invest atlanta

2026 Eastside TAD Program Guidelines

Ascension Fund Grant
Resurgens Fund Grant
Community Empowerment Grant Fund
Downtown Facade Improvement Grant
Small Business Improvement Grant

Updated: July 2026 Workforce Housing Income Limits and Maximums

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INTRODUCTION

Invest Atlanta intends to utilize available Eastside Tax Allocation District ("Eastside TAD") tax increment to provide gap financing for real estate projects in the Eastside TAD (Exhibit A). Preference will be given to projects within Sweet Auburn, South Downtown and the Memorial Drive corridor (Exhibit A) that provide Affordable Housing, expand Economic Development, focus on Historic Preservation, and/or are supported by Non-Profit Sponsors providing services with public benefits. Invest Atlanta invites qualified developers, property owners, and business owners seeking to develop catalytic real estate projects and/or improve eligible property within the Eastside TAD to apply for grant funding from one of four primary programs:

- Ascension Fund Grant
- Resurgens Fund Grant
- Community Empowerment Fund
- Downtown Façade Improvement Grant
- Small Business Improvement Grant

TAD BACKGROUND AND REQUIRMENTS

INVEST ATLANTA

The Atlanta Development Authority d/b/a "Invest Atlanta" is created and exists under and by virtue of the Georgia Development Authorities Law. It was activated by a resolution of the City of Atlanta Council and currently operates as a public body corporate and politic and instrumentality of the State of Georgia. Invest Atlanta was established to promote the revitalization and growth of the City and serves as the City's redevelopment agency pursuant to the Redevelopment Powers Law, for the purpose of implementing redevelopment initiatives within the City's ten tax allocation districts.

EASTSIDE TAX ALLOCATION DISTRICT

The Eastside TAD is located in the center of the city of Atlanta and includes the eastern and southern portions of the central business district ("Downtown") and the adjacent neighborhoods of Sweet Auburn and Old Fourth Ward, as well as neighborhoods along the Memorial Drive corridor, including portions of Grant Park and Cabbagetown. This area is highly accessible, served by multiple MARTA stations, three interstate highways, and the Atlanta Streetcar. The area of the TAD within Downtown is characterized by high-density commercial development and government uses, as well as Underground Atlanta, a formerly prosperous entertainment district that is now known for high vacancy and perceived crime. Opportunities exist for redevelopment of underutilized vacant or obsolete buildings and surface parking lots. The surrounding neighborhoods of Sweet Auburn, Old Fourth Ward, and Memorial Drive feature a mix of lower and medium density commercial and residential uses. These areas are home to some of the city's most historic commercial districts, including South Peachtree/South Broad Street and Auburn and Edgewood Avenues. Despite a surge in development in many of the city's urban areas, much of the Eastside TAD has yet to see the same kind of investment that has occurred in nearby neighborhoods to the north, west, and east. The area south of Marietta Street, in particular, has continued to struggle and remains mostly vacant or underutilized with the exception of governmental uses.

EASTSIDE TAD OBJECTIVES

In 2003 the City of Atlanta, Fulton County, and the Atlanta School Board passed resolutions creating the Eastside Tax Allocation District, establishing Invest Atlanta as the City's Redevelopment Agent and, in the case of the County and School Board, consenting to the inclusion of their respective portions of all ad valorem tax increments created within the Eastside TAD and the application of those tax increments to pay certain qualified redevelopment costs. As Redevelopment Agent, Invest Atlanta is responsible for promoting positive development within the Eastside TAD and administering the TAD financing process.

The Eastside TAD was created to rebuild Downtown and its surrounding neighborhoods into a place to live, work and play. Through TAD Funding, the Eastside TAD supports the development of new infill and anchor projects and promotes the implementation of public infrastructure and amenities that are critical to building a sustainable community. Broad objectives of the Eastside TAD Redevelopment Plan include:

maintaining the city of Atlanta as the historical commercial center of the metro region, attracting Downtown jobs and residents, creating an attractive, walkable Downtown through new development and public infrastructure, investing in new mixed-use, mixed-income housing, revitalizing the Sweet Auburn/Old Fourth Ward and Memorial Drive corridors, and redeveloping Grady Homes and Capitol Homes into mixed-income communities.

TAD REQUIREMENTS

All TAD funding requests are distributed on a reimbursement basis and must include the appropriate documentation evidencing eligible capital costs have been incurred. The Georgia Redevelopment Powers Law (O.C.G.A. TITLE 36 Chapter 44) states that eligible uses of funds include:

- Capital costs, including the costs incurred or estimated to be incurred for the construction of public works or improvements, new buildings, structures, and fixtures; the renovation, rehabilitation, reconstruction, remodeling, repair, demolition, alteration, or expansion of existing buildings, structures, and fixtures; the acquisition of equipment; and the clearing and grading of land;
- Professional service costs, including those costs incurred for architectural, planning, engineering, financial, marketing, and legal advice and services;
- Real property assembly costs.

The Eastside TAD was created by the City of Atlanta and as such, applicants seeking funding shall address the City of Atlanta's EBO and SBE objectives. The City has adopted the Equal Business Opportunity Ordinance, City of Atlanta Code of Ordinances 2-441, *et seq*. and a Small Business Opportunity Program, City of Atlanta Code of Ordinances Section 2-1356, *et seq*. Thus, Invest Atlanta strongly encourages applicants to use good faith efforts to promote opportunities for small, local and diverse businesses, including Minority Business Enterprises ("MBE"), Female Business Enterprises ("FBE") and Small Business Enterprises ("SBE") to compete for business as subcontractors, sub-consultants and/or suppliers. For an MBE, FBE or SBE to participate on the contract, said MBE, FBE or SBE must be certified for inclusion in the City's Equal Business Opportunity (EBO) and/or SBE Programs with the Office of Contract Compliance. Eligible companies must be located within one of the following twenty county areas to be considered for certification in the City's EBO and SBE Programs: Barrow, Bartow, Carroll, Cherokee, Clayton, Coweta, Cobb, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding and Walton counties.

Companies interested in obtaining applications for certification should contact:

City of Atlanta
Office of Contract Compliance
68 Mitchell St. SW
Suite 5100
Atlanta, Georgia 30303
404-330-6010

Invest Atlanta is an Equal-Opportunity Employer.

TERMS AND CONDITIONS

A. All Applications and supporting materials as well as correspondence the Eastside TAD Program Guidelines become property of Invest Atlanta when received. Any proprietary information contained in the Application should be so indicated. However, a general indication that the entire contents of the Application, or a major portion of the Application, is proprietary will not be honored.

B. All applicable Federal and State of Georgia laws, City and Fulton County ordinances, licenses and regulations of all agencies having jurisdiction shall apply to the Respondents throughout and incorporated herein.

C. Professionals requiring special licenses must be licensed in the State of Georgia, and shall be responsible for those portions of the work as may be required by law.

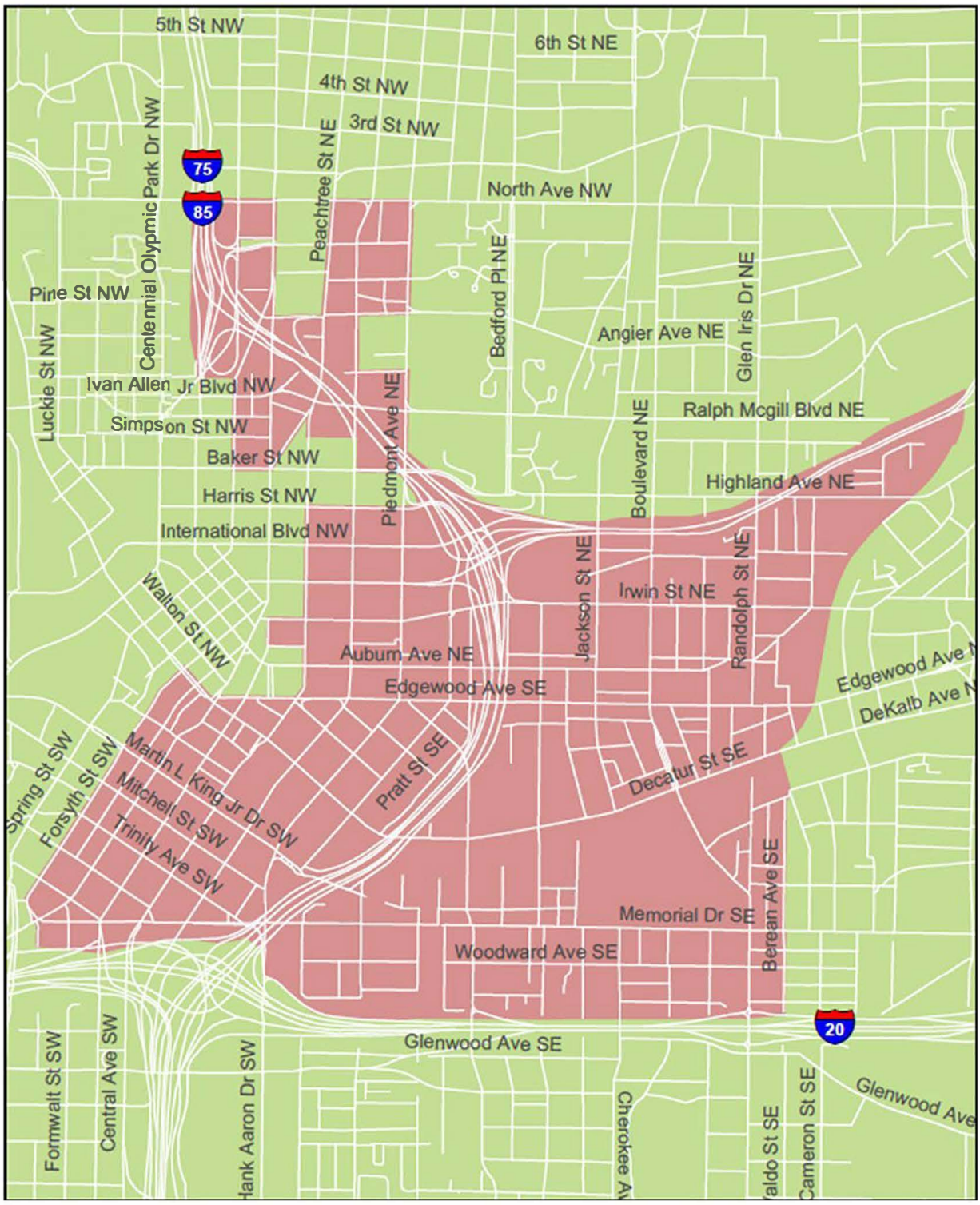
D. No application shall be accepted from, and no contract will be awarded to, any person, firm, or corporation that (i) is in arrears to Invest Atlanta or the City with respect to any debt, (ii) is in default with respect to any obligation to Invest Atlanta or the City, or (iii) is deemed irresponsible or unreliable by Invest Atlanta. If requested, the respondents shall be required to submit satisfactory evidence that they have the necessary financial resources to provide the proposed services.

E. Applicants shall provide the information and affidavits required for compliance with the immigration requirements of E-Verify and SAVE (See **Exhibit B**).
   i. E-Verify. Applicant must comply with the Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-90, et seq. All services physically performed within the State of Georgia must be accompanied by proof of your registration with the E-Verify Program, as well as verification of your continuing and future participation in the E-Verify program established by the United States Department of Homeland Security. A completed E-Verify Contractor Affidavit must be submitted to Invest Atlanta. To the extent there are subcontractors working on this contract, you are responsible for obtaining a fully signed and notarized subcontractor affidavit from those firms with whom you have entered into sub-contracts. In turn, should there be second tier subcontractors on this project, you must require the subcontractors to obtain E-Verify Affidavits from those second tier subcontractors.
   ii. SAVE Affidavit. In addition to E-Verify, Invest Atlanta is required by the SAVE (Systematic Alien Verification for Entitlements) Program to verify the status of anyone who applies for a public benefit from Invest Atlanta. Benefits are defined by state statute, O.C.G.A. §50-36-1, by federal statute, 8 U.S.C. §1611 and 8 U.S.C. §1621, and by the Office of the Attorney General of Georgia. Contracts with Invest Atlanta are considered “public benefits.” Any applicant obtaining a public benefit must show a secure and verifiable document, and complete the attached SAVE Affidavit. Acceptable documents have been identified by the Office of the Attorney General. Those lists may be found at: http://law.ga.gov.

F. Previous recipients, or related legal parties, of Eastside TAD grant funding are not eligible to receive additional grant funds for the same property, unless otherwise expressly approved by Invest Atlanta.

G. All final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors. Invest Atlanta reserves the right to reject any and all applications, to request additional information from some or all applicants, to waive or modify stated application requirements specific to the circumstances of a project, amend/modify the application and the process itself, or to discontinue the process at any time.

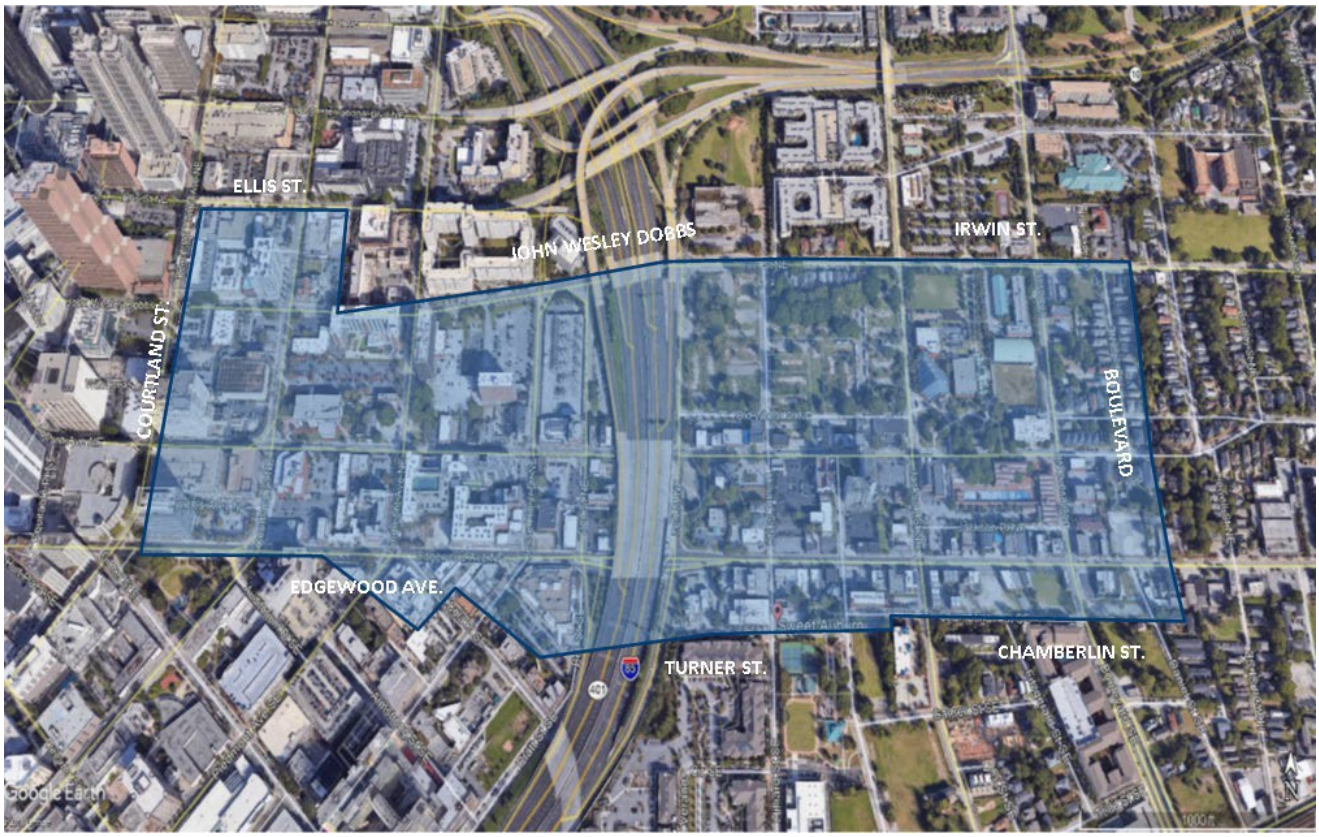
EXHIBIT A – EastsideTAD



Eastside TAD Priority Areas

Memorial Drive Corridor

Sweet Auburn Area



South Downtown Area

EXHIBIT B- E-Verify and SAVE Affidavit

CONTRACTOR AFFIDAVIT UNDER O.C.G.A §13-10-91(b)(1)

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. §13-10-91, *et seq*. (the "Act") and Chapter 300-10-1 of the Rules of Georgia Department of Labor (the "Rules"), stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of Invest Atlanta: (1) has registered with; (2) is authorized to use; (3) is using; and (4) will continue to use throughout the contract period a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicability provisions and deadlines established in the Act and the Rules.

The undersigned contractor further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract Invest Atlanta of which this affidavit is a part, the undersigned contractor will secure from such subcontractor(s) similar verification of compliance with the Act and the Rules through the subcontractor's execution of the subcontractor affidavit provided below.

The undersigned contractor further agrees to provide a copy of each such affidavit to Invest Atlanta at the time the subcontractor(s) is retained to perform such services and to maintain copies of all such affidavits for no less than five (5) years from the date provided to the City and otherwise maintain records of compliance with the Act and the Rules as required.

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____ _____

Employment Eligibility Verification (E-Verify) User Identification Number — Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

_____ _____

BY: Authorized Officer or Agent — Date

_____

Contractor Name

_____

Title of Authorized Officer or Agent of Contractor

_____

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me
This____day of_____, 20_

_____

Notary Public
My commission expires: _____

SAVE AFFIDAVIT IN ACCORDANCE WITH O.C.G.A §50-36-1(e)(2)

INVEST ATLANTA AFFIDAVIT
VERIFYING STATUS FOR RECEIPT OF PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a contract with Invest Atlanta, or other public benefit as provided by O.C.G.A. §50-36-1, and determined by the Attorney General of Georgia in accordance therewith, I state the following with respect to my application for a public benefit from Invest Atlanta:

For:_____.
[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1) _____I am a United States Citizen
OR
2) _____I am a legal permanent resident 18 years of age or older or
OR
3) _____I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.
All non-citizens must provide their Alien Registration Number below.

_____
Alien Registration number for non-citizens

The undersigned applicant also hereby verifies that he or she has provided at least one secure and verifiable document as required by O.C.G.A. §50-36-1(e)(1) with this Affidavit. **The secure and verifiable document provided with this affidavit is:**

_____

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute

_____ _____
Signature of Applicant Date:

_____
Printed Name:

Sworn to and subscribed before me
This_____day of_____, 20____

_____

Notary Public
My commission expires: _____

Exhibit C - Workforce Housing Income Limits - Invest Atlanta

2026 HUD Multifamily Tax Subsidy Project (MTSP) Income Limits (WFH)

Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Median Income $117,800

Effective Date: May 1, 2026 Implementation Date: June 15, 2026

Income Limits for 2026 (Based on 2026 MTSP Income Limits)								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	$24,750	$28,290	$31,830	$35,340	$38,190	$41,010	$43,830	$46,650
40%	$33,000	$37,720	$42,440	$47,120	$50,920	$54,680	$58,440	$62,200
50%	$41,250	$47,150	$53,050	$58,900	$63,650	$68,350	$73,050	$77,750
60%	$49,500	$56,580	$63,660	$70,680	$76,380	$82,020	$87,660	$93,300
70%	$57,750	$66,010	$74,270	$82,460	$89,110	$95,690	$102,270	$108,850
80%	$66,000	$75,440	$84,880	$94,240	$101,840	$109,360	$116,880	$124,400
100%	$82,500	$94,300	$106,100	$117,800	$127,300	$136,700	$146,100	$155,500
115%	$94,875	$108,445	$122,015	$135,470	$146,395	$157,205	$168,015	$178,825
120%	$99,000	$113,160	$127,320	$141,360	$152,760	$164,040	$175,320	$186,600
***140%**	$115,500	$132,020	$148,540	$164,920	$178,220	$191,380	$204,540	$217,700

***140% - This does not apply to the next-available unit (140% rule)**

Rent Limits for 2026 (Based on 2026 MTSP Income Limits not including Utility Allowances)					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Rent at 30%	$618	$663	$795	$919	$1,025
Max Rent at 40%	$825	$884	$1,061	$1,225	$1,367
Max Rent at 50%	$1,031	$1,105	$1,326	$1,531	$1,708
Max Rent at 60%	$1,237	$1,326	$1,591	$1,838	$2,050
Max Rent at 70%	$1,443	$1,547	$1,856	$2,144	$2,392
Max Rent at 80%	$1,650	$1,768	$2,122	$2,451	$2,734

2026 Homeownership Sale Price Maximums (Based on 2026 Income Limits)					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 60%	$148,500	$159,120	$190,980	$220,590	$246,060
Max Sale Price at 80%	$198,000	$212,160	$254,640	$294,120	$328,080
Max Sale Price at 100%	$247,500	$265,200	$318,300	$367,650	$410,100
Max Sale Price at 120%	$297,000	$318,240	$381,960	$441,180	$492,120
Max Sale Price at 140%	$346,500	$371,280	$445,620	$514,710	$574,140

*****Disclaimer:*****

This chart is intended for informational purposes to assist housing professionals who have a clear understanding of income and rent limits, as well as the requirements for each program. It does not determine individual eligibility for those seeking to qualify for and occupy low-income housing. The chart summarizes data from HUD; however, the determination of income limits is solely the responsibility of HUD. Invest Atlanta does not set rent or income limits.

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Invest Atlanta calculates affordable rents for its purposes. Developers, owners, and management companies should not rely solely on our rent calculations. Please note that the maximum allowable rent limit does not include utilities, therefore utilities are to be included by management. All projects must implement the 2026 Income Limits and Rents by June 15, 2026.

PROGRAMS

ASCENSION FUND GRANT

Invest Atlanta intends to utilize available Eastside TAD tax increment to provide gap financing for large-scale catalytic real estate projects. Invest Atlanta invites qualified property owners and/or developers seeking to develop large-scale catalytic real estate projects within the Eastside Tax Allocation District ("Eastside TAD") to apply for grant funding from the Ascension Fund program.

GRANT AWARD

Applicants may apply for the following Ascension Fund grant based on the size of the total investment of the project, including eligible hard costs (interior and exterior) and soft costs (see **TAD Requirements**):

Maximum Award Amount for Residential Projects:

Rental Projects:

$1,000,000	Not to exceed 10% Total Development Costs for properties receiving 9% Low-Income Housing Tax Credits (LIHTCs).
$1,500,000	Not to exceed 10% Total Development Costs less Developer's Fee.
$3,000,000	Not to exceed 10% Total Development Costs less Developer's Fee for properties ≥ 150 units and providing at least 60 units of affordable workforce housing @ 60% AMI.
Note:	Properties committing to long-term affordability (≥ 30 years) are eligible to receive up to $1,000,000 in enhanced funding per project subject to underwriting and feasibility analysis.

Maximum Grant Amount per Affordable Unit:

61%-80% AMI	$50,000/Affordable Unit
31%-60% AMI	$60,000/Affordable Unit
0%-30% AMI	$70,000/Affordable Unit

For-Sale Projects:

$1,000,000	Not to exceed 10% of total eligible development costs subject to underwriting and feasibility analysis (increase possible with additional affordable units or deeper levels of affordability).

Maximum Grant Amount per Affordable Unit:

Non-Profit	$70,000/Unit; $90,000/Unit with ADU; $100,000/Permanently Affordable Unit
For-Profit	$50,000/Unit; $70,000/Unit with ADU; $100,000/Permanently Affordable Unit

Maximum Award Amount for Commercial Projects (Retail, Office, Hospitality, etc.):

$1,500,000	Not to exceed 10% of Total Eligible Development Costs. Subject to underwriting and feasibility analysis.
Note:	An increase is possible with additional affordable square footage, deeper levels of affordability, and/or a longer affordability term.

Applicants are encouraged to request no more than the identified maximum; however, Invest Atlanta staff will evaluate each project on its own merit to determine the financial need. At its discretion, Invest Atlanta staff will provide a recommendation on whether the requested amount should be increased or decreased, depending on a variety of factors, including but not limited to financial need, community impact, etc. In addition, all final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors.

OBJECTIVES

Invest Atlanta's priority objectives for projects seeking to apply for Eastside TAD funding through the Ascension Fund include:

- New affordable and workforce residential development located along or adjacent current or future Atlanta Streetcar routes, existing MARTA stations and/or bus stops, and the historic neighborhoods of Sweet Auburn, Old Fourth Ward, North Grant Park (Memorial Drive), and South Downtown (south of Marietta Street);
- Reuse of historic, vacant and/or obsolete buildings and redevelopment of parking lots into activity-generating uses; and
- New retail development that provides neighborhood goods and services, dining options, or cultural amenities, and contributes to the long-term vision of establishing downtown as an entertainment and shopping destination in the city.

ELIGIBILITY AND REQUIREMENTS

Projects **MUST** meet the following requirements to be eligible for Eastside TAD funding under the Ascension Fund program:

- have a minimum project size of $7.5 million;
- provide a minimum equity commitment of 10% of project costs;
- be located within the geography of the Eastside TAD boundaries, see **Exhibit A**;
- generate new property taxes through an increase in the taxable assessed value of the property;
- evidence property control through either a recorded deed, contract/option, or ground lease;
- demonstrate that the project as proposed would not happen but for the TAD grant assistance;
- Commercial, multi-tenant projects greater than 5,000 square feet must set aside a minimum of 20% of the gross leasable area at a minimum 20% reduction in market rent for a term of at least 15 years.
- Residential rental projects must create a minimum of 20 units;
    - set aside a minimum of 20% of units at 80% AMI or 15% at 60% AMI for a term of at least 15 years.
- Residential for-sale projects with non-profit developer must create a minimum of 3 units. All others must create a minimum of 5 units;
    - set aside a minimum of 20% of units at no more than 120% AMI for a term of at least 15 years.

- register for one of the following third-party green building certifications, as proposed by the applicant:
    - EarthCraft (minimum of "Certified")
    - Green Globes (minimum of two globes rating)
    - LEED (minimum of "Certified" rating)
    - Other third-party certification and minimum rating as approved by Invest Atlanta; and
- make a good faith effort to fill at least 50% of all new entry level construction positions created by this award with First Source Jobs Program participants. The First Source Jobs Program was created to provide employment opportunities to unemployed residents of the City of Atlanta.

Note: Proposed projects must be deemed taxable for ad valorem purposes, current with outstanding property taxes, and paying full assessed property taxes upon completion of the project to be eligible for grant funding from the Eastside TAD unless otherwise expressly approved by Invest Atlanta. Recipients of Eastside TAD grant funding may not apply for any additional property tax incentives that result in a projected-related property tax abatement or credit against future property tax payments with any other authority or entity unless otherwise expressly approved by Invest Atlanta. This includes the Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property and lease purchase bonds issued by a certified development authority or any other similar entity.

GRANT FUNDING

Upon execution of an Eastside TAD Development Agreement, grant funds will be distributed on a reimbursement basis, "pari passu," or at the same rate, with other committed financial sources. Requisitions for grant funds cannot be submitted more frequently than on a monthly (30-day) basis and are subject to the terms and conditions identified in the development agreement.

FEE STRUCTURE

All fees are **non-refundable.**

Application Fee: The greater of (a) 15 basis points (0.15%) of the total amount applied for or (b) $2,500 is payable to Invest Atlanta and due upon submission.

Commitment Fee: The greater of (a) 30 basis points (0.30%) of the grant amount or $5,000 is payable upon Invest Atlanta Board of Directors approval of the project.

PROJECT EVALUATION CRITERIA

In addition to meeting the statutory and project requirements, applications will be closely evaluated on the following criteria:

A. Developer Qualifications & Experience (20 Percent)

- Qualified development team, including an overview of MBEs, FBEs and SBEs that are proposed to perform commercially useful functions in the project. Please indicate if any proposing firm or joint venture partner is certified under any of these categories by the City of Atlanta Office of Contract Compliance;
- Demonstrated experience developing similar product types of a similar scale;
- Track record demonstrating ability to leverage owner equity, debt, and/or other private investment.

B. Project Readiness & Financial Feasibility (20 Percent)

- Documented evidence of site control (contract/deed/ground lease);

- Entitlement progress (NPU presentation/neighborhood support/zoning compliance/permits);
- Detailed architectural drawings (project renderings; building elevations) and detailed construction cost estimates (hard cost bids from two separate general contractors);
- Identified/committed financial sources through documented evidence of signed Letters of Interest (LOIs) or term sheets from debt/equity sources, loan agreements, or applicant cash reserves for non-TAD funded portion of project;
- Demonstrated inability to raise requested grant amount toward the project from traditional sources of private financing;
- Demonstrated financial feasibility through evidence of positive financial return (after TAD grant assistance); and
- Identified tenants.

C. Project Impact & Community Revitalization (60 Percent)

1) **Tax generation**: directly increases the property tax base in the Eastside TAD, as well as supports new sales and/or lodging tax collection in the City.
2) **Job creation**: generates construction jobs and permanent employment that supports local business, arts/culture, and shopping and dining options, or contributes to the city's national/global competitiveness in the following key industry clusters: advanced logistics, computational processing, digital arts and media, convention/tourism, life sciences, and corporate headquarters/support administration.
3) **Reduction of vacancy and obsolescence**: directly activates and/or reuses vacant or obsolete buildings and parking lots or indirectly contributes to the repositioning of Downtown and the surrounding neighborhoods to compete more effectively, regionally and nationally; thus, attracting and retaining new or existing tenants.
4) **Transit-orientation**: leverages proximity to MARTA transit stations, bus stops, and/or current or future Atlanta Streetcar locations (see Atlanta Streetcar System Plan), as well as supports the use of existing and planned bike lane/s paths to promote alternative transportation modes and reduce transportation costs for local households and businesses.
5) **Architecture and urban design:** contributes to significant visual improvement of the exterior of the existing or future buildings and surrounding neighborhood by applying best practices in urban design and placemaking. This includes exemplary or contextual architectural features, beautification of public realm (landscaping/streetscaping, lighting, water features, public art, etc.), and activated ground floor uses.
6) **Sustainability**: contributes to the sustainability of the City by applying best practices in sustainable site design and green building. This includes meeting or exceeding program-required green building certification, as well as inclusion of unique or innovative green building design, such as green roofs, solar panels, etc. and sustainable best management practices (BMPs), such as green stormwater infrastructure and pedestrian/bicycle accessibility.
7) **Community Benefit** (50 percent of Project Impact & Revitalization):

   Provides direct benefits to the community (beyond those listed above), including but not limited to one or more of the following:

   - **Local Hiring**: states a goal of hiring temporary construction employees (and permanent employees for commercial occupant(s)) from distressed census tracts.
   - **Affordability**: provides workforce or affordable housing (meets or exceeds the workforce housing requirement) or provides a set aside for discounted commercial rents (from the listed building rents) to support small/local businesses, non-profits, arts, or other community organizations
   - **Public access/amenities**: provides ability for non-tenants and/or public to use or interact with property through community gathering spaces, meeting rooms, event facilities, gardens, patios, etc.
   - **Diversified goods and community services**: provides new retail goods (healthy

foods/general merchandise/soft goods), community services (health/education/arts/social services, etc.), and/or dining options during peak and non-peak hours.

- **Others**: provides other identified direct community benefits

GRANT AWARD PROCESS

All final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors. Invest Atlanta will accept grant applications on an "open" or "rolling" basis. Thus, there is no submission deadline unless otherwise stated. Upon receipt, Invest Atlanta staff will review applications in accordance with the outlined evaluation criteria prior to making a decision to recommend an award for grant funding. Upon presentation of a resolution to award grant dollars, the Invest Atlanta Board of Directors will determine to approve (or disapprove) said resolution up to a maximum grant amount and subject to the terms and conditions of an executed development agreement. The process for awarding grant dollars includes the following steps:

1) Receipt of Application
2) Project Evaluation
3) Presentation to Eastside TAD Advisory Committee
4) Presentation to Invest Atlanta Board of Directors TAD Subcommittee
5) Presentation to Invest Atlanta Board of Directors
6) Negotiation and Execution of TAD Development Agreement

Invest Atlanta reserves the right to reject any and all applications, to request additional information from some or all applicants, to amend/modify the Application and the process itself, or to discontinue the process at any time.

APPLICATION SUBMISSION

1. Register in Neighborly

Neighborly Portal: https://portal.neighborlysoftware.com/INVESTATLANTA/Participant

When you access the Portal for the first time, you'll need to Register your account by clicking on the Register link. The registration process will create a username (which is your email address) and password that will be used for future logins. The email address you choose will also be used for system emails/ notifications, so it is recommended to use your primary email address. For security purposes, the system will validate that you own the registered email address by sending an email with a validation link.

2. Complete & Submit Preliminary Questionnaire

After logging into Neighborly, select 'Development Incentives Application' and complete the preliminary questionnaire. Upon receiving a completed questionnaire, Invest Atlanta project managers will review and contact you with additional questions. If the project is determined to be eligible for a funding program, you will be granted access to the development incentives application.

3. Complete & Submit a Development Incentives Application

Upon receipt of an application, Invest Atlanta staff will review the application for content and completeness. After a fully complete application has been reviewed for consistency with Invest Atlanta and programmatic goals, staff will analyze and evaluate the project. The project manager will contact you with any additional questions and to provide a timeline overview.

INQUIRIES

All inquiries regarding the Eastside TAD Program guidelines or application must be received in writing via email. Questions must be submitted to:

Ashley Rivera
Director, Neighborhood Revitalization
Invest Atlanta
arivera@investatlanta.com

RESURGENS FUND GRANT

Invest Atlanta intends to utilize available Eastside TAD tax increment to provide gap financing for small and medium-sized catalytic real estate projects. Invest Atlanta invites qualified property owners and/or developers seeking to develop small to medium-scale catalytic real estate projects within the Eastside Tax Allocation District ("Eastside TAD") to apply for grant funding from the Resurgens Fund program.

GRANT AWARD

Applicants may apply for the following Resurgens Fund grant based on the size of the total investment of the project, including eligible hard costs (interior and exterior) and soft costs (see **TAD Requirements**):

Maximum Award Amount for Residential Projects:

Rental Projects:

$750,000	Not to exceed 25% Total Development Costs less Developer's Fee
Note:	Properties committing to deeper levels of affordability and long-term affordability (> 20 years) are eligible to receive up to $250,000 in enhanced funding per project subject to underwriting and feasibility analysis.

Maximum Grant Amount per Affordable Unit:

61%-80% AMI	$50,000/Affordable Unit
31%-60% AMI	$60,000/Affordable Unit
0%-30% AMI	$70,000/Affordable Unit

For-Sale Projects:

$750,000	Not to exceed 25% of total eligible development costs subject to underwriting and feasibility analysis (increase possible with additional affordable units or deeper levels of affordability).

Maximum Grant Amount per Affordable Unit:

Non-Profit	$70,000/Unit; $90,000/Unit with ADU; $100,000/Permanently Affordable Unit
For-Profit	$50,000/Unit; $70,000/Unit with ADU; $100,000/Permanently Affordable Unit

* *Permanently Affordable Unit is defined as those units being affordable for no less than 99 years, and managed by a Qualified Administrator, an entity having experience managing properties within a long-term ground lease. The Qualified Administrator may be selected by the developer. Approval and acceptance of the Qualified Administrator is at the sole discretion of Invest Atlanta (IA). Selection, approval, and documented participation of the Qualified Administrator must be in place in advance of the loan closing.

Maximum Award Amount for Commercial Projects (Retail, Office, Hospitality, etc.)

$750,000	Not to exceed 25% of total eligible development costs, less developer's fee, subject to underwriting and feasibility analysis.
Note:	Projects committing to additional affordable square footage, deeper levels of affordability, and/or a longer affordability term are eligible to receive up to $250,000 in enhanced funding per project subject to underwriting and feasibility analysis.

Applicants are encouraged to request no more than the identified maximum; however, Invest Atlanta staff will evaluate each project on its own merit to determine the financial need. At its discretion, Invest Atlanta staff will provide a recommendation on whether the requested amount should be increased or decreased, depending on a variety of factors, including but not limited to financial need, community impact, etc. In addition, all final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors.

OBJECTIVES

Invest Atlanta's priority objectives for projects seeking to apply for Eastside TAD funding through the Resurgens Fund include:

- New affordable and workforce residential development located along or adjacent current or future Atlanta Streetcar routes, existing MARTA stations and/or bus stops, and the historic neighborhoods of Sweet Auburn, Old Fourth Ward, North Grant Park (Memorial Drive), and South Downtown (south of Marietta Street);
- Reuse of historic, vacant and/or obsolete buildings and redevelopment of parking lots into activity-generating uses; and
- New retail development that provides neighborhood goods and services, dining options, or cultural amenities, and contributes to the long-term vision of establishing downtown as an entertainment and shopping destination in the city.

ELIGIBILITY AND REQUIREMENTS

Projects **MUST** meet the following requirements to be eligible for Eastside TAD funding under the Resurgens Fund program:

- have a minimum project size of $100,000 and a maximum of $7.5 million.
- provide a minimum equity commitment of 10% of project costs
- be located within the geography of the Eastside TAD boundaries, see **Exhibit A**;
- generate new property taxes through an increase in the taxable assessed value of the property;
- evidence property control through either a recorded deed, contract/option, or ground lease;
- demonstrate that the project as proposed would not happen but for the TAD grant assistance;
- Commercial, multi-tenant projects greater than 5,000 square feet must set aside a minimum of 20% of the grossleasable area at a minimum 20% reduction in market rent for a term of at least 15 years.
- Residential rental projects must create a minimum of 5 units;
    - set aside a minimum of 20% of units at 80% AMI or 15% at 60% AMI for a term of at least 15 years.
- Residential for-sale projects with non-profit developer must create a minimum of 3 units. All others must create a minimum of 5 units;
    - set aside a minimum of 20% of units at no more than 120% AMI for a term of at least 15 years.
- qualify and register for one of the following third-party green building certifications, as proposed by the applicant:
    - EarthCraft (minimum of "Certified")
    - Green Globes (minimum of two globes rating)
    - LEED (minimum of "Certified" rating)
    - Other third-party certification and minimum rating as approved by Invest Atlanta; and
- make a good faith effort to fill at least 50% of all new entry level construction positions created by this award with First Source Jobs Program participants. The First Source Jobs Program was created to provide employment opportunities to unemployed residents of the City of Atlanta.

Note: Proposed projects must be deemed taxable for ad valorem purposes, current with outstanding property taxes, and paying full assessed property taxes upon completion of the project to be eligible for grant funding from the Eastside TAD unless otherwise expressly approved by Invest Atlanta. Recipients of Eastside TAD grant funding may not apply for any additional property tax incentives that result in a projected-related property tax abatement or credit against future property tax payments with any other authority or entity unless otherwise expressly approved by Invest Atlanta. This includes the Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property and lease purchase bonds issued by a certified development authority or any other similar entity.

GRANT FUNDING

Upon execution of an Eastside TAD Development Agreement, grant funds will be distributed on a reimbursement basis, "pari passu," or at the same rate, with other committed financial sources. Requisitions for grant funds cannot be submitted more frequently than on a monthly (30-day) basis and are subject to the terms and conditions identified in the development agreement.

FEE STRUCTURE

All fees are **non-refundable.**

Application Fee: The greater of (a) 15 basis points (0.15%) of the total amount applied for or (b) $2,500 is payable to Invest Atlanta and due upon submission.

Commitment Fee: The greater of (a) 30 basis points (0.30%) of the grant amount or $5,000 is payable upon Invest Atlanta Board of Directors approval of the project.

PROJECT EVALUATION CRITERIA

In addition to meeting the statutory and project requirements, applications will be closely evaluated on the following criteria:

A. Developer Qualifications and Experience (20 Percent)

- Qualified development team, including an overview of MBEs, FBEs and SBEs that are proposed to perform commercially useful functions in the project. Please indicate if any proposing firm or joint venture partner is certified under any of these categories by the City of Atlanta Office of Contract Compliance;
- Demonstrated experience developing similar product types of a similar scale;
- Track record demonstrating ability to leverage owner equity, debt, and/or other private investment.

B. Project Readiness & Financial Feasibility (20 Percent)

- Documented evidence of site control (contract/deed/ground lease);
- Entitlement progress (NPU presentation/neighborhood support/zoning compliance/permits);
- Detailed architectural drawings (project renderings; building elevations) and detailed construction cost estimates (hard cost bids from two separate general contractors);
- Identified/committed financial sources through documented evidence of signed Letters of Interest (LOIs) or term sheets from debt/equity sources, loan agreements, or applicant cash reserves for non-TAD funded portion of project;
- Demonstrated inability to raise requested grant amount toward the project from traditional sources of private financing;
- Demonstrated financial feasibility through evidence of positive financial return (after TAD grant assistance); and
- Identified tenants.

C. Project Impact & Community Revitalization (60 Percent)

1) **Reduction of vacancy and obsolescence**: directly activates and/or reuses vacant or obsolete buildings and parking lots or indirectly contributes to the repositioning of Downtown and the surrounding neighborhoods to compete more effectively, regionally and nationally; thus, attracting and retaining new or existing tenants.

2) **Transit-orientation**: leverages proximity to MARTA transit stations, bus stops, and/or current or future Atlanta Streetcar locations (see Atlanta Streetcar System Plan), as well as supports the use of existing and planned bike lane/s paths to promote alternative transportation modes and reduce transportation costs for local households and businesses.

3) **Architecture and urban design:** contributes to significant visual improvement of the exterior of the existing or future buildings and surrounding neighborhood by applying best practices in urban design and placemaking. This includes exemplary or contextual architectural features, beautification of public realm (landscaping/streetscaping, lighting, water features, public art, etc.), and activated ground floor uses.

4) **Sustainability**: contributes to the sustainability of the City by applying best practices in sustainable site design and green building. This includes meeting or exceeding program-required green building certification, as well as inclusion of unique or innovative green building design, such as green roofs, solar panels, etc. and sustainable best management practices (BMPs), such as green stormwater infrastructure and pedestrian/bicycle accessibility.

5) **Community Benefit** (50 percent of Project Impact & Revitalization):

   Provides direct benefits to the community (beyond those listed above), including but not limited to one or more of the following:

   - **Local Hiring**: states a goal of hiring temporary construction employees (and permanent employees for commercial occupant(s)) from distressed census tracts.
   - **Affordability**: provides workforce or affordable housing (meets or exceeds the workforce housing requirement) or provides a set aside for discounted commercial rents (from the listed building rents) to support small/local businesses, non-profits, arts, or other community organizations
   - **Public access/amenities**: provides ability for non-tenants and/or public to use or interact with property through community gathering spaces, meeting rooms, event facilities, gardens, patios, etc.
   - **Diversified goods and community services**: provides new retail goods (healthy foods/general merchandise/soft goods), community services (health/education/arts/social services, etc.), and/or dining options during peak and non-peak hours.
   - **Others**: provides other identified direct community benefits

GRANT AWARD PROCESS

All final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors. Invest Atlanta will accept grant applications on an "open" or "rolling" basis. Thus, there is no submission deadline unless otherwise stated. Upon receipt, Invest Atlanta staff will review applications in accordance with the outlined evaluation criteria prior to making a decision to recommend an award for grant funding. Upon presentation of a resolution to award grant dollars, the Invest Atlanta Board of Directors will determine to approve (or disapprove) said resolution up to a maximum grant amount and subject to the term and conditions of an executed development agreement. The process for awarding grant dollars includes the following steps:

1) Receipt of Application
2) Project Evaluation
3) Presentation to Eastside TAD Advisory Committee
4) Presentation to Invest Atlanta Board of Directors TAD Subcommittee
5) Presentation to Invest Atlanta Board of Directors
6) Negotiation and Execution of TAD Development Agreement

Invest Atlanta reserves the right to reject any and all Applications, to request additional information from some or all applicants, to amend/modify the Application and the process itself, or to discontinue the process at any time.

APPLICATION SUBMISSION

1. Register in Neighborly

Neighborly Portal: https://portal.neighborlysoftware.com/INVESTATLANTA/Participant

When you access the Portal for the first time, you'll need to Register your account by clicking on the Register link. The registration process will create a username (which is your email address) and password that will be used for future logins. The email address you choose will also be used for system emails/ notifications, so it is recommended to use your primary email address. For security purposes, the system will validate that you own the registered email address by sending an email with a validation link.

2. Complete & Submit Preliminary Questionnaire

After logging into Neighborly, select 'Development Incentives Application' and complete the preliminary questionnaire. Upon receiving a completed questionnaire, Invest Atlanta project managers will review and contact you with additional questions. If the project is determined to be eligible for a funding program, you will be granted access to the development incentives application.

3. Complete & Submit a Development Incentives Application

Upon receipt of an application, Invest Atlanta staff will review the application for content and completeness. After a fully complete application has been reviewed for consistency with Invest Atlanta and programmatic goals, staff will analyze and evaluate the project. The project manager will contact you with any additional questions and to provide a timeline overview.

INQUIRIES

All inquiries regarding the Eastside TAD Program guidelines or application must be received in writing via email. Questions must be submitted to:

Ashley Rivera
Assistant Director, Neighborhood Revitalization
Invest Atlanta
arivera@investatlanta.com

COMMUNITY EMPOWERMENT FUND GRANT

Invest Atlanta intends to utilize available Eastside TAD tax increment to provide financing for community services and quality of life enhancements. Invest Atlanta invites non-profit organizations/institutions and community-oriented businesses in the Eastside Tax Allocation District ("Eastside TAD") to apply for grant funding from the Eastside Community Empowerment Fund program.

GRANT AWARD

Applicants may apply for the following Community Empowerment Fund grant based on the size of the total investment of the project, including eligible hard costs (interior and exterior) and soft costs (see **TAD Requirements**):

Maximum Award Amount for Residential Projects:

Rental Projects:

$1,500,000	Not to exceed 40% Total Development Costs less Developer's Fee
Note:	Properties committing to long-term affordability (≥ 30 years) and deeper levels of affordability are eligible to receive up to $1,500,000 in enhanced funding per project subject to underwriting and feasibility analysis.

Maximum Grant Amount per Affordable Unit:

61%-80% AMI	$50,000/Affordable Unit
31%-60% AMI	$60,000/Affordable Unit
0%-30% AMI	$70,000/Affordable Unit

For-Sale Projects:

$1,000,000	Not to exceed 40% of total eligible development costs subject to underwriting and feasibility analysis (increase possible with additional affordable units or deeper levels of affordability).

Maximum Grant Amount per Affordable Unit:

Non-Profit	$70,000/Unit; $90,000/Unit with ADU; $100,000/Permanently Affordable Unit
For-Profit	$50,000/Unit; $70,000/Unit with ADU; $100,000/Permanently Affordable Unit

Maximum Award Amount for Commercial Projects (Retail, Office, Hospitality, etc.)

$1,500,000	Not to exceed 40% of Total Eligible Development Costs. Subject to underwriting and feasibility analysis.
Note:	An increase is possible with additional affordable square footage, deeper levels of affordability, and/or a longer affordability term.

Applicants are encouraged to request no more than the identified maximum; however, Invest Atlanta staff will evaluate each project on its own merit to determine the financial need. At its discretion, Invest Atlanta staff will provide a recommendation on whether the requested amount should be increased or decreased, depending on a variety of factors, including but not limited to financial need, community impact, etc. In addition, all final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors.

OBJECTIVES

Invest Atlanta's priority objectives for projects seeking to apply for Eastside TAD funding through the Community Empowerment Fund include:

- Reduce displacement
  - Provide quality affordable/workforce housing;
  - Provide opportunities for existing residents and non-profits/institutions/foundations to stay in place; and
  - Create/support new economic opportunities for existing residents and non-profits/institutions/foundations to grow and expand
- Provide community amenities, including:
  - Small business and workforce development centers
  - Job creation and local hiring
  - Education and youth programs
  - Health and wellness centers
  - Arts and cultural resources
  - Green space and urban agriculture
  - Affordable housing creation and preservation
  - Environmental mitigation
  - Historic preservation
  - Crime reduction

ELIGIBILITY AND REQUIREMENTS

Projects **MUST** meet the following requirements to be eligible for Eastside TAD funding under the Community Empowerment Fund program:

- have a minimum project size of $100,000;
- provide a minimum equity commitment of 10% of project costs;
- be located within the geography of the Eastside TAD boundaries, see **Exhibit A**;
- evidence property control through either a recorded deed, contract/option, or ground lease;
- demonstrate that the project as proposed would not happen but for the TAD grant assistance;
- Commercial, multi-tenant projects greater than 5,000 square feet must set aside a minimum of 20% of the gross leasable area at a minimum 20% reduction in market rent for a term of at least 15 years.
- Residential rental projects must create a minimum of 20 units;
  - set aside a minimum of 20% of units at 80% AMI or 15% at 60% AMI for a term of at least 15 years.
- Residential for-sale projects with non-profit developer must create a minimum of 3 units. All others must create a minimum of 5 units;
  - set aside a minimum of 20% of units at no more than 120% AMI for a term of at least 15 years.

- qualify and register for one of the following third-party green building certifications, as proposed by the applicant:
    - EarthCraft (minimum of "Certified")
    - Green Globes (minimum of two globes rating)
    - LEED (minimum of "Certified" rating)
    - Other third-party certification and minimum rating as approved by Invest Atlanta; and
- make a good faith effort to fill at least 50% of all new entry level construction positions created by this award with First Source Jobs Program participants. The First Source Jobs Program was created to provide employment opportunities to unemployed residents of the City of Atlanta.

GRANT FUNDING

Upon execution of an Eastside TAD Development Agreement, grant funds will be distributed on a reimbursement basis, "pari passu," or at the same rate, with other committed financial sources. Requisitions for grant funds cannot be submitted more frequently than on a monthly (30-day) basis and are subject to the terms and conditions identified in the development agreement.

FEE STRUCTURE

All fees are **non-refundable.**

Application Fee: 15 basis points (.15%) of the total amount applied for is payable to Invest Atlanta and due upon submission.

Commitment Fee: 30 basis points (.30%) of the grant amount is payable upon Invest Atlanta Board of Directors approval of the project.

PROJECT EVALUATION CRITERIA

In addition to meeting the statutory and project requirements, applications will be closely evaluated on the following criteria:

A. Developer Qualifications and Experience (20 Percent)

- Qualified development team, including an overview of MBEs, FBEs and SBEs that are proposed to perform commercially useful functions in the project. Please indicate if any proposing firm or joint venture partner is certified under any of these categories by the City of Atlanta Office of Contract Compliance;
- Demonstrated team experience developing or operating projects of a similar scale;

B. Project Readiness & Financial Sustainability (20 Percent)

- Documented evidence of site control (contract/deed/ground lease);
- Entitlement progress (NPU presentation/neighborhood support/zoning compliance/permits);
- Detailed architectural drawings (project renderings; building elevations) and detailed construction cost estimates (hard cost bids from two separate general contractors);
- Identified/committed financial sources through documented evidence of signed Letters of Interest (LOIs) or term sheets from debt/equity sources, loan agreements, or applicant cash reserves for non-TAD funded portion of project;
- Demonstrated inability to raise requested grant amount toward the project from traditional sources of private financing; and
- Demonstrated financial sustainability over the long-term (after TAD grant assistance).

C. Project Impact & Community Revitalization (60 Percent)

1) **Reduction of vacancy and obsolescence**: directly activates and/or reuses vacant or obsolete buildings and parking lots or indirectly contributes to the repositioning of Downtown and the surrounding neighborhoods to compete more effectively, regionally and nationally; thus, attracting and retaining new or existing tenants.
2) **Transit-orientation**: leverages proximity to MARTA transit stations, bus stops, and/or current or future Atlanta Streetcar locations (see Atlanta Streetcar System Plan), as well as supports the use of existing and planned bike lane/s paths to promote alternative transportation modes and reduce transportation costs for local households and businesses.
3) **Architecture and urban design:** contributes to significant visual improvement of the exterior of the existing or future buildings and surrounding neighborhood by applying best practices in urban design and placemaking. This includes exemplary or contextual architectural features, beautification of public realm (landscaping/streetscaping, lighting, water features, public art, etc.), and activated ground floor uses.
4) **Sustainability**: contributes to the sustainability of the City by applying best practices in sustainable site design and green building. This includes meeting or exceeding program-required green building certification, as well as inclusion of unique or innovative green building design, such as green roofs, solar panels, etc. and sustainable best management practices (BMPs), such as green stormwater infrastructure and pedestrian/bicycle accessibility.
5) **Community Benefit** (50 percent of Project Impact & Revitalization):

   Project specifically addresses one or more of the following:

   - Small business and workforce development
   - Job creation and local hiring
   - Education and youth programs
   - Health and wellness
   - Arts and cultural resources
   - Greenspace and urban agriculture
   - Affordable housing creation and preservation
   - Environmental mitigation
   - Historic preservation
   - Crime reduction

GRANT AWARD PROCESS

All final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors. Invest Atlanta will accept grant applications on an "open" or "rolling" basis. Thus, there is no submission deadline unless otherwise stated. Upon receipt, Invest Atlanta staff will review applications in accordance with the outlined evaluation criteria prior to making a decision to recommend an award for grant funding. Upon presentation of a resolution to award grant dollars, the Invest Atlanta Board of Directors will determine to approve (or disapprove) said resolution up to a maximum grant amount and subject to the term and conditions of an executed development agreement. The process for awarding grant dollars includes the following steps:

1) Receipt of Application
2) Project Evaluation
3) Presentation to Eastside TAD Advisory Committee
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5) Presentation to Invest Atlanta Board of Directors
6) Negotiation and Execution of TAD Development Agreement

Invest Atlanta reserves the right to reject any and all Applications, to request additional information from some or all applicants, to amend/modify the Application and the process itself, or to discontinue the process at any time.

APPLICATION SUBMISSION

1. Register in Neighborly

Neighborly Portal: https://portal.neighborlysoftware.com/INVESTATLANTA/Participant

When you access the Portal for the first time, you'll need to Register your account by clicking on the Register link. The registration process will create a username (which is your email address) and password that will be used for future logins. The email address you choose will also be used for system emails/ notifications, so it is recommended to use your primary email address. For security purposes, the system will validate that you own the registered email address by sending an email with a validation link.

2. Complete & Submit Preliminary Questionnaire

After logging into Neighborly, select 'Development Incentives Application' and complete the preliminary questionnaire. Upon receiving a completed questionnaire, Invest Atlanta project managers will review and contact you with additional questions. If the project is determined to be eligible for a funding program, you will be granted access to the development incentives application.

3. Complete & Submit a Development Incentives Application

Upon receipt of an application, Invest Atlanta staff will review the application for content and completeness. After a fully complete application has been reviewed for consistency with Invest Atlanta and programmatic goals, staff will analyze and evaluate the project. The project manager will contact you with any additional questions and to provide a timeline overview.

INQUIRIES

All inquiries regarding the Eastside TAD Program guidelines or application must be received in writing via email. Questions must be submitted to:

Ashley Rivera
Director, Neighborhood Revitalization
Invest Atlanta
arivera@investatlanta.com

DOWNTOWN FAÇADE IMPROVEMENT GRANT (DFIG)

Invest Atlanta intends to utilize available Eastside TAD tax increment to provide matching grants toward the exterior improvement of buildings. Invest Atlanta invites commercial property and small business owners seeking to make façade improvements to properties within the Eastside TAD to apply for grant funding from the DFIG program.

GRANT AWARD

Applicants may apply for the following grants:

- Property owners are eligible to apply for up to 2/3 (66.67 percent) of exterior renovation costs, with a minimum project cost of $30,000 ($20,000 grant) and a maximum project cost of $300,000 ($200,000 grant)
- Business owners (tenants) are eligible to apply or up to 2/3 (66.67 percent) exterior renovation costs with a minimum project cost of $30,000 ($20,000 grant) and a maximum project cost of $200,000 ($133,333 grant)

OBJECTIVES

The DFIG Program goals are to:

- Enhance the appearance of commercial areas while building safer, more attractive and stable neighborhoods;
- Help new and established businesses attract customers and generate increased revenues;
- Support the Atlanta Streetcar and generate ridership;
- Leverage private investment; and
- Complement other community revitalization efforts.

ELIGIBILITY AND REQUIREMENTS

Improvements should contribute to the visual enhancement of the exterior of the subject property as viewed from the public right-of-way. Improvements must be comprehensive and incorporate enhancements/additions to several components of the existing façade. Examples of eligible improvements include painting, lighting, windows, doors, stucco, tile, signage, canopies, awnings, sidewalk repair and restoration of historic properties.

Projects **MUST** meet the following requirements to be eligible for Eastside TAD funding under the DFIG program:

- be located within the geography of the Eastside TAD boundaries (see **Exhibit A**);
- be less than 80,000 square feet in size;
- evidence property control through either a deed, lease, or contract/option. Businesses owners leasing space are eligible to apply to the DFIG Program if there is:
    - for tenants, provide a current lease with a minimum of five (5) years remaining from the date of application or provide evidence that the business has been operating in Downtown for over five (5) years;
    - for tenants, provide written approval from the property owner to participate in the DFIG Program to proceed with the improvements;
- demonstrate that the project as proposed would not happen but for the TAD grant assistance; and
- be capable of investing one-third of total project costs upfront from private financing.

The following property types are specifically **excluded** from the DFIG Program:

- New construction;
- Properties owned or occupied by a government or public agency;
- Properties used entirely for residential purposes; and
- Churches and religious institution facilities (commercial buildings owned by churches or religious institutions are eligible)

GRANT FUNDING

Upon execution of an Eastside TAD Development Agreement, applicants must expend their committed 1/3 (33.33 percent) of project costs prior to submitting any grant requisitions for the remaining 2/3 (66.67) of project costs. Requisitions for grant funds cannot be submitted more frequently than on a monthly (30-day) basis and are subject to the terms and conditions identified in the development agreement.

FEE STRUCTURE

All fees are **non-refundable**.

Application Fee: Equal to $500 payable to Invest Atlanta and due upon submission.

Commitment Fee: Equal to $1,000 payable to Invest Atlanta and due upon Invest Atlanta Board of Directors approval of the project.

PROJECT EVALUATION CRITERIA

In addition to meeting the statutory and project requirements, applications will be closely evaluated on the following criteria:

A. Developer Qualifications & Experience (20 Percent)

- Qualified development team, including an overview of MBEs, FBEs and SBEs that are proposed to perform commercially useful functions in the project. Please indicate if any proposing firm or joint venture partner is certified under any of these categories by the City of Atlanta Office of Contract Compliance
- Demonstrated team experience developing similar projects of a similar scale.

B. Project Readiness & Financial Feasibility (20 Percent)

- Documented evidence of site control (contract/deed/ground lease);
- Entitlement progress (NPU presentation/neighborhood support/zoning compliance/permits);
- Detailed architectural drawings (project renderings; building elevations) and detailed construction cost estimates (hard cost bids from two separate general contractors);
- Identified/committed financial sources through documented evidence of signed Letters of Interest (LOIs) or term sheets from debt/equity sources, loan agreements, or applicant cash reserves for non-TAD funded portion of project; and
- Identified tenants.

C. Project Impact & Community Revitalization (60 Percent)

1) **Reduction of vacancy and obsolescence**: directly activates and/or reuses vacant or obsolete buildings and parking lots or indirectly contributes to the repositioning of Downtown and the surrounding neighborhoods to compete more effectively, regionally and nationally; thus, attracting and retaining new or existing tenants.
2) **Transit-orientation**: leverages proximity to MARTA transit stations, bus stops, and/or current or future Atlanta Streetcar locations (see *Atlanta Streetcar System Plan*), as well as supports the use of existing and planned bike lane/s paths to promote alternative transportation modes and

reduce transportation costs for local households and businesses.

3) **Architecture and Urban Design**: contributes to significant visual improvement of the exterior of the existing or future buildings and surrounding neighborhood by applying best practices in urban design and placemaking. This includes exemplary or contextual architectural features, beautification of public realm (landscaping/streetscaping, pedestrian/bicycle accessibility, lighting, water features, public art, etc.), activated ground floor uses,
4) **Established Business**: project supports the improvement or expansion of an existing business/organization/institution that has been operating in the Eastside TAD for a minimum of three years.

GRANT AWARD PROCESS

All final grant awards are subject to approval at the discretion of the Invest Atlanta Board of Directors. Invest Atlanta will accept grant applications on an "open" or "rolling" basis. Thus, there is no submission deadline unless otherwise stated. Upon receipt, Invest Atlanta staff will review applications in accordance with the outlined evaluation criteria prior to making a decision to recommend an award for grant funding. Upon presentation of a resolution to award grant dollars, the Invest Atlanta Board of Directors will determine to approve (or disapprove) said resolution up to a maximum grant amount and subject to the term and conditions of an executed development agreement. The process for awarding grant dollars includes the following steps:

1) Receipt of Application
2) Project Evaluation
3) Presentation to Eastside TAD Advisory Committee
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Invest Atlanta reserves the right to reject any and all Applications, to request additional information from some or all applicants, to amend/modify the Application and the process itself, or to discontinue the process at any time.

APPLICATION SUBMISSION

1. Register in Neighborly

Neighborly Portal: https://portal.neighborlysoftware.com/INVESTATLANTA/Participant

When you access the Portal for the first time, you'll need to Register your account by clicking on the Register link. The registration process will create a username (which is your email address) and password that will be used for future logins. The email address you choose will also be used for system emails/ notifications, so it is recommended to use your primary email address. For security purposes, the system will validate that you own the registered email address by sending an email with a validation link.

2. Complete & Submit Preliminary Questionnaire

After logging into Neighborly, select 'Development Incentives Application' and complete the preliminary questionnaire. Upon receiving a completed questionnaire, Invest Atlanta project managers will review and contact you with additional questions. If the project is determined to be eligible for a funding program, you will be granted access to the development incentives application.

3. Complete & Submit a Development Incentives Application

Upon receipt of an application, Invest Atlanta staff will review the application for content and completeness. After a fully complete application has been reviewed for consistency with Invest Atlanta and programmatic goals, staff will analyze and evaluate the project. The project manager will contact you with any additional questions and to provide a timeline overview.

INQUIRIES

All inquiries regarding the Eastside TAD Program guidelines or application must be received in writing via email. Questions must be submitted to:

Ashley Rivera
Director, Neighborhood Revitalization
Invest Atlanta
arivera@investatlanta.com

SMALL BUSINESS IMPROVEMENT GRANT (SBIG)

Invest Atlanta intends to utilize available Eastside TAD tax increment to help strengthen local businesses by providing matching grants toward the improvement of occupied commercial buildings, thus making small businesses more vibrant and attractive to customers. Invest Atlanta invites qualified commercial property owners and small business owners seeking to make interior and exterior improvements to properties within the Eastside TAD to apply for grant funding through the SBIG program.

GRANT AWARD

Small Business owners are eligible to apply for up to $50,000 that can be used for both internal and external improvements to their commercial property. For eligible renovation costs and expenses, see Eligibility and Requirements below. Applicants are required to make a matching contribution equal to at least 10% of the grant award. For example, a grant award of $50,000 would require a minimum $5,000 match from the awardee.

OBJECTIVES

The SBIG Program goals are to:

- Enhance the appearance of commercial areas while building safer, more attractive and stable neighborhoods;
- Help new and established businesses attract customers and generate increased revenues;
- Leverage private investment; and
- Complement other community revitalization efforts.

ELIGIBILITY AND REQUIREMENTS

Improvements should visually enhance the subject property and meet the following guidelines:

- A minimum of 25% of SBIG funds must be used for exterior improvements to the property.
- All exterior improvements must be visible from the public right-of-way.
- Eligible exterior improvements include:
    - Painting
    - Lighting
    - Windows, doors, framing, etc.
    - Signage, canopies, awnings, etc.
    - Gates, fencing, landscaping, etc.
    - Building surface repairs- concrete, siding, limestone, etc.
    - Surface upgrades on the ground- tiling, asphalt resurfacing, etc.
- Interior improvements should enhance the customer and employee experience. Eligible interior improvements include:
    - Flooring, walls and ceiling upgrades
    - HVAC, water heater, plumbing, electrical, and other systems repairs
    - Structural repairs to walls, floors, stairs, and interior doors
    - Certain soft costs, such as architectural and planning services are eligible but shall not exceed 10% of grant amount.
    - Operations, inventory, and other soft costs are not eligible expenses.

Projects **MUST** meet the following requirements to be eligible for Eastside TAD funding under the SBIG program:

- be located within the geography of the Eastside TAD boundaries (see **Exhibit A**);
- be occupied by a business
- owners of vacant commercial properties MAY be eligible to apply for SBIG funds if the scope of work bring the space into leasable condition. Owners of vacant property should contact the Program Manager.
- be located in a commercial building less than 15,000 square feet in size;
- evidence property control through either a deed, lease, or contract/option. Business owners leasing space (tenants) are eligible to apply to the SBIG Program, but must:
    - provide a current lease with a minimum of two (2) years remaining from the date of application;
    - provide written approval from the property owner to participate in the SBIG Program to proceed with the improvements;
- demonstrate that the project as proposed would not happen but for the TAD grant assistance; and
- be capable of investing the match requirement equal to at least 10% of the grant award upfront from private financing.

The following property types are specifically **excluded** from the SBIG Program:

- New construction (defined as constructed within the last ten years) unless proposed location is a newly constructed commercial space with an affordability restriction recorded on the property;
- Vacant commercial properties, unless proposed scope of work brings the property into leasable condition;
- Properties owned or occupied by a government or public agency;
- Properties used entirely for residential purposes or zoned residential;
- Properties operating as package stores, smoke shops or for purposes of adult entertainment, including gambling; and
- Churches and religious institution facilities

APPLICATION REQUIREMENTS

In addition to a completed application, applicants must provide the following uploaded with their application in the Neighborly application portal:

- Map showing location of property (ex. Screenshot of property via Google Maps);
- A copy of the applicant's current business license from the City of Atlanta;
- Secretary of State business entity formation and annual registration;
- Current photographs of property identifying the need for proposed improvements;
- Evidence of property control through a lease or deed;
- Evidence of authorization to make the proposed building improvements with owner's consent, in the form of the Application Affidavit provided in Neighborly.
- Itemized budget/scope of work with supporting documentation (Ex. Contractor estimates, purchase orders, etc.)

APPLICATION SUBMISSION

1. Register in Neighborly
   Neighborly Portal: https://portal.neighborlysoftware.com/INVESTATLANTA/Participant
   When you access the Portal for the first time, you'll need to Register your account by clicking on the Register link. The registration process will create a username (which is your email address) and password that will be used for future logins. The email address you choose will also be used for system emails/ notifications, so it is recommended to use your primary email address. For security purposes, the system will validate that you own the registered email address by sending an email with a validation link.

2. Complete & Submit Preliminary Questionnaire
   After logging into Neighborly, select 'Small Business Improvement Grant Application' and complete the preliminary questionnaire. Upon receiving a completed questionnaire, Invest Atlanta project managers will review and contact you with additional questions. If the project is determined to be eligible for a funding program, you will be granted access to the development incentives application.

3. Complete & Submit a Development Incentives Application
   Upon receipt of an application, Invest Atlanta staff will review the application for content and completeness. After a fully complete application has been reviewed for consistency with Invest Atlanta and programmatic goals, staff will analyze and evaluate the project. The project manager will contact you with any additional questions and to provide a timeline overview.

PROJECT EVALUATION CRITERIA

In addition to meeting the statutory and project requirements, applications will be closely evaluated on the following criteria:

A. Project Readiness & Eligibility
   - Documentation of eligibility according to CPIG program guidelines
   - Detailed project plan and budget
   - Detailed estimates for all labor and materials
   - Photos of the property and of specific areas proposed for improvements

B. Project Need & Business Impact
   - Explanation of how these improvements will positively impact business performance
   - Explanation of financial need for grant funding for the project improvements
   - Impact on community grocery accessibility, enhancement of the property, and alignment with the City of Atlanta's food access goals

Invest Atlanta reserves the right to reject any applications, to request additional information from some or all applicants, to amend/modify the application and the process, or to discontinue the process at any time.

REQUIRED DUE DILIGENCE DOCUMENTS:

To execute a grant agreement upon approval of funding, grantees will be required to provide the following documentation. Note these are **NOT** application requirements.

1) Owner Entity Documents:
   - Articles of Incorporation/Organization, Secretary of State Documentation
   - Copy of Business License
   - SAVE affidavit (including a copy of driver's license)
   - Demonstrate that the owner of the subject property is current on all property taxes

2) General Contractor Documents:
   - List of contractors or subcontractors to be engaged with specific tasks
   - Business license and proof of liability insurance for each contractor

3) Site Documents:
   - Evidence of Ownership or site control; ex., vesting deed or lease (lease must have a minimum of one year remaining)
   - A current copy of the Business Owners Insurance Policy

4) Project Documents (must be Acceptable to and approved by the Authority):
   - Approved Project Description Sheet including a general description of improvements to be made. Applicants who lease their commercial property will attach a notarized letter from Property Owner indicating approval of the Project Description Sheet
   - Approved Community Impact Contribution Description Sheet including a description of the activity or project the applicant will undertake to meet the Community Impact Contribution requirement.
   - Project Budget, including itemized quotes and/or purchase orders for all expenses to be covered by grant funding
   - Verification of any additional project costs to be covered by applicant
   - Drawings or examples of proposed improvements if requested by Invest Atlanta
   - Project Construction Schedule

GRANT FUNDING

Upon execution of an Eastside TAD SBIG Grant Agreement, applicants must expend their committed match requirement equal to at least 10% of the grant award, with submission of corresponding documentation, prior to submitting any grant requisitions. Requisitions for grant funds cannot be submitted more frequently than on a monthly (30-day) basis and are subject to the terms and conditions identified in the Grant Agreement.

Grant proceeds will be distributed on a reimbursement basis, as Grantee incurs expenses for eligible items. Grant proceeds may also be used to pay vendors hired by grantees directly, upon Invest Atlanta's approval.

Professionals requiring special licenses must be licensed in the State of Georgia and shall be responsible for those portions of the work as may be required by law. All completed work will be reviewed by Invest Atlanta staff or third party vendors as to compliance with the Grant Agreement.

FEE STRUCTURE

All fees are **non-refundable**.

Application Fee: Equal to $150 payable to Invest Atlanta and due upon submission.

INQUIRIES

All inquiries regarding the Eastside TAD Program guidelines or application must be received in writing via email. Questions must be submitted to:

Ashley Rivera
Director, Neighborhood Revitalization
Invest Atlanta
arivera@investatlanta.com