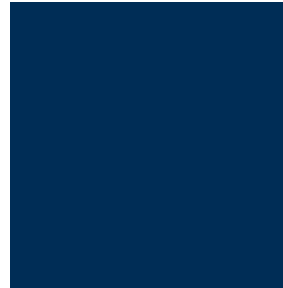


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Community Development/ Human Services Committee

March 9, 2021



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2020 Results

March 9, 2021





New Jobs Created
or Retained



Small Business
Loans Provided



Homeownership
Incentives Provided



Affordable Housing
Units Created



\$756 M

Total Capital Investment

\$1.69 B

Total Economic Impact

2020 Affordable Housing Developments



Lakewood Homeownership Initiative

Nine single-family homes priced at 120% of AMI and below, with two homes at 115% AMI.



Abbington on Cheshire Bridge

48-unit mixed-income rental community that will include 40 LIHTC units reserved for households earning at or below 50% and 60% AMI and eight unrestricted market-rate units.



True Light Haven

124 new affordable housing units for seniors, located near the West Lake MARTA station.

2020 Affordable Housing Developments (Cont'd)



55 Milton

Located along the Atlanta BeltLine Southside Trail, 55 Milton is a new, 136-unit, multifamily rental housing development that has 118 units set aside for households earning 60% AMI or below.



Herndon Square

97-unit development is replacing what was once Herndon Homes, a public housing complex west of downtown that was demolished in 2010.



*Opened in 2020 &
Now Fully Leased*

Legacy at Vine City

105-unit affordable housing development for seniors. The community offers one- and two-bedroom affordable apartments and residents pay no more than 30% of their income on rent.



oaksATL

Three buildings in the English Avenue community that have been redeveloped by oaksATL Community Development, Inc., to provide 31 deeply affordable units, now all fully-leased.



Briarwood Medical Office & Commercial Retail Development

30,000 square feet of medical office space and 17,000 square feet of commercial retail space across from Greenbriar Mall.



Goodwill of North Georgia

The only Goodwill of North Georgia training facility to be located in the city of Atlanta, the Center for Workforce Innovation will include a job training center, community center and retail space.

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2020 Business Attraction, Retention & Expansion Efforts



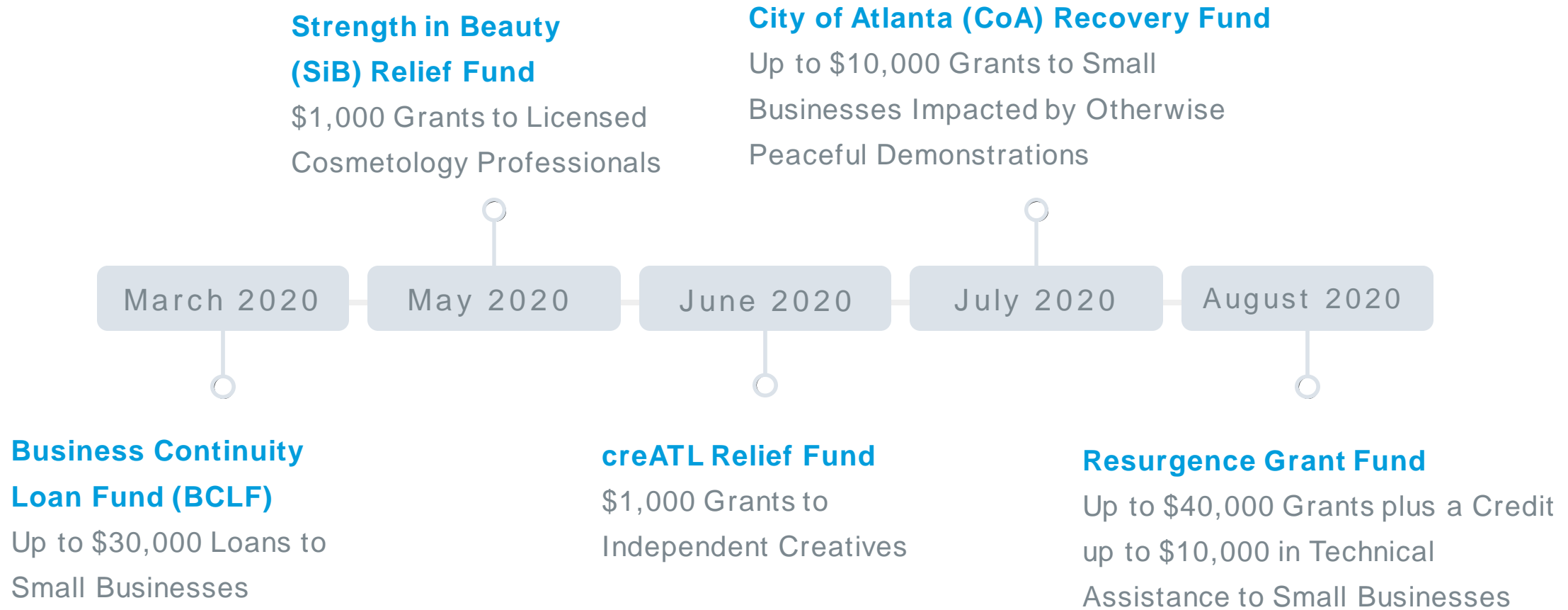
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COVID-19 Response

March 9, 2021



COVID-19 Response Timeline



\$19.9 M

COVID-19 Related
Grants Committed

819

Applications Approved for
COVID-19 Programs

9,225

Jobs Affected Through
COVID-19 Programs

Over 347,000 people were reached through email, webinars, postcards and other tools, and the media strategy exceeded 27 million impressions.



French Market Flowers



iwi Fresh



The Atlanta Dance Academy



Local Green Atlanta



Dad's Garage



DJ Hourglass

CAREs Video

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Economic Opportunity Fund (EOF) 2020 Results



	Features
Contract between company and Invest Atlanta	✓
Job Requirement Threshold (# and length of time)	✓
Capital Investment Requirement	✓
Disbursement Based on Performance	✓
Business in Good Standing (business license, etc.)	✓
Annual Compliance Reporting	✓
Clawback Provisions	✓

- Once a Grant Agreement is executed Invest Atlanta's Compliance Team monitors the Grantees committed and projected public benefits (jobs, salaries, zip codes within City of Atlanta and private capital investment) to those public benefits actually obtained.
- Annual Compliance Reporting is reviewed of committed benefits and performance standards (Grant standards were set 70% and since 2017, now at 80% threshold).
- As of December 2020, there are 10 Active Projects

- **Anthem**
- **Equifax**
- **Flexport**
- **Goodwill**
- **GE**
- **Keysight Technologies**
- **NCR Phase I**
- **NCR Phase II**
- **Pulte Group**
- **UPS**

9,140

Committed Jobs

5,377

59% of Goal

Actual Jobs

\$895.3M

Committed
Investments

\$717.4M

80% of Goal

Actual
Investments

ACTIVE PROJECTS

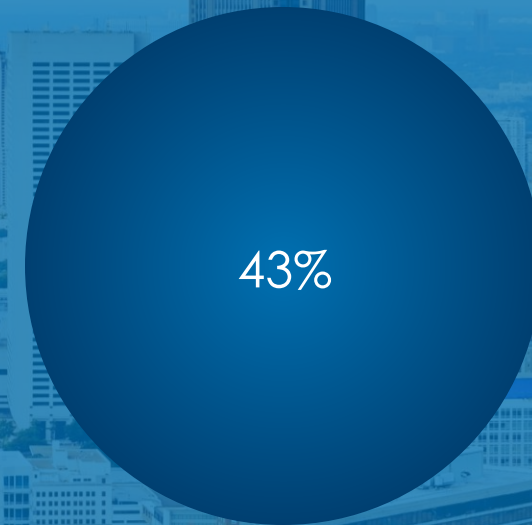
Jobs in the City of Atlanta (COA) Zip Codes



Actual Jobs



COA Zip Codes
Resident



% within the COA

With the "One Atlanta Economic Mobility Plan" as a road map to greater inclusion and equity and noting that equity is a shared responsibility, the following are some modifications to the EOF incentive program:

- 'But For' Commitment
- Economic Empowerment and Equity – E3
 1. Power Business Requirements
 2. Power Business Practices:
 - Hiring Practices
 - Employee Benefits
 - Educational Partnerships
 - Advancing Opportunities for Atlantans

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WorkSource Atlanta Integration Update



July 1, 2021
At the beginning of the new
fiscal year

- Weekly Integration Meetings discussing issues around:
 - Human Resources
 - Process and Procedures
 - Information Technology
 - Facilities
 - Program Delivery

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TAD Quarterly Update

March 9, 2021



Perry Bolton (2002)

Westside (1992/1998 expanded)

Hollowell/ML King (2006)

Campbellton Road (2006)

Princeton Lakes (2002)

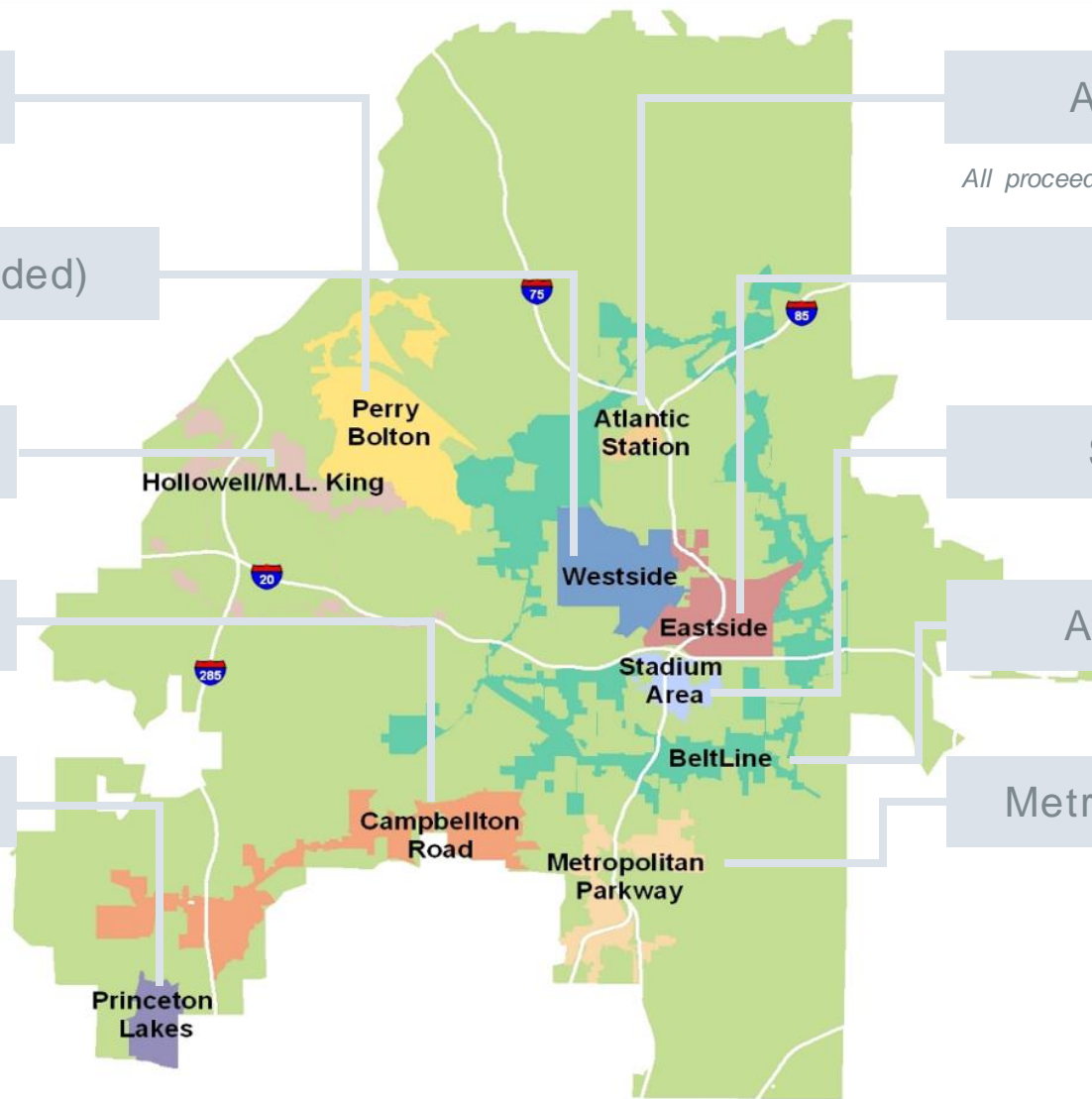
Atlantic Station (1999)

Eastside (2003)

Stadium Area (2006)

Atlanta BeltLine (2005)

Metropolitan Parkway (2006)



All proceeds pledged to debt repayment. No new projects.

All proceeds pledged to debt repayment. No new projects.

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2020 TAD Activity

In 2020, TAD funding was utilized to help renovate affordable residential, office, retail, small business improvement and public open space projects.

- **Usage:** \$23.8M in TAD increment was awarded or committed to 29 projects or programs in eight TADs leveraging over **\$135M in private investment**
- **Projects:** TAD increment will or has been used to construct:

424

**Total Housing
Units**

391

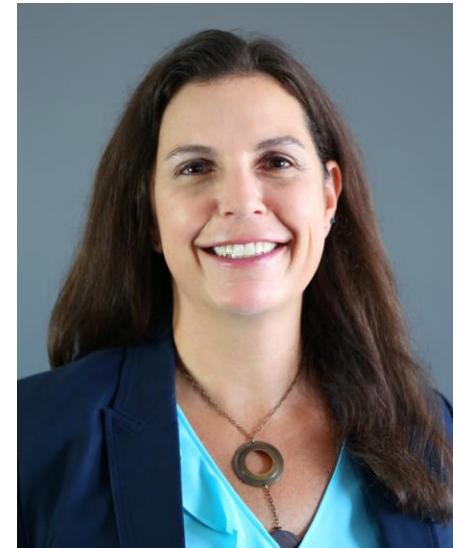
**Deeply-Affordable
Multifamily Units**

20+

**Years of Committed
Affordability**

189,000 ft²

new commercial, office and institutional development, including improvements to Oakland Cemetery, a new fire station, workforce training, and several small business improvements



Jennifer Fine

Vice President, Planning & Strategic
Initiatives

2020 TAD Approvals and Closings

Project	Location	Developer	Housing Units	Affordable Units	Retail SF	Office SF	TAD Funding	Project Cost	TAD	TAD Program	Board Approved	Executed DA/IGA
PROJECTS APPROVED IN 2020												
891 North & 551 Lindsay	891 North Ave & 551 Lindsay St.	oaksATL		16			\$500,000	\$1,685,416	Westside	Community Improvement	Jan-20	Mar-20
Talon Plumbing SBIG	730 Pryor St	Talon Property Services				3,744	\$20,000	\$38,422	Stadium N'hoods	Small Biz Improvement	Jan-20	Apr-20
Historic Oakland Cemetery	Memorial/Boulevard	Historic Oakland Foundation				3,500	\$1,500,000	\$5,631,456	Eastside	Community Empowerment	Feb-20	Jun-20
584 Lindsay	584 Lindsay	oaksATL		15			\$500,000	\$1,251,720	Westside	Community Improvement	Feb-20	Jul-20
Predevelopment Loan Fund	WTAD	IA					\$1,000,000	\$1,000,000	Westside	General	Feb-20	NA
Predevelopment Loan Fund	PBTAD	IA					\$1,000,000	\$1,000,000	PB TAD	General	Feb-20	NA
Predevelopment Loan Fund	CTAD	IA					\$750,000	\$750,000	Campbellton	General	Feb-20	NA
McAuley Park Phase I	375 Gartrell St	Pennrose Holdings, LLC		180			\$4,000,000	\$45,490,786	Eastside	Ascension	Apr-20	
Soccer in the Streets at Village	Hamilton Holmes MARTA Station	SITS/MARTA					\$50,000	\$475,000	Hollowell-ML King	General	Apr-20	
Wheat Street Education Building	18 Borders Dr.	Wheat St. Charitable Foundation				21,000	\$1,500,000	\$4,523,683	Eastside	Community Empowerment	Apr-20	
Wheat Street American Legion Building	345 Auburn Ave.	Wheat St. Charitable Foundation			1,400	3,880	\$650,000	\$2,591,140	Eastside	Resurgens	Apr-20	
Sweet Auburn TA/Pre-Dev Fund Phase II	Sweet Auburn area	Central Atlanta Progress					\$500,000	\$700,000	Eastside	General	Apr-20	Oct-20
Briarwood Redevelopment	2890 Continental Parkway	Riddle Property Group	18	125	23,000	30,000	\$250,000	\$42,000,000	Campbellton	Predevelopment Loan	May-20	
Abbingdon at Ashby Station	890 Mayson Turner Rd.	Rea Ventures Group	15	55			\$1,994,000	\$19,951,752	Westside	Ascension	Jun-20	
Community of Hospitality	458/460 Edgewood Ave.	Community of Hospitality, Inc.			2,000	4,600	\$320,000	\$797,840	Eastside	Community Empowerment	Jul-20	
Thrive Sweet Auburn	302 Decatur St.	Project Community Connections, Inc			1,000	10,300	\$715,000	\$1,898,517	Eastside	Community Empowerment	Aug-20	
2667 DLH Small Biz Improvement	2667 Donald Lee Hollowell	Dewberry Systems/Reginia Marble			2,900		\$20,000	\$38,853	Hollowell-ML King	SBIG	Aug-20	Sep-20
Predevelopment Loan Fund	BTAD	IA					\$750,000	\$750,000	Beltline	Affordable Housing Increment	Aug-20	NA
Predevelopment Loan Fund	ETAD	IA					\$1,500,000	\$1,500,000	Eastside	General	Sep-20	NA
Mortgage Assistance Fund	PBTAD	IA					\$1,000,000	\$1,000,000	Perry Bolton	General	Oct-20	NA
722 Pryor St. Small Biz Improvement	722 Pryor St.	Hunter Pryor Street Enterprises				4280	\$20,000	\$196,254	Stadium N'hoods	SBIG	Oct-20	
Westside Connector Trail Loan	Vine City/English Ave.	Atlanta Beltline, Inc.					\$2,300,000	\$2,300,000	Westside	General	Nov-20	
NW Corridor Freight Plan	NW Atl	CoA Dept. of City Planning					\$50,500	\$312,500	Perry Bolton	General	Nov-20	
905 James Jackson Small Biz Improvement	905 James Jackson Pkwy	Cal Properties			13,125		\$20,000	\$31,270	Hollowell-ML King	SBIG	Nov-20	
2664 DLH Small Biz Improvement	2664 Donald Lee Hollowell	Lawson Auto Center Incorporated				2500	\$20,000	\$25,121	Hollowell-ML King	SBIG	Nov-20	
Briarwood Redevelopment	2890 Continental Parkway	Riddle Property Group	*	*	*	*	\$1,200,000	*	Campbellton	General	Dec-20	
Total			33	391	43,425	83,804	\$22,129,500	\$135,939,730				
EARLIER PROJECTS CLOSED IN 2020												
Fire Station 22	849 Hollywood Rd.	Atlanta Fire and Rescue Dept.				16,500	\$1,000,000	\$10,000,000	Perry Bolton	General	Sep-19	Jan-20
Goodwill of N. Georgia, Inc.		Goodwill of N. Georgia, Inc.			23,600	14,800	\$150,000	\$10,473,900	Metropolitan Pkw	General	Nov-19	Feb-20
Jesse Hill Market	92 Jesse Hill Jr. Dr. SE	Grady Health Foundation			4,000	3,000	\$500,000	\$3,017,711	Eastside	Community Empowerment	Nov-19	Jun-20
Total			0	0	27,600	34,300	\$1,650,000	\$23,491,611				

33 391 71,025 118,104 \$23,779,500 \$159,431,341

During the first quarter of 2021, TAD funding was utilized to help renovate affordable residential, office, retail, small business improvement and historic preservation projects.

- **Usage:** \$7.9M in TAD increment was awarded or committed to nine projects or programs in three TADs leveraging over **\$40M in private investment**
- **Projects:** TAD increment will or has been used to construct:

94

***Total Housing
Units (SF and MF)***

17

***Affordable
Units (for sale and rental)***

20+

***Years of Committed
Affordability***

67,000 ft²

***new commercial, office and institutional development, including
significant historic preservation improvements in the Sweet Auburn
neighborhood.***

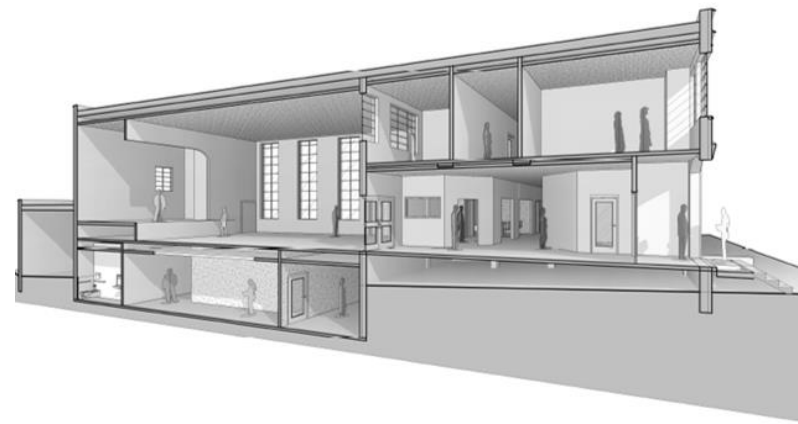
2021 TAD Approvals and Closings

Project	Location	Developer	Housing Units	Affordable Units	Retail SF	Office SF	TAD Funding	Project Cost	TAD	TAD Program	Board Approved	Executed DA/IGA
PROJECTS APPROVED IN 2021												
377 Edgewood	377 Edgewood	Bohica II, LLC			4,300		\$486,771	\$2,297,083	Eastside	Resurgens	Jan-21	
ITCDC	692 Lindsay St	Integrity Transformations CDC				12,000	\$75,000	\$149,435	Westside	Resurgens	Feb-21	
Be On Edgewood	395 Edgewood	Navmar, LLC			1,848	6,243	\$1,450,000	\$4,320,944	Eastside	Community Empowerment	Feb-21	
Prince Hall Masonic Building	330 Auburn	Most Worshipful Prince Hall Grand Lodge			5,000	11,000	\$1,500,000	\$10,155,801	Eastside	Community Empowerment	Feb-21	
1091/1095 Tucker For Sale Townhomes	1091/1095 Tucker	Atlanta Land Trust/Intown Builders	7	29			\$1,170,000	\$10,896,859	Beltline	Increment	Feb-21	
1055 Arden Multifamily	1055 Arden	Prestwick/ANDP	10	48			\$870,000	\$12,908,509	Beltline	Increment	Feb-21	
1060 DLH Mixed Use Predevelopment	1060 DLH et al	10th St. Ventures/Urban Oasis					\$250,000	\$1,000,000	Beltline	PreDev Loan	Feb-21	
Total			17	77	11,148	29,243	\$5,801,771	\$41,728,631				
EARLIER PROJECTS CLOSED IN 2021												
Wheat Street Education Building	18 Borders Dr.	Wheat St. Charitable Foundation				21,000	\$1,500,000	\$4,523,683	Eastside	Community Empowerment	Apr-20	Feb-21
Wheat Street American Legion Building	345 Auburn Ave.	Wheat St. Charitable Foundation			1,400	3,880	\$650,000	\$2,591,140	Eastside	Resurgens	Apr-20	Feb-21
Total			0	0	1,400	24,880	\$2,150,000	\$7,114,823				

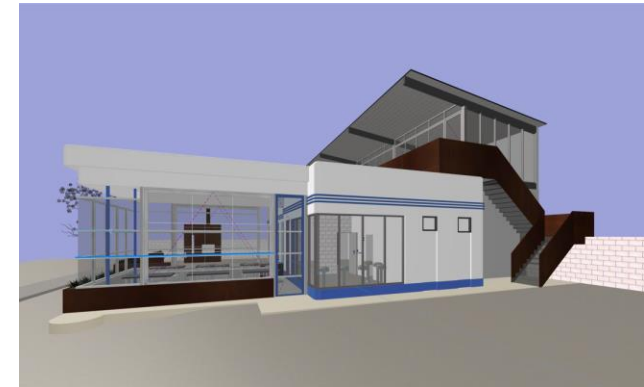
17 77 12,548 54,123 \$7,951,771 \$48,843,454



Wheat Street – American Legion Building, Eastside



Wheat Street – Education Building, Eastside



377 Edgewood– Restaurant Redevelopment, Eastside



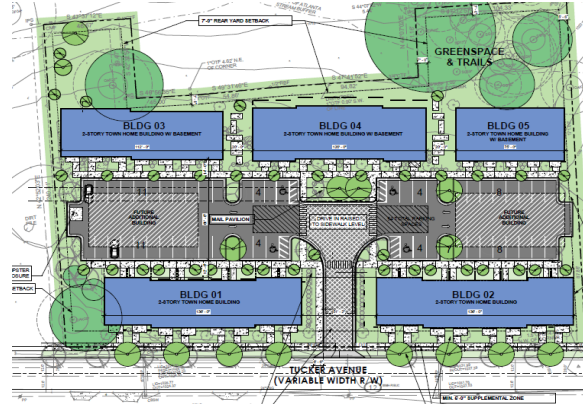
Be On Edgewood (395 Edgewood)– Non-Profit Office and Commercial, Eastside



Prince Hall Masonic Building— Office and Commercial Preservation, Eastside



1055 Arden— Affordable Multifamily, Beltline



1091/1095 Tucker Ave – Atlanta Land Trust Affordable Townhomes, Beltline



Integrity Transformations CDC – Non-Profit Office Improvement, Westside

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Thank You

