WESTSIDE TAD PROGRAM GUIDELINES

Resurgens Fund Grant
Downtown Façade Improvement Grant
Community Improvement Fund Grant

2016

INVESTATLANTA
Atlanta's Development Authority

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INTRODUCTION

Invest Atlanta intends to utilize available Westside Tax Allocation District ("Westside TAD") tax increment to provide gap financing for redevelopment and capital projects in the Westside TAD. Invest Atlanta invites qualified developers, property owners, business owners and project sponsors seeking to develop catalytic projects and/or improve eligible property within the Westside TAD to apply for grant funding from one of three primary programs:

- Resurgens Fund Grant
- Downtown Façade Improvement Grant
- Community Improvement Fund 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.

WESTSIDE TAX ALLOCATION DISTRICT

The Westside TAD is located in the center of the city of Atlanta and includes the western portion of the central business district ("Downtown") and adjacent neighborhoods to the west. 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 is home to the Georgia World Congress Center, Phillips Arena, the Georgia Dome which will be replaced by the new Mercedes-Benz Stadium and Centennial Olympic Park and its surrounding tourism and entertainment facilities. Opportunities exist for redevelopment of underutilized office buildings and surface parking lots. The neighborhoods of Vine City and English Avenue to the west are historic single family communities which have experienced disinvestment and population decline over the past several decades.

WESTSIDE TAD OBJECTIVES

In 1992 the City of Atlanta, Fulton County, and the Atlanta School Board passed resolutions creating the Westside 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 Westside 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 Westside TAD and administering the TAD financing process.

The Westside TAD was created in anticipation of the 1996 Olympic Games and as a mechanism to better capitalize on its legacy and transformative public infrastructure investments like Centennial Olympic Park and to facilitate the redevelopment of the long neglected western portion of downtown. The Westside TAD was amended in 1998 to include the historic neighborhoods of Vine City and English Avenue. Objectives of the Westside TAD Redevelopment Plan include: capitalize on the opportunity to revitalize land surrounding Centennial Olympic Park; foster the development of connections between the Central Business District, Clark Atlanta University Center, the Georgia Tech Campus, and adjoining neighborhoods; develop infill projects to eliminate development gaps; remove blighted conditions and expand redevelopment efforts to Vine City and English Avenue as well as the fragmented commercial/warehouse districts.

More specifically, the Westside TAD seeks to foster a livelier Downtown and ameliorate poverty in surrounding neighborhoods. This will require investments that:

- Nurture a vibrant and connected Downtown by:
  - Enhancing Downtown tourism and building an entertainment core
  - Retaining and creating jobs
  - Supporting a vibrant office and retail core, including neighborhood retail for residents
  - Supporting new housing for a mix of income levels
  - Linking assets via transportation / pedestrian improvements
- Reduce socio-economic distress in surrounding neighborhoods by:
  - Providing community amenities for low-income residents
  - Reducing the high crime and poverty rates
  - Reducing the high housing vacancy rate and redeveloping dilapidated housing stock

TAD REQUIREMENTS

All TAD funding requests are grants that are distributed on a reimbursement basis, after Invest Atlanta receives the appropriate documentation evidencing that eligible capital costs have been incurred. The Georgia Redevelopment Powers Law (O.C.G.A. TITLE 36 Chapter 44) states that eligible uses of TAD 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 Westside 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 be recognized as such on the project, 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:

Larry Scott, Director
City of Atlanta
Office of Contract Compliance
55 Trinity Avenue
Atlanta, Georgia 30303
(404) 330-6010
lscott@atlantaga.gov

Invest Atlanta is an Equal-Opportunity Employer.

PROJECT EVALUATION CRITERIA (*Resurgens Fund and Downtown Façade Improvement Fund*)

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

A. Developer Experience & Financial Strength (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
- Financial strength as evidenced by strong cash reserves and debt capacity
- Track record demonstrating ability to leverage owner equity, debt, and/or other private investment.

B. Project Readiness & Financial Feasibility (30 Percent)

- Documented evidence of site control, neighborhood support, zoning compliance, and required project entitlements and permits
- Detailed architectural drawings and firm construction cost estimates, detailed sources and uses, and demonstrated financial feasibility through evidence of positive financial return
- 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

C. Project Impact & Community Revitalization (50 Percent)

1) **Tax generation:** directly increases the property tax base in the Westside 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) **Vacancy and Obsolescence**: directly activates and/or reuses vacant or obsolete buildings and surface 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) **Urban Design and Sustainability**: contributes to significant visual improvement of the exterior of the existing or future buildings and surrounding neighborhood by applying best practices in urban design, placemaking and green building. 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, innovative green building design, and sustainable best management practices (BMPs) such as green stormwater infrastructure.

PROJECT EVALUATION CRITERIA (*Community Improvement Fund*)

In addition to achievement of previously stated Westside TAD objectives, projects will be evaluated based on the following:

A. Applicant Experience & Financial Strength (20 Percent)

- Qualified development team with demonstrated experience developing similar product types of a similar scale
- Financial strength as evidenced by strong cash reserves and debt capacity
- Track record demonstrating ability to leverage owner equity, debt, and/or other private investment

B. Project Readiness & Financial Feasibility (25 Percent)

- Documented evidence of site control, neighborhood support, zoning compliance, and required project entitlements and permits
- Detailed architectural drawings and firm construction cost estimates, detailed sources and uses, and demonstrated financial feasibility through evidence of positive financial return (if applicable)
- 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

C. Project Impact & Community Revitalization (50 Percent)

1) **Community Benefits Plan**: project specifically addresses one or more of the 14 recommendations identified in the Community Benefits Plan including:
   - Job Training and Workforce Development
   - Business Initiatives
   - Education
   - Youth Programs
   - Health and Wellness Programs
   - Catalytic Projects
   - Assemblage and Land Banking
   - Affordable Housing Creation and Preservation
   - Environmental Mitigation
   - Transportation Infrastructure and Improvements
   - Zoning
   - Safety and Code Enforcement
   - Historic Preservation
   - Green Space and Urban Agriculture
2) **Job creation**: generates construction jobs and permanent employment that provide a living wage and benefits that support local business, arts/culture, shopping and dining options.
3) **Tax generation:** directly increases the property tax base in the Westside TAD, as well as supports new sales tax collection in the City to support ongoing community services and community revitalization efforts.
4) **Crime reduction:** Contributes to the reduction of crime rates and/or increases public safety perceptions.
5) **Urban Design and Sustainability:** removes blighted conditions and makes significant visual improvements to the neighborhood by applying best practices in urban design, placemaking and green building. 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, innovative green building design, and sustainable best management practices (BMPs) such as green stormwater infrastructure.

D. Commitment to Diverse and Locally Owned Businesses (5 percent)

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

GRANT AWARD PROCESS

***All grant awards are subject to final approval by, and 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 recommending an award of 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 a development agreement to be negotiated and executed. The process for awarding grant dollars includes the following steps:

1) Receipt of Application
2) Project Evaluation
3) Presentation to Westside 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 COMPONENTS

All qualifying Applications must include the following components:

- **A. Cover Letter –** Signed letter stating project understanding, description of team members, and qualifications for project selection and execution.
- **B. Application Fee** (see program descriptions)
- **C. TAD Application**
- **D. Supporting Documentation**

There is no page limit for each component.

APPLICATION SUBMISSION

Applications must be submitted in hard copy (one original and two copies) and on removable thumb drive in Portable Document Format (PDF) and Excel. Applications should include all identified components, including a completed TAD Application, all required supporting documentation, and the Application Fee. Please address applications to:

Jennifer C. Fine
VP – Planning and Strategic Initiatives
Invest Atlanta
133 Peachtree Street, Suite 2900
Atlanta, Georgia 30303
jfine@investatlanta.com

INQUIRIES

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

Tarnace Watkins
Westside TAD & Choice Neighborhoods Manager
Invest Atlanta
twatkins@investatlanta.com

TERMS AND CONDITIONS

A. All Applications and supporting materials as well as correspondence the Westside 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 Westside TAD grant funding are not eligible to receive additional grant funds for the same property, unless otherwise expressly approved by Invest Atlanta.

G. 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 Westside TAD unless otherwise expressly approved by Invest Atlanta. Recipients of Westside 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.

RESURGENS FUND GRANT

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

GRANT AWARD

Applicants may apply for the following Resurgens Fund grants based on the size of the total investment of the project, including eligible acquisition costs (if under contract or purchased from an unrelated legal entity within the previous 12 months of the date of application), hard costs (interior and exterior), and soft costs (see **TAD Requirements**):

- Projects with an investment of a minimum of $100,000 and a maximum of $3.0 million are eligible for a grant of 1/3 (33.33 percent) of total eligible projects costs.
- Projects with an investment exceeding $3.0 million are eligible for grants of a maximum of either $1.0 million or 10 percent of total eligible project costs.

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 Westside TAD funding through the Resurgens Fund include:

- New mixed-income residential development located along or adjacent to current or future Atlanta Streetcar routes, existing MARTA stations and/or bus stops, and the historic neighborhoods of Castleberry Hill, English Avenue, Vine City, and South Downtown (south of Marietta Street and west of Forsyth Street);
- Reuse of historic, vacant and/or obsolete buildings and redevelopment of surface 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 both an entertainment and tourism destination in the city.

ELIGIBILITY AND REQUIREMENTS

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

- be located within the geography of the Westside TAD boundaries (see **Exhibit A**);
- result in an increase in the taxable assessed value of the property unless otherwise expressly approved by Invest Atlanta;
- evidence property control through either a recorded deed, contract/option, or ground lease;
- demonstrate financial feasibility (with TAD assistance); and
- for rental residential components of 5 units or more, projects must incorporate a mix of housing types affordable to market and workforce households with a minimum of 20 percent of the proposed units allocated to households earning 80 percent of the area median income, or 15 percent of the proposed units allocated to households earning 60 percent of the area median income, see **Exhibit C** for a compliance period of 10 years; or
- for for-sale residential components of 5 units or more, projects must incorporate a mix of housing types affordable to market and workforce households with a minimum of 20 percent of the proposed

units allocated to households earning 120 percent of area median income, see **Exhibit C**.

Projects with costs of $3.0 million and up **MUST** meet the additional following requirements to be eligible for Westside TAD funding under this program:

- qualify and register for one of the following third-party green building certifications, as proposed by the applicant:
  - EarthCraft (minimum of “Certified”)
  - GreenGlobes (minimum of two globes rating)
  - LEED (minimum of “Certified” rating)
  - Other third-party certification and minimum rating as approved by Invest Atlanta
- 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 a Westside 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

Application Fee: The greater of (a) 10 basis points (.10%) of the total amount applied for or (b) $2,500 is payable to Invest Atlanta and due upon submission. The application fee is non-refundable.

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

Administrative Fee: The greater of (a) 25 basis points (.25%) of the Westside TAD grant amount, or (b) $2,500 is payable annually until project completion.

Compliance Fee: For projects with residential components featuring required rental workforce housing (see Eligibility and Requirements), the greater of (a) $36/door, or (b) $5,000 is payable at Closing (two years) and annually until the end of the compliance period

Note: Invest Atlanta reserves the right to waive some or all fees and charges incurred by eligible non-profit entities

DOWNTOWN FAÇADE IMPROVEMENT GRANT (DFIG)

Invest Atlanta intends to utilize available Westside 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 Westside 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 Westside TAD funding under the DFIG program:

- be located within the geography of the Westside 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 the Westside TAD 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;
- be capable of investing one-third of total project costs upfront; and
- conform to all current codes and ordinances.

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, religious institutions, and non-profit facilities not subject to ad valorem property taxes unless otherwise expressly approved by Invest Atlanta.

GRANT FUNDING

Upon execution of a Westside 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

Application Fee: Equal to $250 payable to Invest Atlanta and due upon submission. The application fee is non-refundable.

Commitment Fee: N/A

Administrative Fee: Equal to $2,500 payable to Invest Atlanta and due upon the execution of the TAD Development Agreement

Note: Invest Atlanta reserves the right to waive some or all fees and charges incurred by eligible non-profit entities

COMMUNITY IMPROVEMENT FUND GRANT (CIF)

Invest Atlanta created the Westside TAD Community Improvement Fund to invest in catalytic projects that will result in job creation and quality of life enhancements for residents of **Vine City, English Avenue and Castleberry Hill**. With this Round 2 application, Invest Atlanta intends to utilize the remaining available funds to provide funding support for transformational projects that result in lasting positive impact. Invest Atlanta invites highly qualified developers and project sponsors seeking to develop projects within the Westside Tax Allocation District Neighborhood Area to apply for grant funding from the CIF program.

GRANT AWARD

Applicants may apply for a Community Improvement Fund grant of up to 50% of total eligible project costs (see **TAD Requirements**), not to exceed a grant award of $1.5 million.

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 Westside TAD funding through the Community Improvement Fund include:

- reducing socio-economic distress in the neighborhoods by:
  - reducing the high housing vacancy rate and redeveloping dilapidated housing stock
  - improving access to quality, affordable and workforce housing
  - reducing the high crime and poverty rates
  - increasing full-time job opportunities and access to job training
  - increasing access to financial literacy, business development and other related educational resources
- providing community amenities for neighborhood residents, including:
  - parks and open space
  - community resource centers
  - urban agriculture
  - health and wellness centers
  - retail, restaurant and cultural development

ELIGIBILITY AND REQUIREMENTS

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

- be located within the geography of the Westside TAD ***Neighborhoods of English Avenue, Vine City and/or Castleberry Hill.***(see **Exhibit A-1**);
- result in an increase in the taxable assessed value of the property unless otherwise expressly approved by Invest Atlanta;
- evidence property control through either a recorded deed, contract/option, or ground lease;
- demonstrate financial feasibility (with TAD assistance); and
- for rental residential components of 5 units or more, projects must incorporate a mix of housing types affordable to market and workforce households with a minimum of 20 percent of the proposed units allocated to households earning 80 percent of the area median income, or 15 percent of the proposed units allocated to households earning 60 percent of the area median income, see **Exhibit C** for a compliance period of 10 years; or for for-sale residential components of 5 units or more, projects must incorporate a mix of housing types affordable to market and workforce households with a minimum of 20 percent of the proposed units allocated to households earning 120 percent of area median income, see **Exhibit C**.

Projects with costs of $3.0 million and up **MUST** meet the additional following requirements to be eligible for Westside TAD funding under this program:

- qualify and register for one of the following third-party green building certifications, as proposed by the applicant:
  - EarthCraft (minimum of “Certified”)
  - GreenGlobes (minimum of two globes rating)
  - LEED (minimum of “Certified” rating)
  - Other third-party certification and minimum rating as approved by Invest Atlanta
- 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 a Westside 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

Application Fee: The greater of (a) 10 basis points (.10%) of the total amount applied for or (b) $500 is payable to Invest Atlanta and due upon submission. The application fee is non-refundable.

Commitment Fee: N/A

Administrative Fee: The greater of (a) 25 basis points (.25%) of the Westside TAD grant amount, or (b) $2,500 is payable annually until project completion.

Compliance Fee: For projects with residential components featuring required rental workforce housing (see Eligibility and Requirements), the greater of (a) $36/door, or (b) $5,000 is payable at Closing (two years) and annually until the end of the compliance period

Note: Invest Atlanta reserves the right to waive some or all fees and charges incurred by eligible non-profit entities

EXHIBIT A- Westside TAD

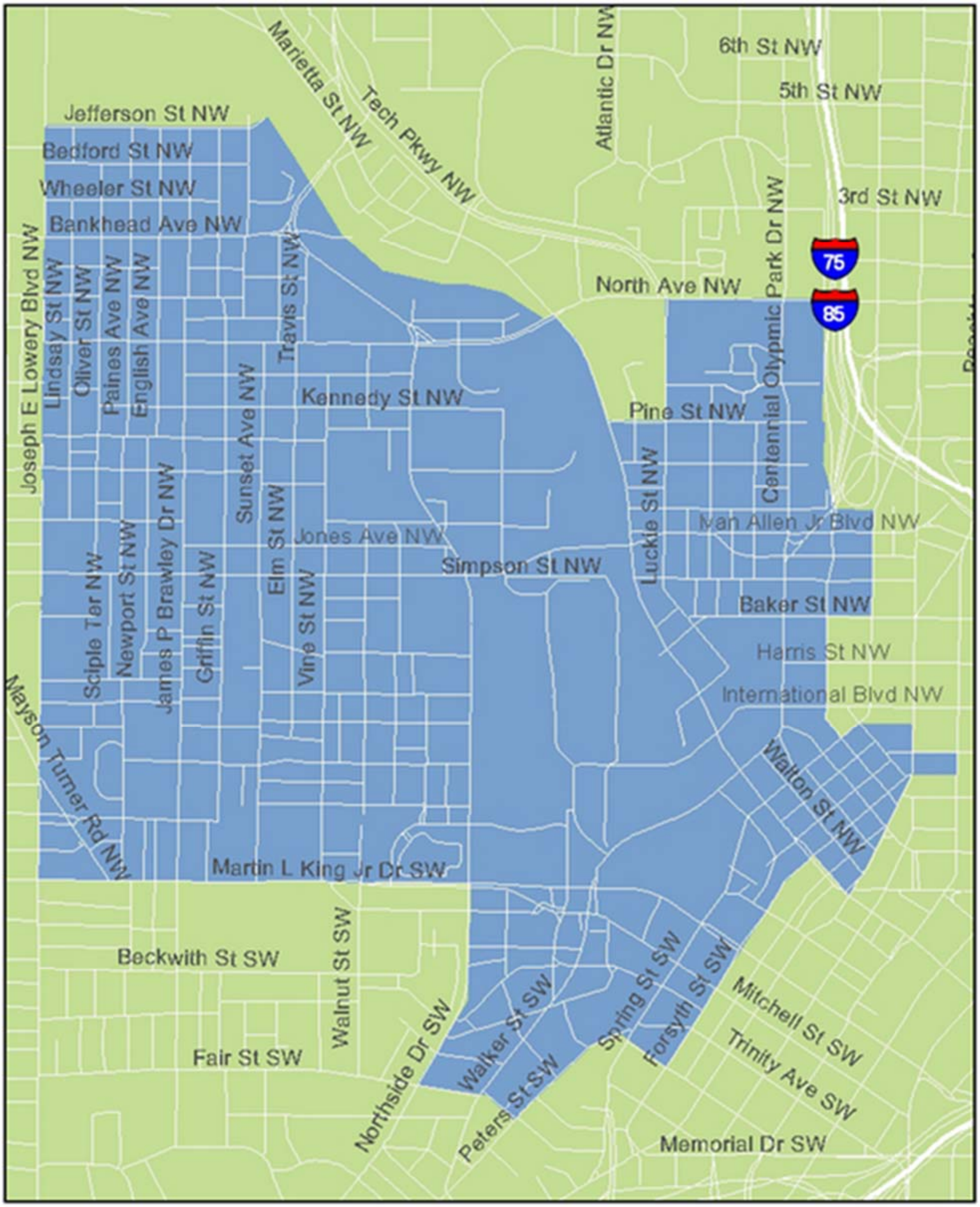

EXHIBIT A-1 - Westside Neighborhood TAD Boundaries

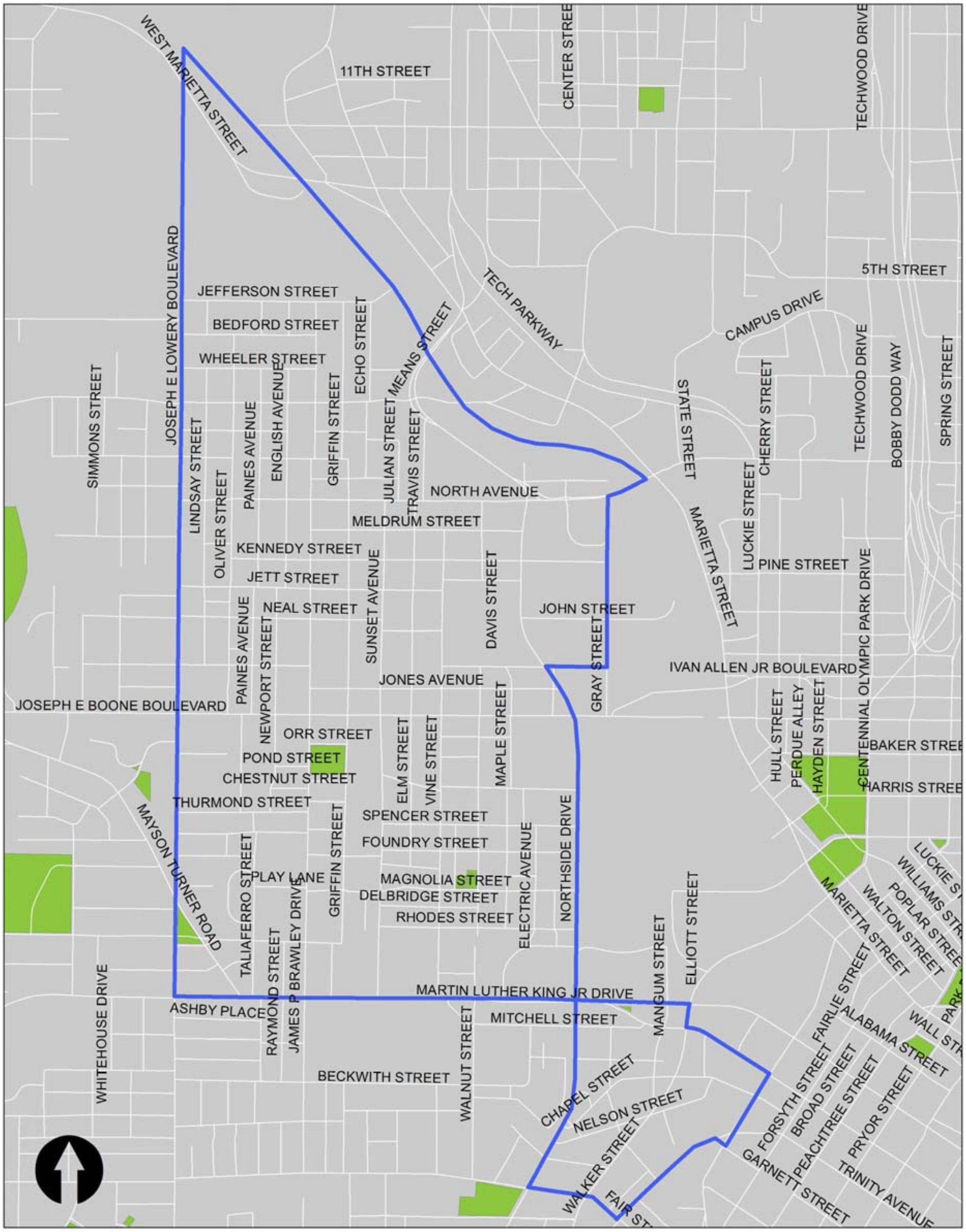

EXHIBIT B- E-Verify and SAVE Affidavit

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 ________________, 201__

____

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________________, 201__

____
Notary Public
My commission expires: ________________

EXHIBIT C
WORKFORCE HOUSING
INCOME LIMITS AND MAXIMUMS

2016 HUD Income Limits						
Atlanta Metropolitan Statistical Area (MSA)						
Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	$56,700	$64,800	$72,900	$81,000	$87,480	$93,960
100% AMI	$47,250	$54,000	$60,750	$67,500	$72,900	$78,300
80% AMI	$37,800	$43,200	$48,600	$54,000	$58,320	$62,640
60% AMI	$28,380	$32,400	$36,480	$40,500	$43,740	$46,980

2016 Workforce Housing Maximums					
	Efficiency	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Max Rent at 80% AMI	$945	$1,013	$1,215	$1,404	$1,566
Max Rent at 60% AMI	$710	$760	$912	$1,053	$1,175

2016 Workforce Housing Maximums					
	Efficiency	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Max Sale Price at 120% AMI	$170,100	$182,250	$218,700	$252,720	$281,880