

Invest Atlanta Westside Projects Update

Prepared for the
Community Benefits Plan Committee

January 25, 2017





Community Benefits Plan

The Community Benefits Plan was established in the fall of 2013 to increase private investment and overcome impediments to further development in the new stadium neighborhoods of Vine City, English Avenue, and Castleberry Hill. It provides the framework to guide the administration of the Community Improvement Fund and Neighborhood Prosperity Fund.

The Plan, developed by a committee of 17 comprised of representatives from the Westside neighborhood associations, NPUs, Atlanta City Council, the Office of the Mayor, City Departments, Invest Atlanta and the English Avenue-Vine City Ministerial Alliance, addresses 14 areas:

- Job training and workforce development
- Small business and entrepreneurship
- Education
- Health and wellness
- Youth Programs
- Catalytic projects
- Assemblage and land banking
- Affordable housing and preservation
- Environmental mitigation
- Historic preservation
- Transportation infrastructure and improvements
- Safety and code enforcement
- Green space
- Urban agriculture



Community Improvement Fund (CIF)

Amount: \$15M allocation of Westside TAD Increment

Manager: Invest Atlanta

Purpose: Investment in capital projects of varying sizes that remove blighted conditions, expand redevelopment efforts, leverage other public and private funding sources that result in job creation and quality of life improvements for residents of Vine City, English Avenue and Castleberry Hill.

Invest Atlanta



Westside TAD (WTAD)

Amount: Variable Unpledged Tax Increment

Manager: Invest Atlanta

Purpose: To facilitate the redevelopment of the western portion of downtown and the historic neighborhoods of English Avenue and Vine City and to attract a variety of private commercial and residential development.

Invest Atlanta



Neighborhood Prosperity Fund (NPF)

Amount: \$15 M allocation from The Arthur M. Blank Family Foundation

Manager: The Arthur M. Blank Family Foundation

Purpose: Contributions to catalytic projects that will ignite positive change and improvement in the quality of life in Vine City, English Avenue, Castleberry Hill and adjacent neighborhoods. To join with partners to escalate investment in human services, education, youth development and parks and green space.

Blank Foundation

Community Improvement Fund

- \$15 Million allocation of Westside TAD for community-oriented projects in English Avenue and Vine City
- Focus on job creation, workforce training, parks, affordable housing and safety
- Intended to fund projects with difficulty obtaining traditional financing



Quest – Westside Works



Hagar CTM – Affordable Housing



Lindsay Street Park

- \$8.6 Million awarded to 11 projects. Leveraging \$22 Million
- 8 projects closed, 3 in due diligence
- \$6.4 Million for Phase II. Potential pipeline includes additional funding for expanded Owner Occupied Rehab Program and affordable housing development



Community Improvement Fund Update

#	Project	Recipient	Project Type	Total Project Cost	Approved Funding
1	Quest Healthy Workforce Development Complex I & II	Quest Community Development	Community Center	\$6,664,696	\$3,468,162
2	Lindsay Street Park	The Conservation Fund	Parks	\$700,000	\$222,000
3	Project Shield/Cameras	Atlanta Police Foundation	Security	\$1,200,000	\$1,200,000
4	Hagar CTM	Hagar Civilization Training Missionary	Housing	\$675,000	\$500,000
5	770 English Ave. Expansion	TBC Industries, Inc.	Employment	\$400,000	\$250,000
6	Owner-Occupied Rehab	Various	Housing	\$1,000,000	\$1,000,000
7	AUERC @ Proctor Creek	Community Improvement Association Environmental Resource Center, Inc.	Parks	\$10,000,000	\$100,000
8	Westside Financial Empowerment Center	Federation of Community Development Credit Unions	Financial Literacy & Services	\$900,000	\$100,000
9	Awesome, Inc.	Awesome, Inc.	Employment	\$414,126	\$166,126
10	English Avenue School Nine-Block Master Plan, Phase 1	Greater Vine City Opportunities Program	Community Center	\$3,422,670	\$1,000,000
11	West Block Retail	HJ Russell & Company	Retail	\$5,255,633	\$600,000
	<u>TOTAL</u>			<u>\$30,474,125</u>	<u>\$8,606,288</u>



Community Improvement Fund Update - Quest Workforce Development Complex



Recipient	Quest Community Development
Project Description	A community resource center to house the Westside Works job training program and additional employment-related services.
Location	261 Joseph E. Lowery Blvd
CBP Goal	Catalytic project, job training, workforce development
Award Amount	\$3,468,162
Total Project Cost	\$6,664, 696
Status	Phase I Complete

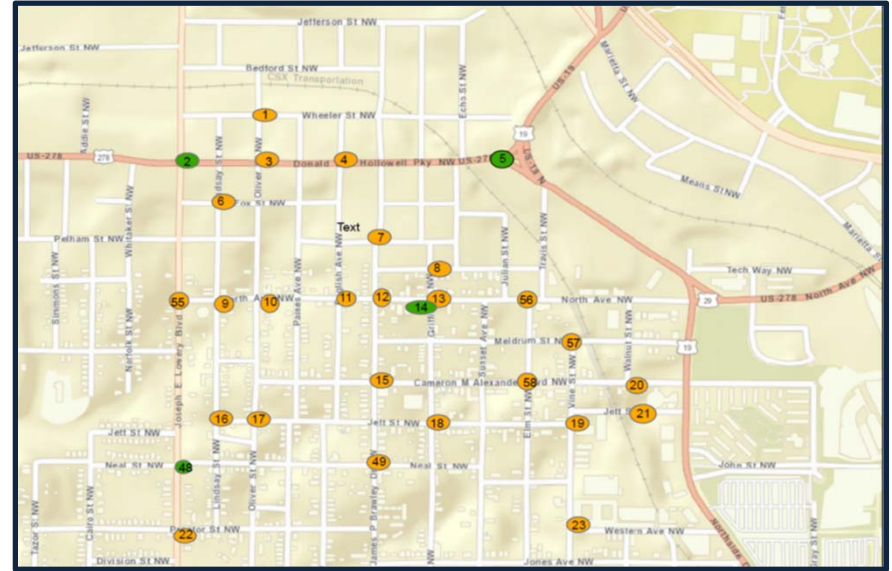


Community Improvement Fund Update - Lindsay Street Park



Recipient	The Conservation Fund
Project Description	The first park in English Avenue. Provides active recreation and stormwater management and education.
Location	Lindsay St./Oliver St./North Ave.
CBP Goal	Green space, health and wellness, youth programs, environmental mitigation
Award Amount	\$222,222
Total Project Cost	\$700,000
Status	Complete

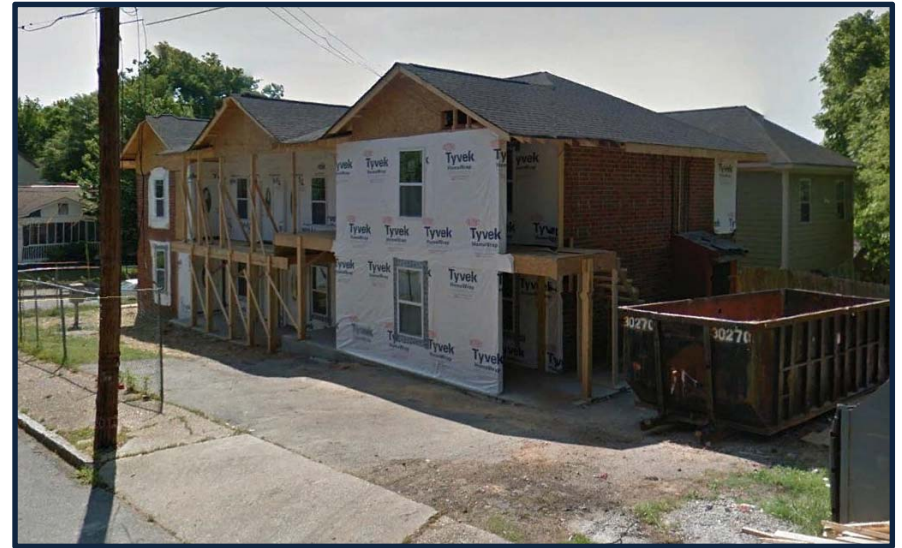
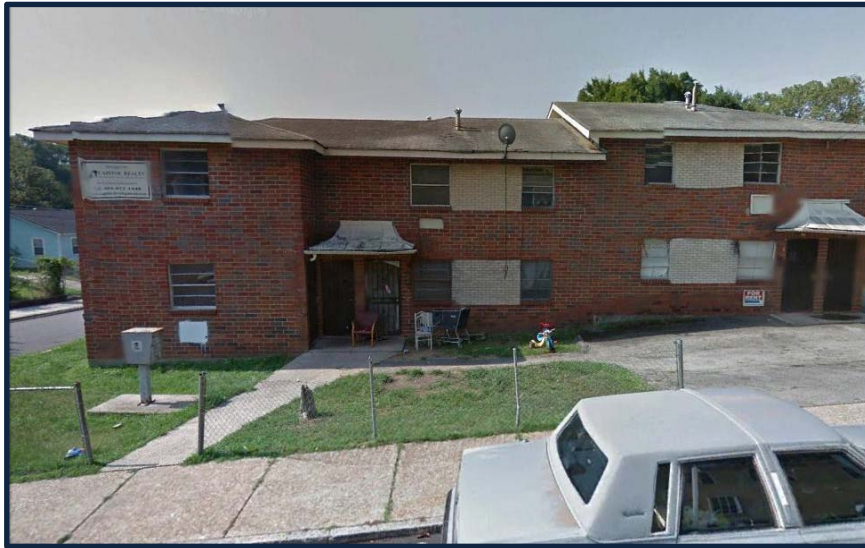
Community Improvement Fund Update - Project Shield



Recipient	The Atlanta Police Foundation
Project Description	Installation of security cameras and license plate tag readers as a crime reduction measure. These cameras feed back to the Operation Shield Video Integration Center where Atlanta Police Officers have access to the cameras in real time.
Location	Various sites in English Avenue and Vine City
CBP Goal	Safety
Award Amount	\$1,200,000
Total Project Cost	\$1,200,000
Status	Complete



Community Improvement Fund Update - Hagar Multi-Family



Recipient	Hagar Civilization Training Missionary
Project Description	Redevelopment of multi-family building into 10, affordable units for veterans, seniors and/or disabled residents.
Location	584 Griffin Street
CBP Goal	Affordable housing
Award Amount	\$500,000
Total Project Cost	\$675,000
Status	Under Construction



Community Improvement Fund Update - 770 English Avenue Expansion



Recipient	TBC Industries
Project Description	Conversion of warehouse space into a office, training and TV production space.
Location	770 English Avenue
CBP Goal	Job training and workforce development, small business and entrepreneurship
Award Amount	\$250,000
Total Project Cost	\$400,000
Status	Nearing Completion



Community Improvement Fund Update - Owner Occupied Rehab



Recipient	Various
Project Description	Grants for critical home repairs, renovations to improve energy efficiency, and exterior beautification to preserve housing for vulnerable low-to-moderate income households, stabilize at risk properties, and revitalize approx. 40 residential homes over the next two years (An additional \$1M in Vine City Trust Funds has been allocated).
Location	Eligible owner occupied homes in English Avenue and Vine City
CBP Goal	Affordable housing, safety and code enforcement
Award Amount	\$1,000,000
Total Project Cost	\$2,000,000
Status	Underway



Community Improvement Fund Update - Atlanta Urban Ecology Resource Center



Recipient	Community Improvement Association Environmental Resource Center, Inc.
Project Description	Initial feasibility plan to determine exact location for the Center, building out future programming and activities and outlining the vision and facility design for the Center. In collaboration with ECO-Action, West Atlanta Watershed Alliance, Park Pride and The Conservation Fund.
Location	TBD (Feasibility analysis to be completed)
CBP Goal	Greenspace, environmental mitigation, youth programs, education
Award Amount	\$100,000
Total Project Cost	\$10,000,000
Status	Recently started



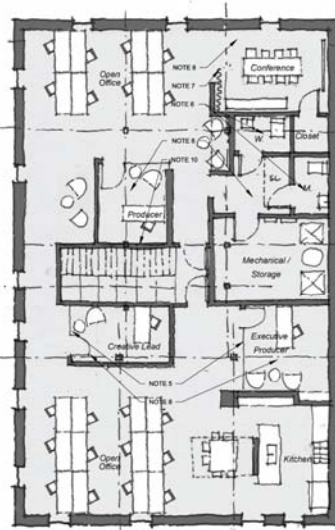
Community Improvement Fund Update - Westside Financial Empowerment Center



Recipient	Federation of Community Development Credit Unions
Project Description	Funding for capital equipment, coupled with funding from The Arthur M. Blank Family Foundation and Equifax, to establish a flagship Financial Empowerment Center offering high quality financial education and counseling, including: entrepreneurial/business development, homeownership education programs, and access to affordable personal, auto, mortgage, and small business loan products.
Location	810 Joseph E. Boone (Temporary facility. Permanent location to be secured in 2018)
CBP Goal	Education, small business entrepreneurship
Award Amount	\$100,000
Total Project Cost	\$900,000
Status	Recently started



Community Improvement Fund Update - Awesome, Inc.

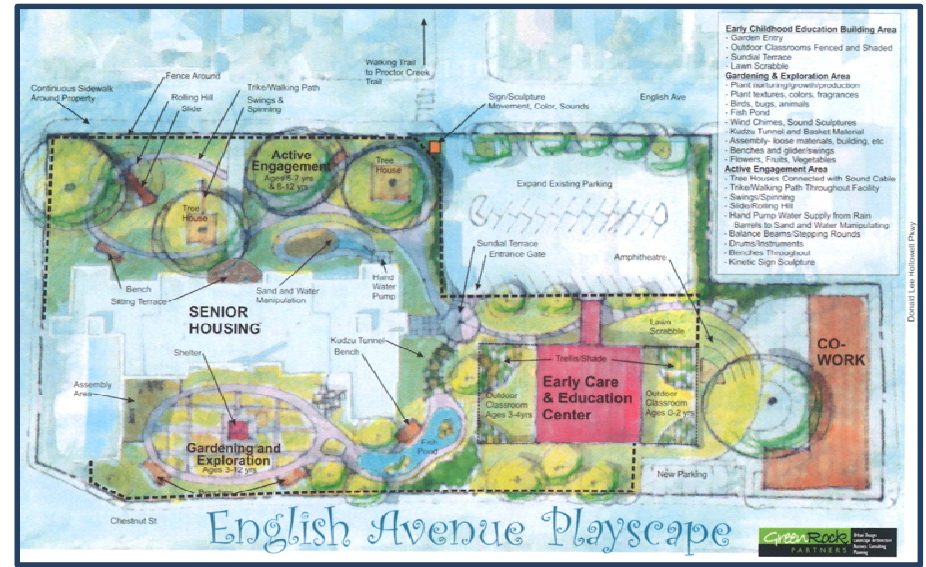
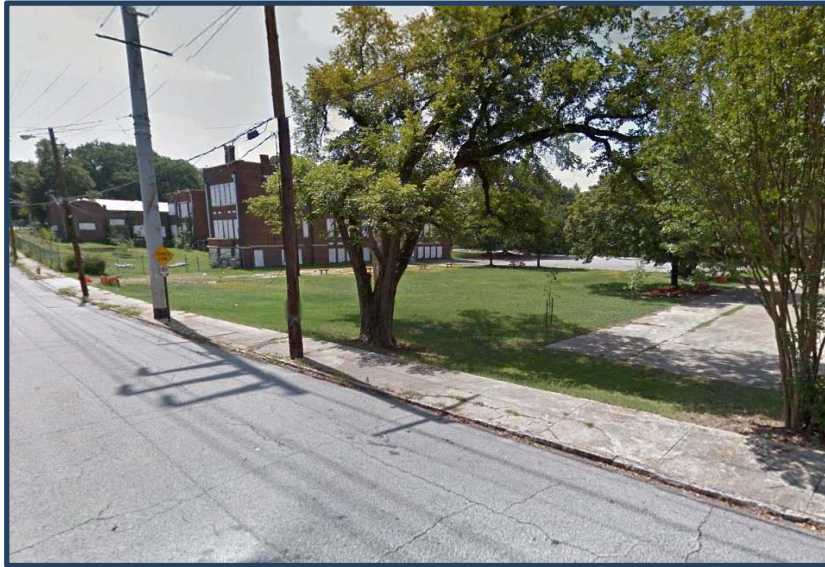


PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



Recipient	Awesome, Inc
Project Description	Interior renovations and exterior improvements to allow an existing animation and mixed media design studio to expand and double its size to approx. 40 employees.
Location	815 Donald Lee Hollowell
CBP Goal	Job training and workforce development, small business and entrepreneurship
Award Amount	\$166,126
Total Project Cost	\$414,126
Status	In Due Diligence

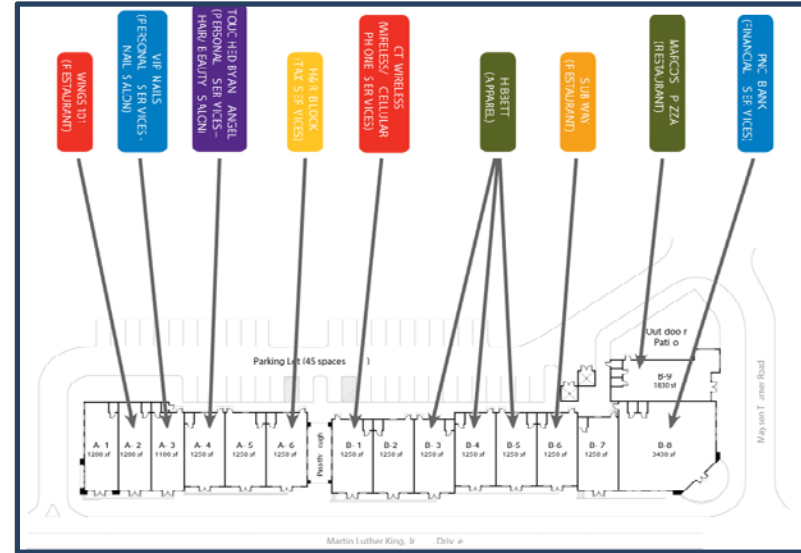
Community Improvement Fund Update - English Avenue School



Recipient	Greater Vine City Opportunities Program
Project Description	The construction of a community resource center that consists of an early care and education center, and co-working space.
Location	TBD (Feasibility analysis to be completed)
CBP Goal	Youth programs, education, small business and entrepreneurship
Award Amount	\$1,000,000
Total Project Cost	\$3,422,670
Status	In Due Diligence



Community Improvement Fund Update - West Block Retail



Recipient	HJ Russell & Company
Project Description	Development of vacant, commercial property into a retail center comprised of a variety of restaurant, service and retail storefronts.
Location	875 Martin Luther King, Jr. Drive
CBP Goal	Catalytic project, small business
Award Amount	\$600,000
Total Project Cost	\$5,255,633
Status	In Due Diligence



Non-CIF Westside TAD Funded Projects

Westside TAD Approved Neighborhood Projects 2013 – Current

PROJECT	CATEGORY	COMMITTED
Morris Brown College Acquisition & Costs	Neighborhood Stabilization	\$11,200,000
Castleberry Park	Catalytic Residential/Hotel	\$4,200,000
Land Acquisition, Assembly and Redevelopment	Neighborhood Stabilization/Affordable Housing	\$3,700,000
MLK, Jr. Drive Complete Streetscape	Infrastructure	\$1,300,000
Boone Blvd. Green Street	Infrastructure	\$1,000,000
Façade Improvement Grants (5 neighborhood projects approved)	Business Development	\$804,735
Atlanta Streetcar Purple Line Expansion (Environmental Assessment)	Infrastructure	\$650,000
Judicial In Rem – Code Compliance	Neighborhood Stabilization	\$500,000
Community Resource Center (Westside Works) Equipment	Workforce Training and Services	\$300,000
Atlanta Better Buildings Challenge – English Avenue Yards	Energy Conservation	\$258,000
GA Tech Enterprise Park Expansion Study	Job Creation/Neighborhood Revitalization	\$100,000
TOTALS		\$24,012,735



Non-CIF WTAD Funded Neighborhood Projects 2013-Current

Downtown Façade Improvement Grant



Infrastructure



Castleberry Park



15 Projects Approved

\$24 Million in TAD Investment

Leveraging \$82 Million



Land Assembly and Acquisition

- Initiative started in late 2014 seeks to help stabilize Vine City and English Avenue by acquiring vacant, blighted properties within strategic areas, to ultimately be redeveloped in alignment with CBP and Strategic Implementation Plan goals
- \$3 Million in Westside TAD funds approved. 33 properties, representing 65 units acquired to date
- Current priority on preserving affordability through acquisition of vacant multi-family property for redevelopment



- **1050 vacant properties in target areas**
- **450 Authorizations to Purchase. 152 willing sellers**
- **154 appraisal reports**

- **25 properties under contract**

- **33 properties acquired**
 - ✓ **7 Vacant Lots**
 - ✓ **17 Single Family**
 - ✓ **7 Multi Family**
 - ✓ **2 Commercial**

- **Issued RFP for redevelopment of 2 multi family properties for affordable rental housing**



New Initiatives/On the Horizon

New TAD Applications

- DFIG, Resurgens and CIF

Remaining CIF - \$6.4 M

- Additional funding for Owner Occupied Rehab
- Focus on Community Retention/Preservation of affordable housing

Small Multi-Family Redevelopment

- Redevelopment of vacant, blighted MF property into quality, affordable rental

Trio

- Launch Lease-to-Homeownership Program

Single Family Scattered Site Development

- Partnership with AHA & WSFF



Downtown Façade Improvement Grant

Purpose: To enhance the appearance of commercial areas in order to attract new customers and leverage private investment

Eligible Uses: Exterior improvements that can be viewed from the public right of way

Grant Award:

- Property owners and Business owners are eligible for grants of up to **2/3 (66.67%)** of project costs.
 - Minimum project cost of **\$30K**
 - Maximum project cost of **\$300K** for Property Owners
 - Maximum project of **\$200k** for Business Owners



Resurgens Fund Grant

Purpose: To provide gap financing to qualified property owners or developers seeking to develop catalytic real estate projects

Eligible Uses: Interior, exterior, and acquisition costs

Grant Award:

- Projects of **\$100K - \$3M** are eligible for an award amount of **1/3 (33.33%)** of total eligible project costs.
- Projects of **\$3M+** are eligible for an award amount of the greater of **\$1M** or **10%** of total eligible project costs.



Successful or Competitive Applications

Development team with experience performing projects of similar scope

Financial sources committed for applicant's portion of the project

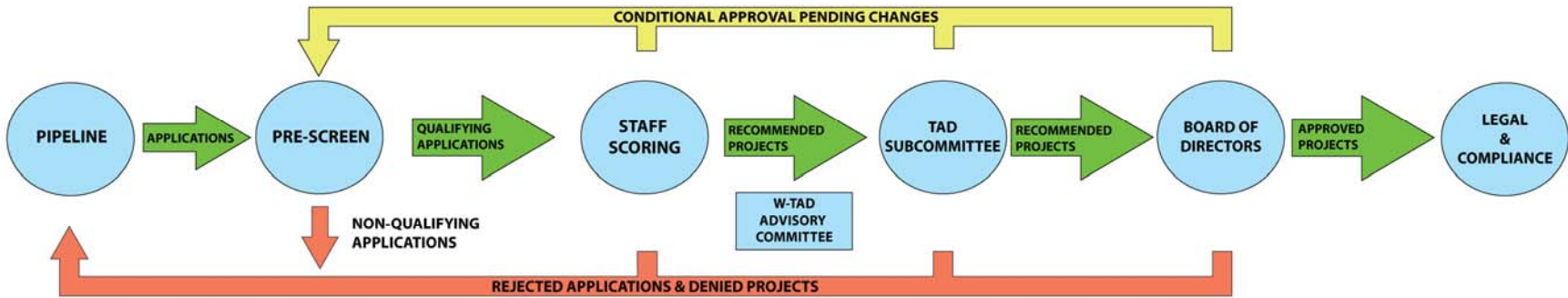
Financial feasibility with receipt of TAD grant

Significant community impact, including emphasis on visual improvement of exterior property

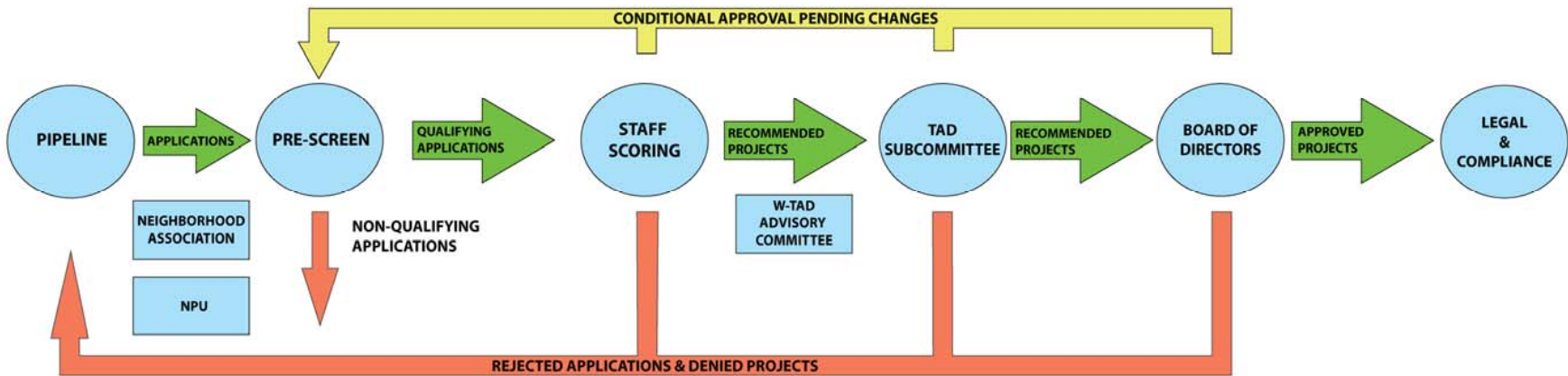


TAD Application Process

W-TAD FUND APPLICATION PROCESS



CIF APPLICATION PROCESS





How to Apply

- Go to <http://www.investatlanta.com/westside-tad-investments/>
- The link to the Application & Program Guidelines are located at the bottom of the page