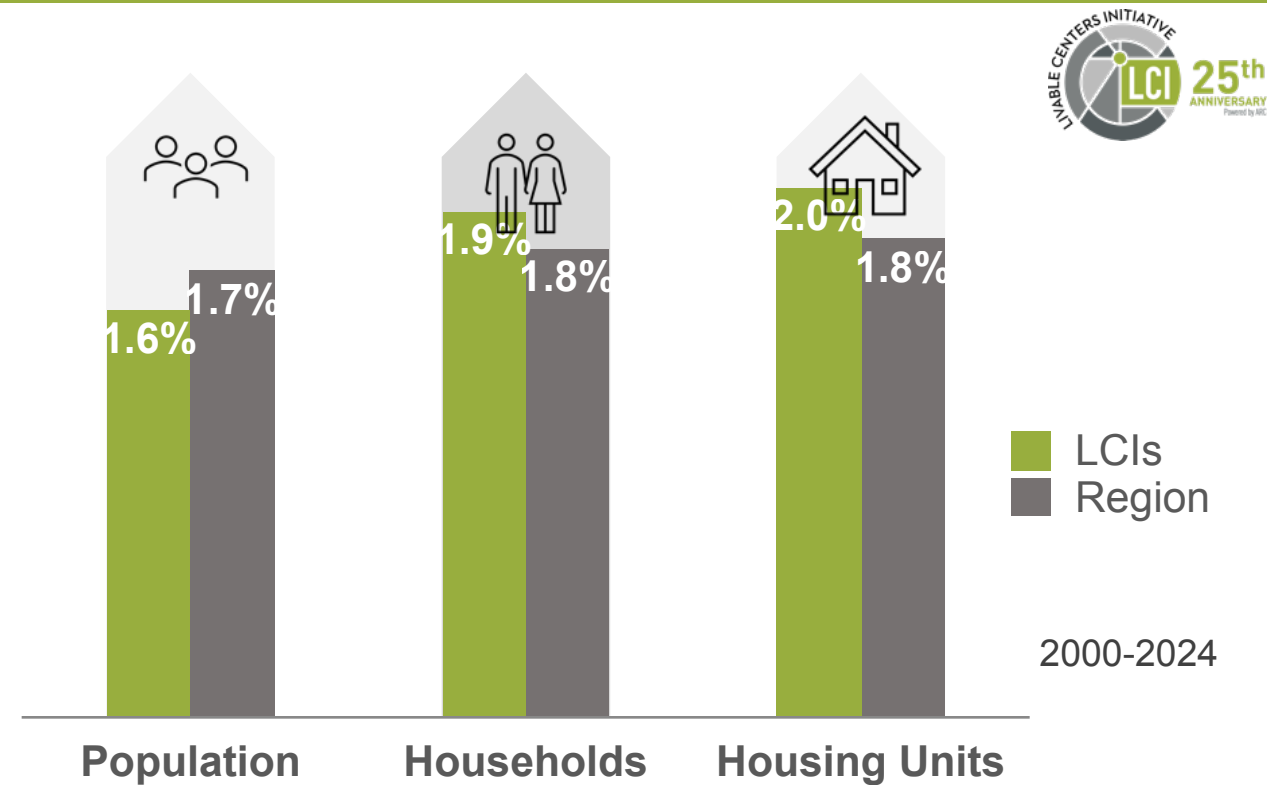
Strong Housing Demand



LCIs have seen **slightly faster growth in households and housing units** than the region.

Source: Esri Business Analyst, US Census Bureau, SB Friedman

Higher Housing Density



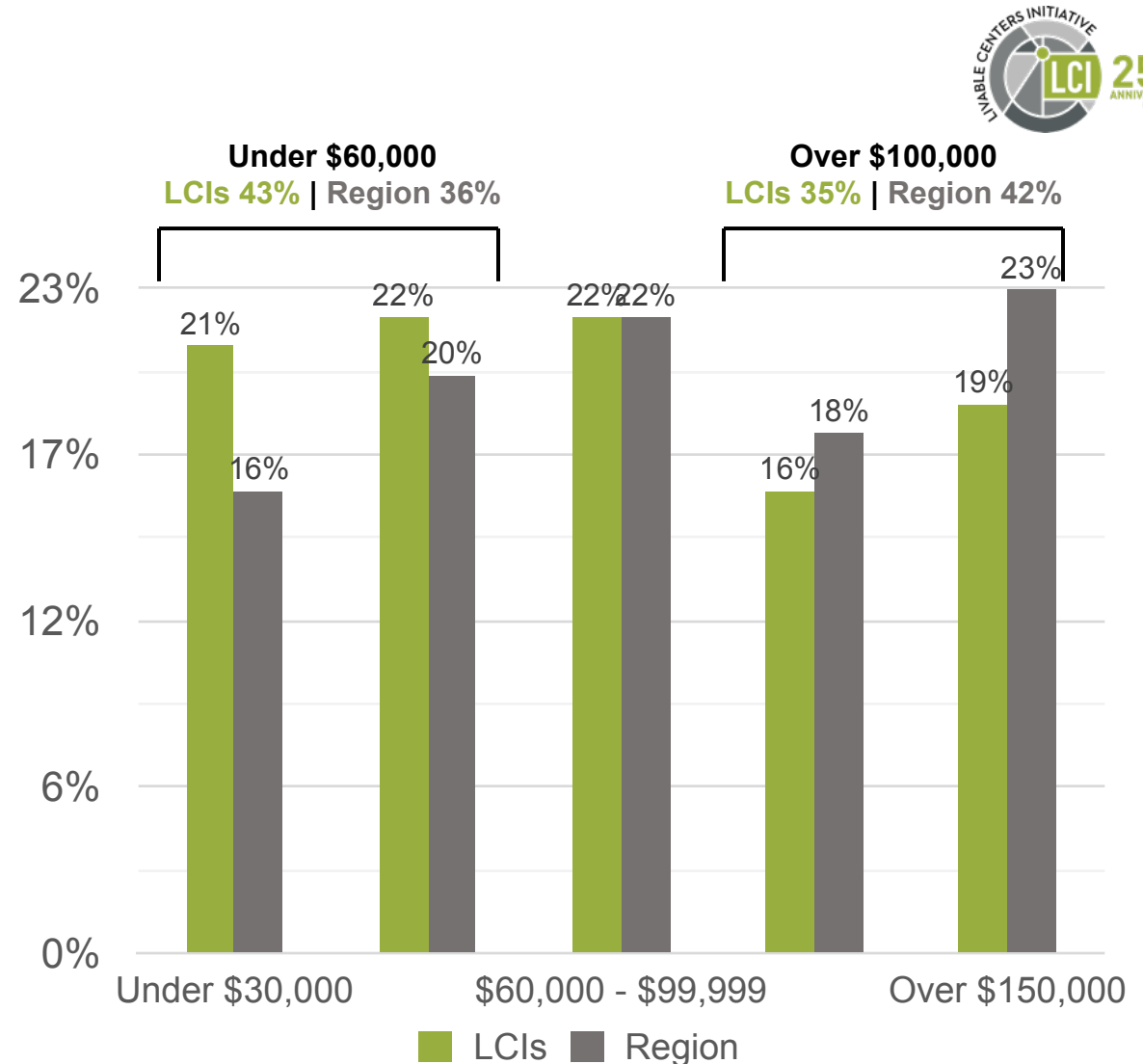
Households in LCIs are generally smaller, indicating that **housing units are smaller and built at a greater density.**

Source: Esri Business Analyst, US Census Bureau, SB Friedman

Mixed-Income Communities

LCI households tend to have lower incomes compared to the region, indicating there are affordable housing options in LCIs (likely due to smaller unit sizes than single-family housing stock that dominates the rest of the region, and younger demographic living in LCIs)

A substantial number of new affordable housing units have been added in LCIs – 35% of all new affordable housing units in the region since 1999 are located in LCIs.



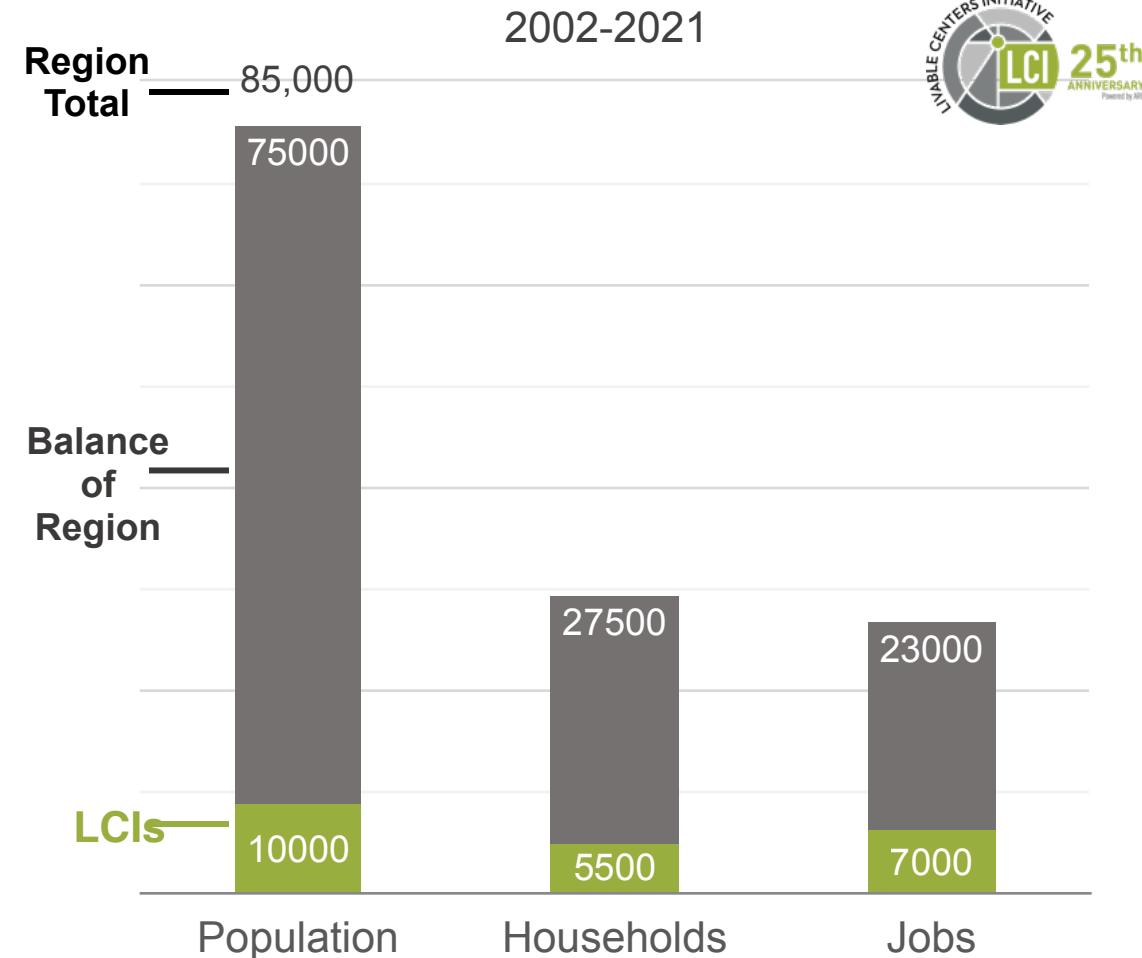
Source: Esri Business Analyst, SB Friedman



Job Growth and Mixed Uses

LCIs are strong job centers - 37% of the region's jobs are in LCIs, and 23% of all new jobs regionwide has been in LCIs.

The growth in both jobs and housing in LCIs points to a **healthy jobs/housing balance** and indicates an **increased mix of uses**.



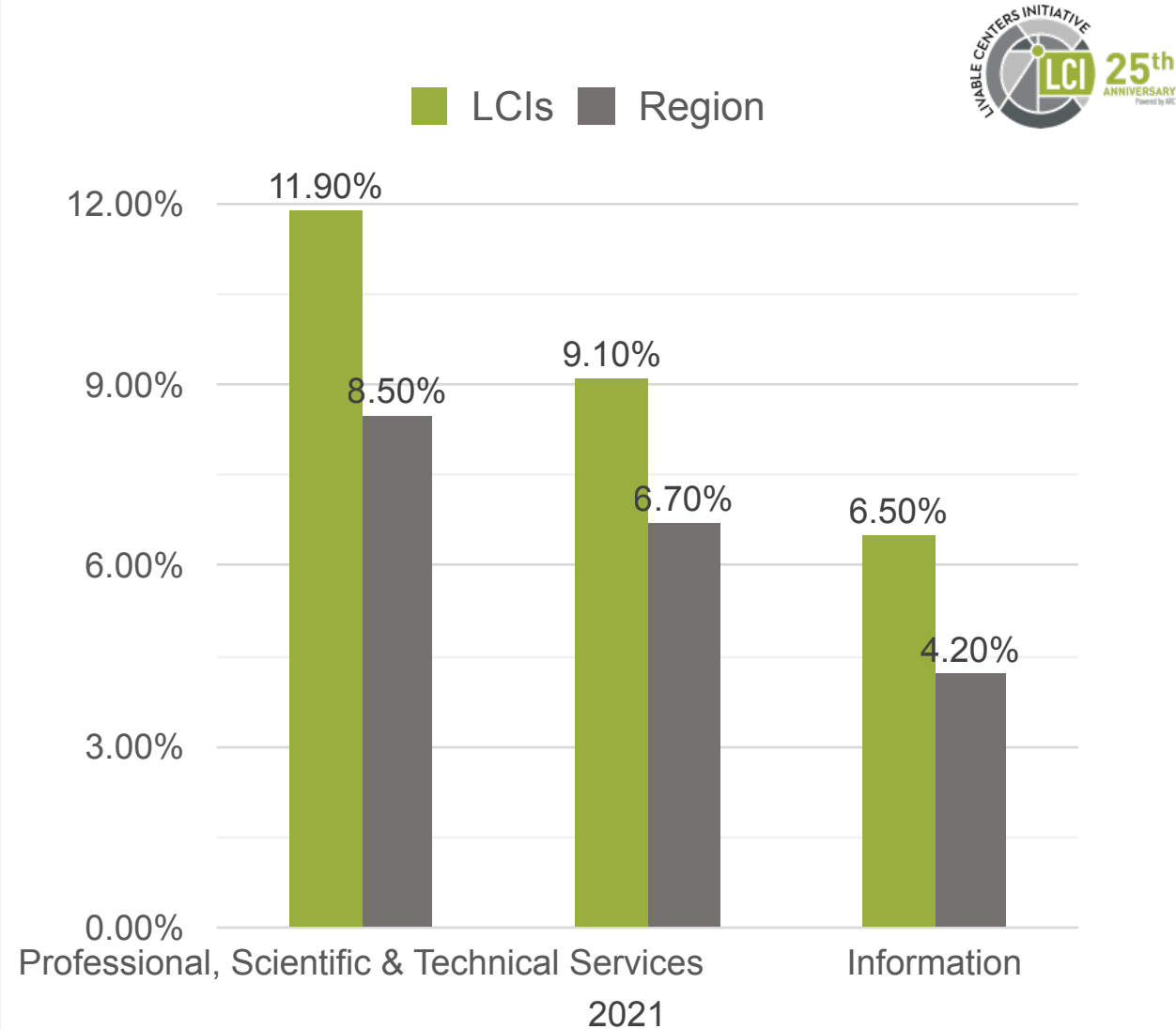
Source: Esri Business Analyst, US Census Bureau, Longitudinal Employment-Housing Dynamics (LEHD), SB Friedman



Job Wages and Sectors

LCIs have a **large share of high-wage jobs** compared to the region.

LCIs also provide a **diverse range jobs in other, lower-wage sectors** (retail trade, food services, etc.).



Source: Longitudinal Employment-Housing Dynamics (LEHD), SB Friedman

Demographics

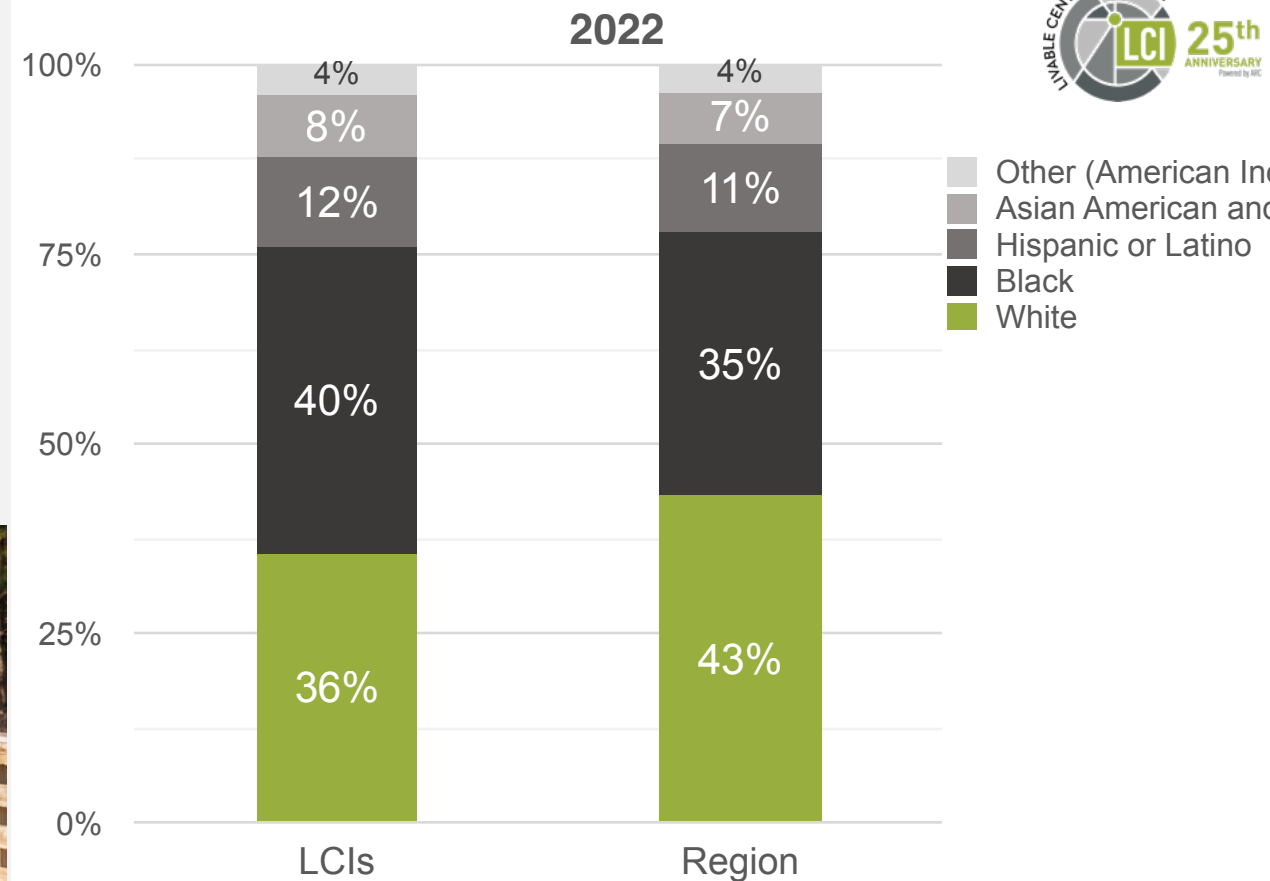
LCI residents represent multiple races and ethnicities. 40% identify as Black, and 12% identify as Hispanic or Latino, exceeding the share of these groups in the region.

40%

Black

12%

Hispanic or Latino



Source: Esri Business Analyst, SB Friedman

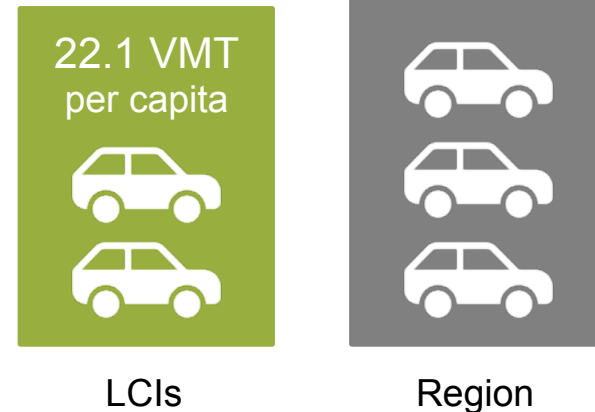
Note: White, Black, Asian American and Pacific Islander, and Other race categories represent the non-Hispanic share of their respective populations.



Transportation

Vehicle Miles Travelled (VMT) is nearly 1/3 lower in LCIs compared with the Region.

- Among the original goals of the program was to reduce VMT and solo vehicle trips
- Resulted from an analysis of home-based trips on a typical Fall weekday
- Indicates more trips in LCIs are taken by transit, biking, walking or micromobility



Source: Replica data analysis platform



Program Reflections

Implementation

Some LCIs have seen a total transformation, but other LCIs have made incremental or minimal progress.

Challenges



Staff turnover and limited staff resources



Elected officials with changing priorities



Lack of local funding



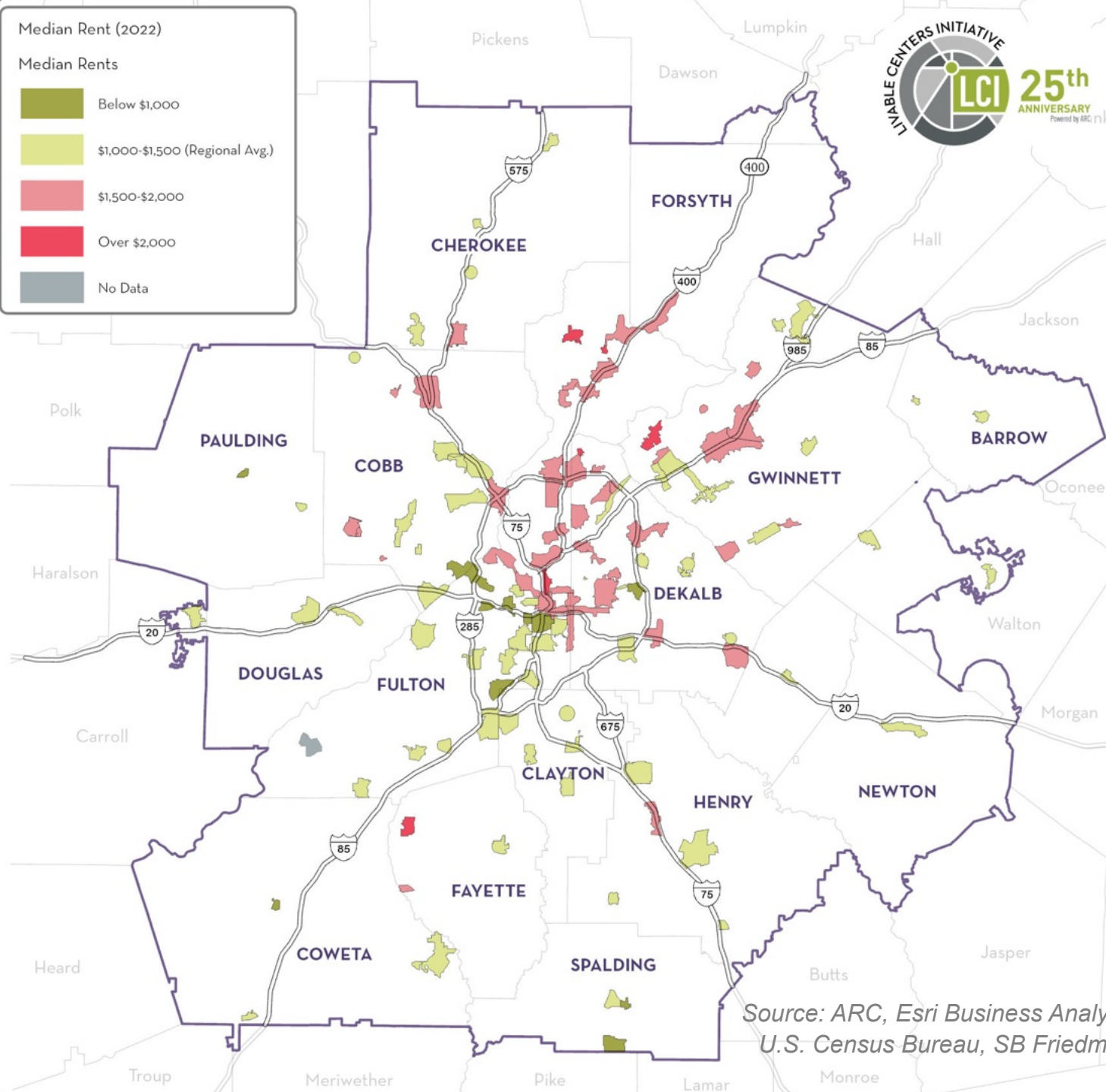
Limited coordination with outside agencies



Challenges in building momentum behind big changes

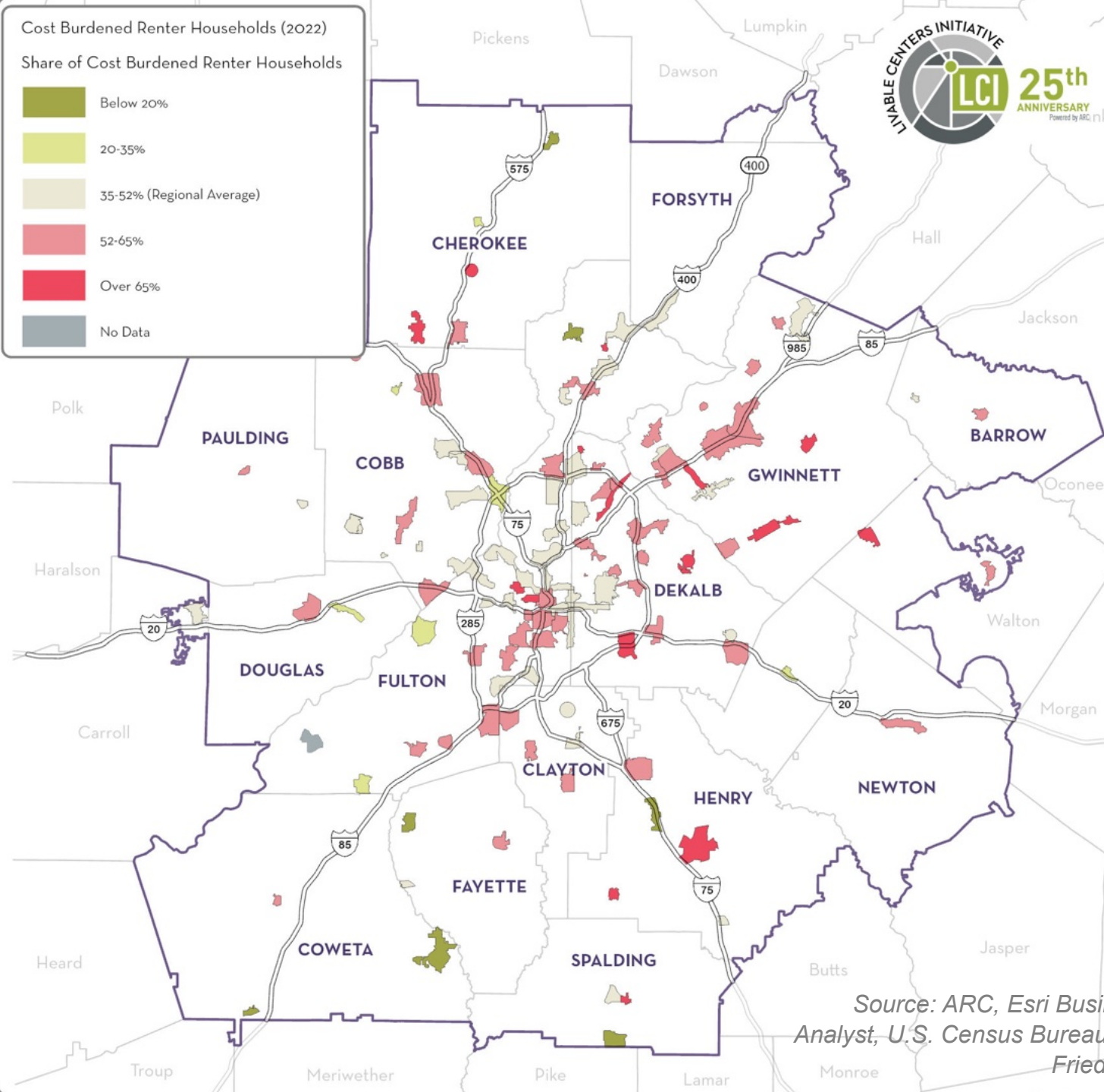


Project delivery & cumbersome federal process



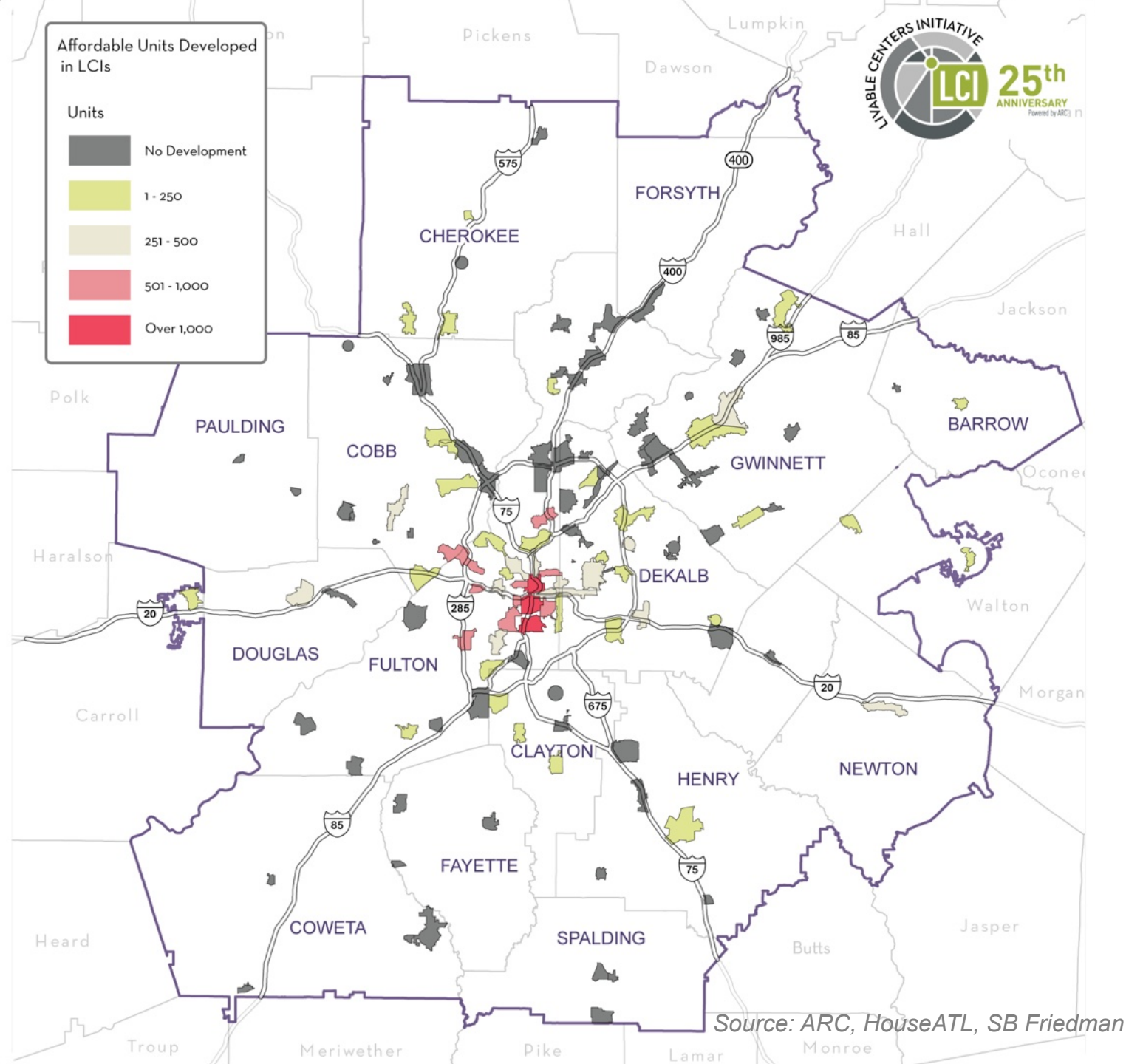
Housing Costs

Many LCIs have median rents that exceed the regional average. This includes both in-town and suburban LCIs.



Housing Cost Burden

About half of renters in LCIs are cost burdened. This echoes regional trends.

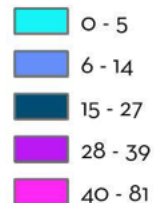


Affordable Housing

Despite the inclusion of affordable housing in LCIs, **there is an uneven distribution of affordable housing units across the Region.** Some LCIs have added no new affordable housing.

**Affordable in this context means legally restricted, income-based affordable housing*

LCI Bicycle and Pedestrian Crashes
Resulting in Fatality or Serious Injury
(2013-2023)

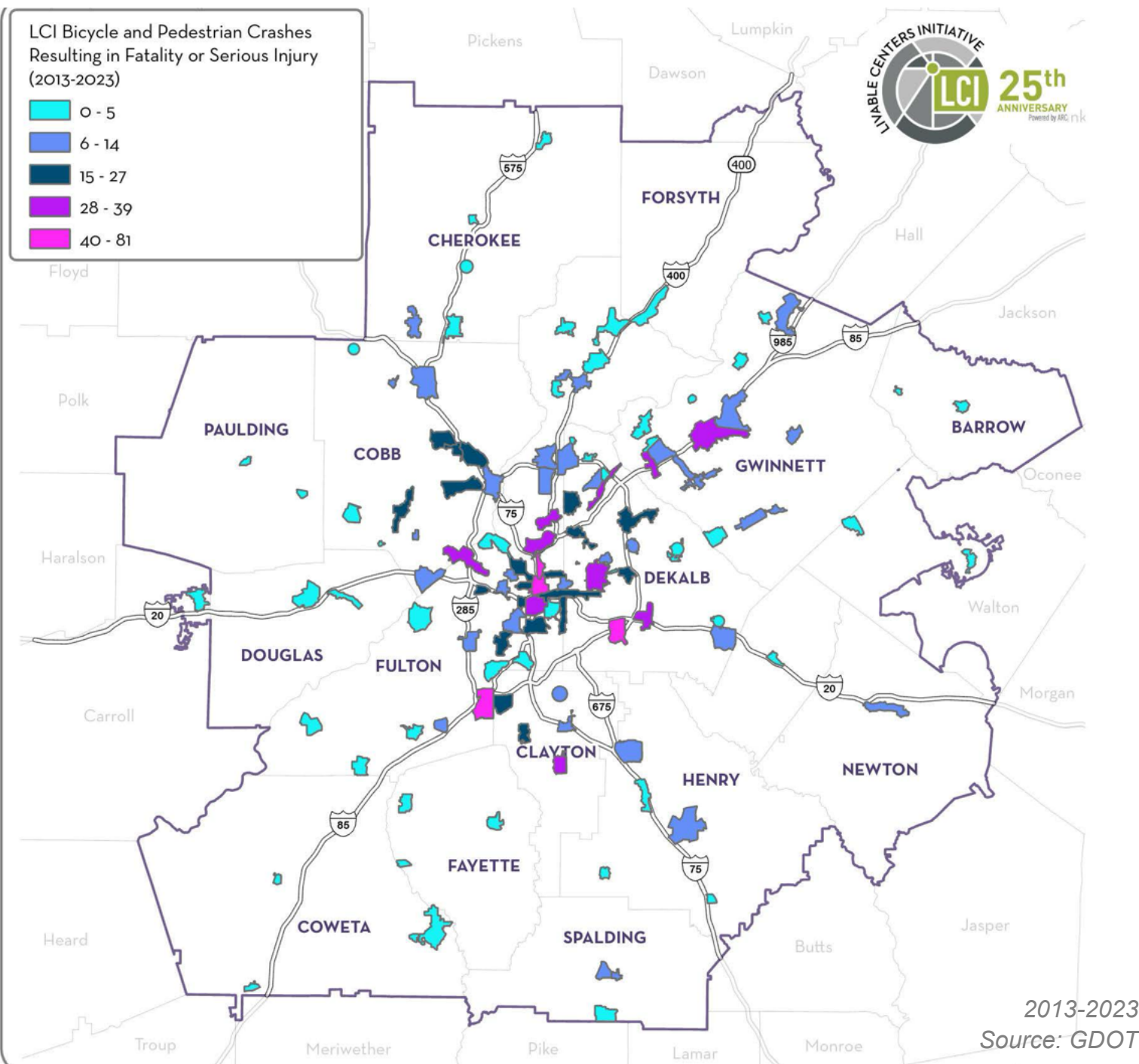


Roadway Safety

LCIs have about 34% of the region's bicycle & pedestrian serious injuries and fatalities.

This may be due to high-speed, multi-lane corridors in LCIs and increased exposure in the densest LCI areas.

Call for a renewed focus on safety for the LCI program and the region.



New LCI Program Goals



Healthy, Safe, and Livable Communities:

Create multimodal developments that prioritize connectivity, public health and safety for people of all ages and abilities.



A Competitive Economy: Maximize the economic potential of downtowns and transit nodes with a diverse mix of housing, jobs, and community services.



Diverse Stakeholder Engagement: Empower and engage all stakeholders through comprehensive and impactful community outreach.



Areas for Improvement



Recipient Assistance



Funding & Project Delivery



Agency Coordination



Monitoring



Recipient Assistance

- Enhanced Website and Resources
- Planning Assistance
- Streamlined Procurement
- Developer Forums
- LCI Academy



Funding

- Funds for Non-Transportation and Small-Scale Transportation Projects
- Funds for Tactical Activities
- Streamlining project delivery & technical assistance to sponsors



Agency Coordination

- Early coordination on transportation recommendations
- Community Development Department coordination
- Intradepartmental coordination



Monitoring

- Five-year updates of program's impact
- Check in on plan implementation
- Communities with lagging plan updates





Video



Questions?

Learn More & View the Report



LCI 25 Year Impact Report



Executive Summary



LCI 25 StoryMap

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