

INVEST ATLANTA
Predevelopment Assistance Loan Fund
Up to \$1,000,000 - Westside TAD

PURPOSE: To authorize up to \$1,000,000 in Westside TAD funding to establish a Predevelopment Assistance Fund to provide strategic resources to help ameliorate identified obstacles to real estate development and economic vibrancy in the Westside TAD area.

PROJECT SPONSORS: Invest Atlanta

FUNDING SOURCE: \$1,000,000 from Westside TAD

LOCATION: Westside TAD

PROJECT DESCRIPTION: Invest Atlanta desires to create a new, Predevelopment Assistance Loan Fund program to assist small developers seeking to develop or significantly rehabilitate affordable workforce housing and neighborhood-scale commercial property within three Tax Allocation Districts (“TAD”); the Campbellton Road TAD, the Perry-Bolton TAD, and the Westside TAD. To facilitate the creation and implementation of the Predevelopment Assistance Loan Fund, Invest Atlanta is seeking Board approval for a Westside TAD Grant up to \$1,000,000 for predevelopment assistance loans in the respective redevelopment areas.

The inability to secure capital to complete the analysis and work and analysis necessary to bring projects to a level of financing viability is an obstacle that this fund will help overcome. The proposed Predevelopment Assistance Loan Fund will provide both for-profit and non-profit small developers with needed and necessary funding to advance their projects towards construction and development.

Predevelopment assistance loans will be available to two types of projects:

1. Catalytic Projects: larger-scale projects that comprise multiple acres of land and/or over 10,000 square feet of space in existing buildings to be developed/renovated
2. Buildings and Smaller projects: individual buildings under 10,000 square feet

All property owners within the Westside TAD.

Based on discussions with focus area stakeholders, as well as previous predevelopment support efforts, the following types of services are expected to comprise the bulk of the support provided to projects.

- Feasibility and Financial Analysis – Including, but not limited to: assessing market demand for residential, commercial or retail uses; quantifying market supportable demand for real estate uses; assessing current operating financial statements, evaluating potential development pro-formas and consulting scenario testing for development alternatives
- Design Services – Including, but not limited to: conceptual design information including site plans and building program layouts; providing preliminary design details and illustrations to communicate a project vision; evaluation and assessment of existing building conditions and development of recommended strategies for renovations.
- Cost Estimation – Including, but not limited to: developing construction cost estimates for building repairs or renovations; creating budgets for potential project scopes of work including evaluations of building systems like plumbing, electrical and HVAC.

PROPOSED SCHEDULE:

ACTIVITY	DATE
IA Board approval to proceed	February 2020
Predevelopment Assistance Loan Fund Opens	March 2020
Community Engagement Continuation	March 2020

WESTSIDE TAD AREA

