



# ATLANTA DOWNTOWN

## INCLUDED WITHIN:

1. Commercial Development Incentives	Page 1
2. Residential Development Incentives	Page 3
3. Economic/Business Development Incentives	Page 6
4. Historic Preservation Incentives	Page 9

## COMMERCIAL DEVELOPMENT INCENTIVES

### **1. TAX ALLOCATION DISTRICT (TAX INCREMENT) FINANCING**

Almost all of Downtown falls within one of two Tax Allocation Districts (TAD) – Eastside and Westside. TADs offer developers a method of paying for public improvements within these districts via the increases in tax revenue resulting from the revitalization of this district. Tax allocation bonds are used to finance these redevelopment costs within a TAD. The bonds are issued on a pledge of the projected increase in ad valorem revenues from the proposed TAD redevelopment for their repayment.

For more information, contact Invest Atlanta, Jennifer Fine at 404-614-8282 or view more details [here](#).

### **2. NEW MARKET TAX CREDITS FROM INVEST ATLANTA**

Invest Atlanta has been awarded \$80 million of New Market Tax Credits from the U.S. Treasury to be used as gap financing for projects within Downtown Atlanta. Developers of commercial projects can save up to 20% of development costs through access to below market rate loans or equity investments. Eligible projects include:

- Investments \$4M+
- Business/Industrial expansions
- Vital Community Services (e.g. healthcare)
- Retail Centers for underserved LICs
- Projects that create jobs, improve underserved neighborhoods, or foster sustainable development outcomes

For more information, contact Invest Atlanta, Dale Royal, 404-614-8336 or view more details [here](#).



### **3. FEDERAL OPPORTUNITY ZONES**

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory. [Click here](#) for more information on how the program works.

- To view a list of qualified opportunity zones, click [here](#)



## **RESIDENTIAL DEVELOPMENT INCENTIVES**

### **CITY ADMINISTERED**

#### **1. TAX-EXEMPT BOND FINANCING**

This citywide incentive provides loans to developers of the proceeds of bonds sold by Invest Atlanta. The proceeds, which must go toward permanent financing for the development, are intended to encourage affordable housing with a mix of market rate units.

For more information, contact Invest Atlanta, Alan Ferguson, 404.614.8290, or view more details [here](#).

#### **2. HOUSING OPPORTUNITY BOND FINANCING**

This fund provides below market rate loans to developers planning mixed-income rental housing in the City of Atlanta. More information can be found [here](#), or contact Invest Atlanta, Alan Ferguson, 404.614.8290.

#### **3. HOME INVESTMENT PARTNERSHIPS PROGRAM FINANCING**

The program funds costs associated with new construction, acquisition and rehabilitation of rental properties. Eligible uses include the financing, in part, of the acquisition, construction, or renovation of multifamily housing for low and moderate income families.

For more information, contact Invest Atlanta, Alan Ferguson, 404.614.8290, or view more **details** [here](#).

### **STATE ADMINISTERED**

#### **4. LOW INCOME HOUSING TAX CREDITS (LIHTC)**

LIHTC provides equity capital for affordable housing. Low/Mod income housing developers compete for Federal tax credit financing. Location eligibility is citywide but criteria favor Community Development Impact Area (CDIA). Georgia Department of Community Affairs (DCA) is the responsible agency. For more information, [click here](#) or call (404) 679-4940.



## 5. NATIONAL HOUSING TRUST FUND

The National Housing Trust Fund (NHTF) is a federal program to complement existing federal, state and local efforts to increase and preserve affordable housing for extremely low-income (ELI) and very low-income (VLI) households, including homeless families. Learn more about the program and available funding [here](#) or contact [nhtf@dca.ga.gov](mailto:nhtf@dca.ga.gov)

## 6. HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Multifamily Rental Housing Development: Multifamily rental housing developers apply to DCA for HOME funds during the annual competitive 9% tax credit application round.

CHDO: Community Housing Development Organizations (CHDOs) are nonprofits that meet the U.S. Department of Housing and Urban Development (HUD) requirements regarding board composition and community housing development activities. CHDO multifamily rental housing developers are eligible for HOME set asides during the tax credit application round.

CHIP: The Community HOME Investment Program (CHIP) is a DCA program that grants HOME funds to local governments, nonprofits, and public housing authorities during an annual competitive grant application process. CHIP funds can be used to develop single family homes for sale to eligible homebuyers and to provide owner-occupied housing rehabilitation.

[Click here for more details](#)

*Other affordable housing funding partners:*

- **ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHIP (ANDP) PROGRAMS & LOAN FUNDS** Predevelopment, construction, bridge land acquisition and other loans to spur affordable and mixed-income housing developments. View more information [here](#) or call 404-522-2637.
  - **REINVESTMENT FUND**  
Yonina M. Gray Director of Business Development  
Reinvestment Fund & Atlanta Neighborhood Development Partnership  
(404) 420.1593 | <https://www.reinvestment.com/>
- **FEDERAL HOME LOAN BANK OF ATLANTA'S AFFORDABLE HOUSING PROGRAM (AHP)** The AHP Program is a flexible source of funding designed to help community



# ATLANTA DOWNTOWN

partners develop affordable owner-occupied and rental housing for very low- to moderate-income families and individuals. Developers need to work through a FHLBank Atlanta member institution to apply for the funds, up to \$500,000. More information can be found [here](#).



## ECONOMIC DEVELOPMENT INCENTIVES

### CITY ADMINISTERED

#### **1. LEASE-PURCHASE BONDS**

Invest Atlanta can issue lease-purchase bonds to support the new capital investment that lead to job creation and/or retention and workforce housing in the City of Atlanta. Invest Atlanta holds title to real and personal property for a 10-year period in exchange for property tax abatement. The provided incentive is typically based on a ten-year tax payment schedule, with the reduction of taxes starting at 50%. For more information, contact Invest Atlanta at 404.614.8288 or see more information [here](#).

#### **2. DOWNTOWN ATLANTA OPPORTUNITY ZONE - JOB TAX CREDIT (STATE)**

An Opportunity Zone allows companies located within its boundaries to receive \$3,500 per job per year for five years: a total of \$17,500, for every net new job created. Any legal business entity creating two or more jobs within one year could qualify for these credits.

The Georgia Department of Community Affairs' popular program has been approved for two areas in Downtown Atlanta. Opportunity Zones are an important state redevelopment tool that provides local companies with increased incentives and benefits for job creation.

For further detail on the program click [here](#) or visit [Invest Atlanta's website](#) for program specifics and requirements. For a map of the state Opportunity Zones within the City, click [here](#).

**(NOTE** - This program is different from the FEDERAL Opportunity Zone program, see Commercial Development Incentives above for more information on this program.)

#### **3. BUSINESS IMPROVEMENT LOAN FUND**

Provides financing to businesses for additions and improvements to commercial, industrial and mixed-use property to encourage revitalization and support commercial and industrial development in designated areas. View more information [here](#) or call Invest Atlanta at 404-880-4100.



#### **4. THE PHOENIX FUND**

The Fund assists small and medium-sized businesses with affordable loans up to \$100,000 and provides financial assistance for the construction or renovation of privately owned commercial buildings, equipment purchases, etc. Call Invest Atlanta at 404-880-4100 or see more information [here](#).

#### **5. ECONOMIC OPPORTUNITY FUND**

The Fund assists businesses and nonprofits with the acquisition or construction of land, buildings and equipment, infrastructure or leasehold improvements, parking subsidies, relocation costs, workforce training, etc. Call Invest Atlanta at 404.614.8288 or see more information [here](#).

### STATE ADMINISTERED

#### **6. GEORGIA JOB TAX CREDIT**

Provides for a statewide job tax credit for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail businesses. Call the Georgia Department of Community Affairs at 404-679-4825 or get more information [here](#).

#### **7. RETRAINING EMPLOYEES**

A tax credit equal to 50% or up to \$500 for the cost of retraining each full-time employee to companies that provide qualified retraining. Call the Georgia Dept. of Technical & Adult Education at 404-679-2901. [www.dtae.org/econdev/retrain.html](http://www.dtae.org/econdev/retrain.html)

#### **8. QUALITY JOBS TAX CREDIT**

Companies that create at least 50 jobs and pay wages at least 110% of the county average are eligible to receive a credit of \$2,500 to \$5,000 per job per year for up to 5 years. For more information, see [here](#).

#### **9. R&D TAX CREDIT**

A 10% credit allowed for research expenses for research conducted within Georgia by qualified businesses. For more information, call the Georgia Dept. of Revenue at 404-417-4477 or read [here](#).

#### **10. CAPITAL INVESTMENT EXEMPTIONS**

Sales and use tax exemptions are available for machinery purchased for qualified uses, primary material handling equipment purchased for qualified uses, and electricity purchased for manufacturing when the total cost of the electricity exceeds



50% of cost of materials used in the process. Call the Georgia Dept. of Revenue at 404-417-6601.

### **11. QUICK START**

The state offers free, customized workforce training for companies that qualify. The program covers training development costs and can be conducted on site. Call 404-679-2901 or find more information [here](#).

### **12. SBA 504 LOAN PROGRAM**

This long-term financing tool is designed to encourage economic development in a local community. Financing is provided to small businesses through this loan program and is administered locally by Fulton County. More information can be found [here](#) or by calling Fulton County at 404-836-7731.

#### Other Resources:

- [Invest Atlanta](#)
- [Georgia Department of Economic Development](#)





## HISTORIC PRESERVATION INCENTIVES

### **Landmark Historic Property Tax Abatement**

In this program the owner of an income-producing building listed on the National or Georgia Register of Historic Places and designated by the city as a Landmark building or contributing building in a Landmark District may obtain preferential property tax treatment. Call the Atlanta Urban Design Commission at 404-330-6200 or visit their [website](#).

### **Rehabilitated Historic Property Tax Abatement**

The owner of a building that qualifies for listing on the Georgia Register of Historic Places and has undergone a major rehabilitation may obtain preferential property tax treatment. Call the Historic Preservation Division of the Georgia Dept. of Natural Resources at 404-651-5566 or view information [here](#).

### **Federal Tax Credit Program**

If a property is listed on the National Register, the owner or long-term lessee of an income-producing property is entitled to an investment tax credit of up to 20% of the qualified rehabilitation expenses of a substantial, qualified rehabilitation. Call the Georgia Department of Natural Resources at 404-651-5566 or view [here](#).

### **Façade Easements**

Tax advantages including federal and state income tax deductions can be taken for preservation easements, or preserving the façade of a historic structure. Call Easements Atlanta at 404-688-3353 or view [here](#).

### **City/County Urban Enterprise Zone Tax Abatement Program**

Ad valorem property tax exemptions covering a ten-year period can be obtained by owners of qualifying historic multi-family and non-residential structures located in urban enterprise zone eligible areas. There is no minimum acreage requirement for proposed zones. Tax abatements are also available for commercial, industrial, and mixed-use properties. For housing urban enterprise zones, structures suitable for rehabilitation/renovation must provide a minimum of four multi-family housing units. For further information, contact the Urban Enterprise Zone Administrator at the Atlanta Bureau of Planning, 55 Trinity Avenue SW, Suite 3350, Atlanta, Georgia 30335-0310 (404-330-6145).