





Decide DeKalb
Development Authority

PARTNERING FOR PROGRESS:
REDEVELOPMENT & STRATEGIC INITIATIVES

Revitalizing Communities through Investment and Innovation

CURRENT PROGRAMS

Property Tax Incentive Program

Small Business Revolving Loan Fund

EPA Brownfields Revolving Loan Fund

Housing Investment Programs

Tax Allocation Districts

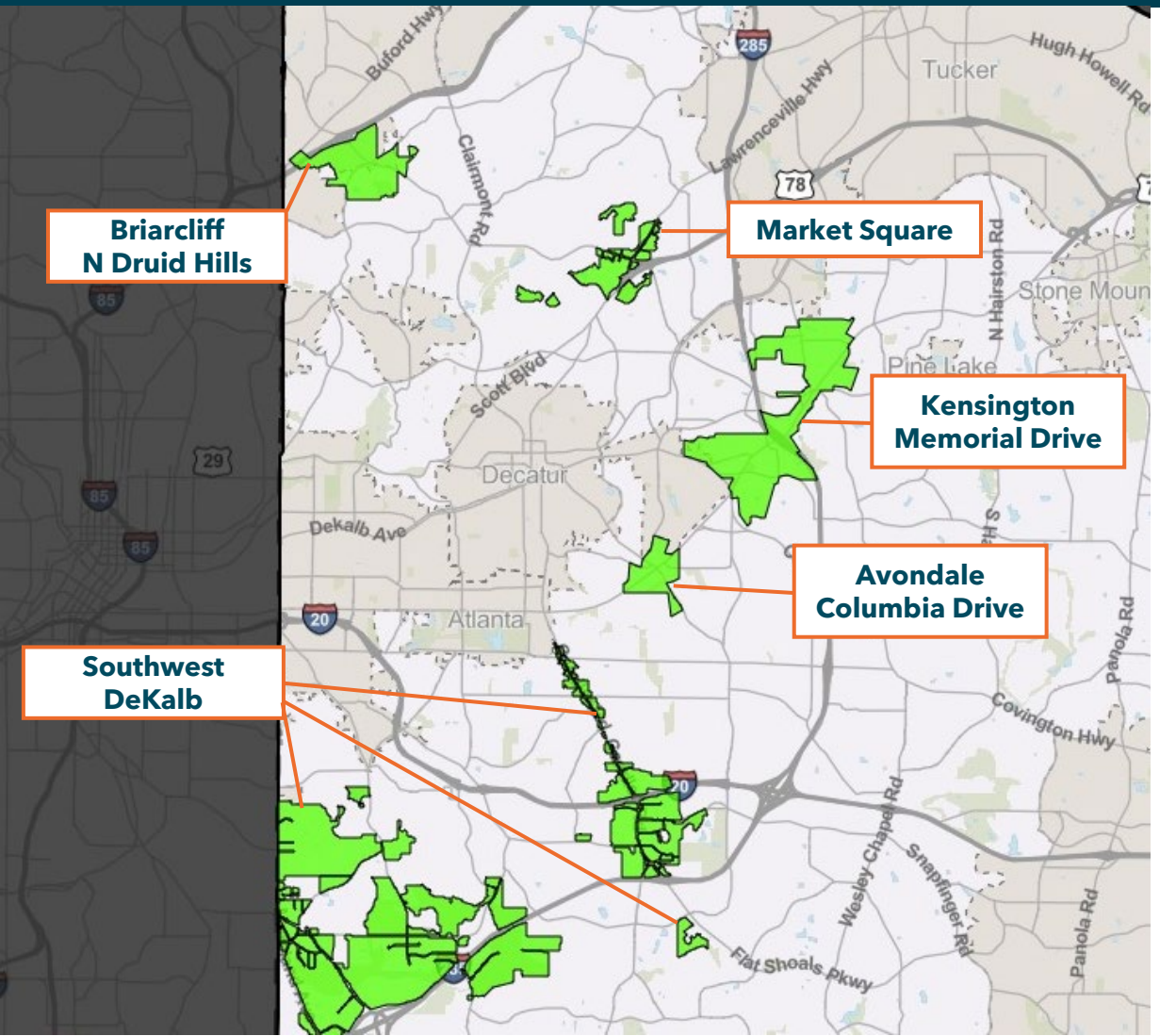
GOALS & OBJECTIVES

Create and implement innovative financing strategies and tools to:

- ***Increase the supply of market rate quality housing attainable for all income levels.***
- Improve the quality of life for residents and revitalize neighborhoods.
- Encourage and incentivize the redevelopment of underutilized and blighted properties.
- Strengthen neighborhood businesses through economic development and supporting the retention and attraction of jobs and services.
- Ensure private development aligns with public policy goals.

Maximize the effectiveness of our Programs and expedite redevelopment through collaboration with stakeholders, and engaging in public private partnerships.

TAX ALLOCATION DISTRICTS

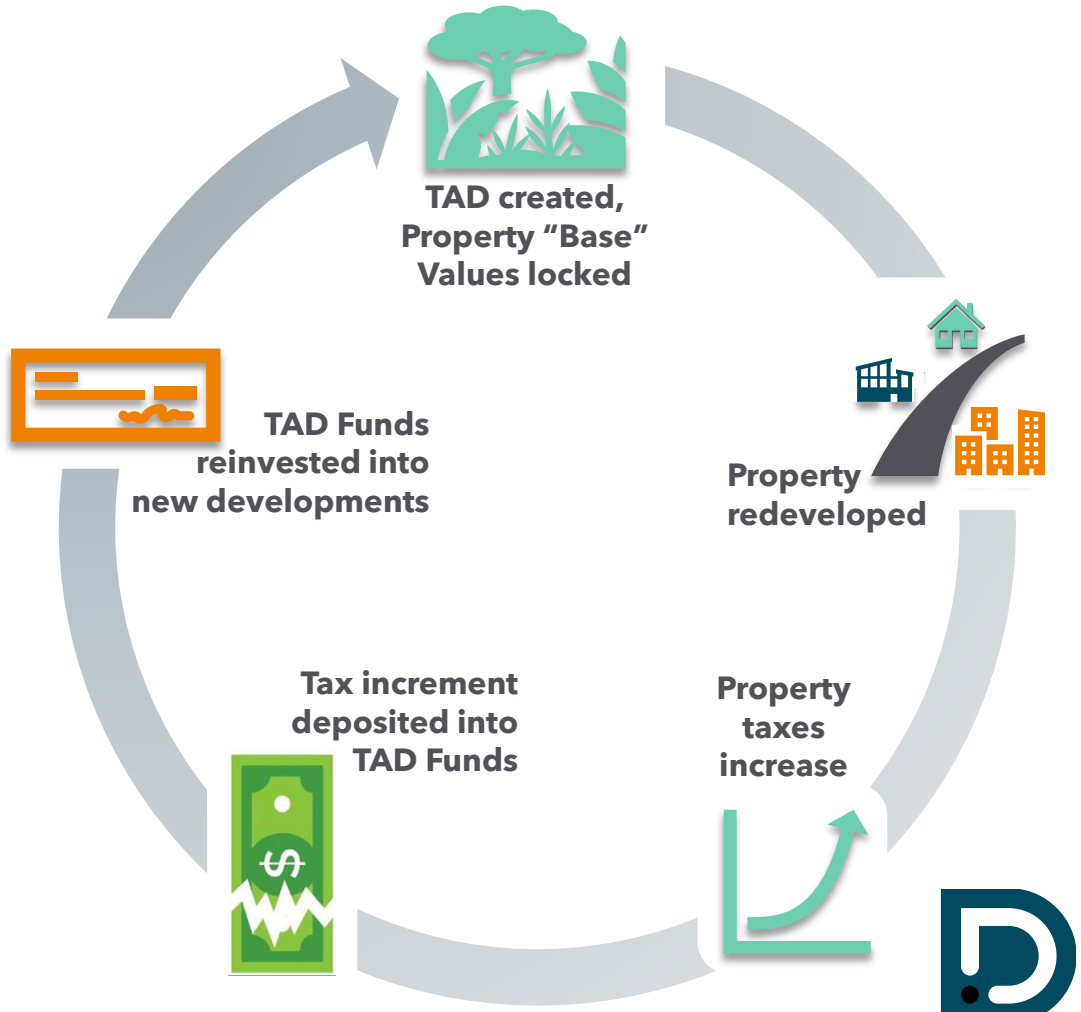


TAD	Start Date	End Date	Increment Balance	TAD Available Balance *(as of 09/30/26)*
Avondale	12/31/04	12/31/29	$ 4,471,206	$ 632,701
Briarcliff	12/31/07	12/31/57	$ 19,780,871	$ 18,241,103
Kensington	12/31/04	12/31/29	$ 9,154,297	$ 9,035,849
Market Square	12/31/22	12/31/47	$ 1,195,917	$ 1,195,917
Southwest DeKalb	12/31/23	12/31/48	$ 2,248,600	$ 2,248,600
		Combined Total	**$ 36,850,891**	**$ 31,354,170**

TAX ALLOCATION DISTRICTS

What is a Tax Allocation District?

- TADs are a special financing tool used by local governments to stimulate investment in underdeveloped or blighted areas. TADs using a portion of future tax revenues to incentivize and pay for current development costs.
- Jurisdiction identifies a geographical area to be designated as a TAD. Areas typically include:
  - A catalytic redevelopment opportunity on either publicly or privately-owned property with a probability of occurring.
  - Areas that have not experienced economic growth and development,
  - Areas that have underutilized vacant or blighted properties, low income, low or declining rents and/or property values, and high unemployment rates.
  - Areas in need of public infrastructure improvements.



TAX ALLOCATION DISTRICTS



How is a TAD created?

- A TAD can be created by an individual taxing jurisdiction, however, each jurisdiction cannot place more than **10%** of its total digest in a TAD.
- 3rd party consultant is hired to perform an analysis of the proposed geographical area, and create a Redevelopment Plan for the TAD as required by the Georgia "Redevelopment Powers Law".
- The consultant's scope of work includes community and stakeholder engagement, an analysis of market conditions, planned redevelopment opportunities, and tax revenue projections.
- The local jurisdiction governing body votes to approve the Redevelopment Plan and creation of the TAD. Georgia Department of Revenue certifies the TAD once created.
- Property values for the parcels included in the TAD are frozen as of the year the TAD is created.
- As redevelopment occurs, property values and taxes increase. The delta between the base property taxes and new, higher property taxes are the "tax increment" that capitalizes the TAD Special Fund account.
- TADs are typically created for 20-30 years.
- While TAD Redevelopment Plan goals and prescribed uses can be amended, the TAD geographical areas, parcels, and boundaries ***cannot*** be changed after they are created.
- The termination date can be amended (earlier or later) by legislation, however, TADs cannot close until all obligations are satisfied (disbursement and repayment of funds).

TAX ALLOCATION DISTRICTS



What is a Tax Allocation District?

- If the TAD geographical area includes incorporated and unincorporated properties, the City Council, County Board of Commissioners, and Board(s) of Education can each authorize participation in the TAD tax increment.
- Each public governing body must pass legislation to approve their participation in the TAD and the TAD administrator.
- If the school board votes to participate, TAD funds can be used for school infrastructure, including renovation, construction, or expansion of schools located in the TAD. If the school district doesn't participate, they cannot apply for TAD funding.
- Decide DeKalb serves as Program Administrator for 5 DeKalb County TADs via an intergovernmental agreement.
- TAD administration includes:
  - Creating funding programs that align with the TAD Redevelopment Plan goals, and needs of the current community (infrastructure, commercial, residential, tax rebates, public amenities).
  - Application intake, underwriting, negotiation of transaction terms, and approval of development agreements.
  - Management of the state-required TAD Special Fund bank account, 3rd party consultants and legal counsel.
  - Monthly and quarterly reporting on TAD Special Fund accounts, applications and approved project disbursements.
  - Management of TAD Advisory Committees appointed by Decide DeKalb and the City to provide feedback on projects seeking TAD Funding.

TAD FUNDING PROGRAMS

Predevelopment Loan Fund

- Funds disbursed as a reimbursement or direct cost from available TAD funds as eligible predevelopment costs are complete.
- **Awards**: up to 75% of eligible costs, not to exceed amounts contingent on availability of TAD Funds.
- Loan terms up to 24 months, with interest only or deferred payments
- **Residential and non-residential projects only.**

Urban Renewal Fund

- Funds disbursed as a reimbursement or direct cost from available TAD funds as project is completed.
- **Awards**: up to 33% of Total Project Cost.
- Issued as competitive loans and/or grants based on financial feasibility.
- Loan terms contingent on financial feasibility.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

Pay As You Go Grant

- Developer covers 100% of development costs up front.
- Receives an annual partial reimbursement from the future TAD tax increment generated by the property or the entire TAD.
- **Grant Award**: up to 33% of Total Cost.
- Alternative option for TADs with limited funds.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

Small Business Property Improvement Grant

- Funds disbursed as a reimbursement or direct cost from available TAD funds as project is completed.
- **Awards**: 50-66% of total cost, maximum amount varies by TAD.
- Both commercial property owners / landlords and business owners leasing commercial space are eligible to apply.
- Interior/exterior life, health & safety repairs, cosmetic upgrades, operating equipment.

TAD Bonds

- Provides up front debt financing to cover redevelopment costs as work is completed.
- **Awards**: up to 33% of Total Project Cost.
- Bonds are secured by the future TAD tax increment generated by the project or the entire TAD.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

TAX ALLOCATION DISTRICTS

Affordable Commercial Space

- **Multi-tenant non-residential space**
- At least **10%** of square footage
- Rents set at least **40%** below market rate rents
- Minimum 10-year compliance period, 40% years 1-5, 8% decrease annually years 6-10
- **Exception**: Properties with comparable lease rates <1 mile of the property are currently **<60%** of the Costar submarket must agree to limit rent increases for affordable commercial space to no more than 3% during compliance period

Attainable Housing

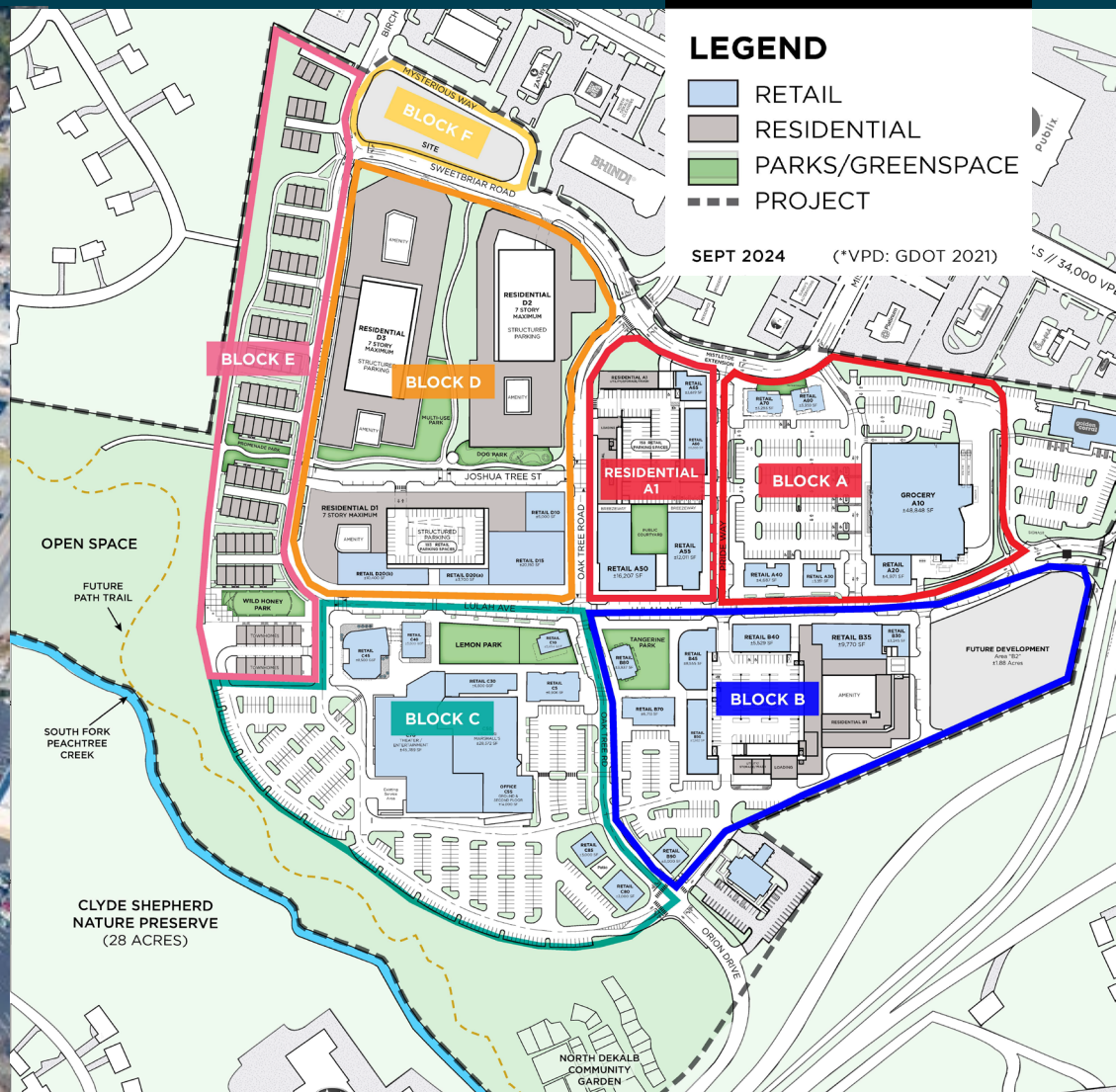
- **Mixed-income Residential**
- Program mixes should include multiple income levels, for example:
  - At least 10% @ <60% AMI (for rent)
  - At least 10% @ <80% AMI (for sale)
  - At least 20% @ <80-120% AMI
  - Include a percentage of units as Market Rate
- Minimum % attainable units varies for each TAD Funding program
- **100% attainable units** allowable for seniors, veterans, disabled, the unhoused
- For Rent: minimum 15-year compliance period
- For Sale: minimum 10-year compliance period

TAD FUNDING PROGRAMS

AVONDALE	BRIARCLIFF	KENSINGTON	MARKET SQUARE	SOUTHWEST DEKALB
• Predevelopment Loan Fund • Urban Renewal Fund • Small Business Property Improvement Grant	• All 5 Programs	• Predevelopment Loan Fund • Urban Renewal Fund • Small Business Property Improvement Grant	• All 5 Programs	• All 5 Programs

SUCCESSFUL TAD PROJECTS





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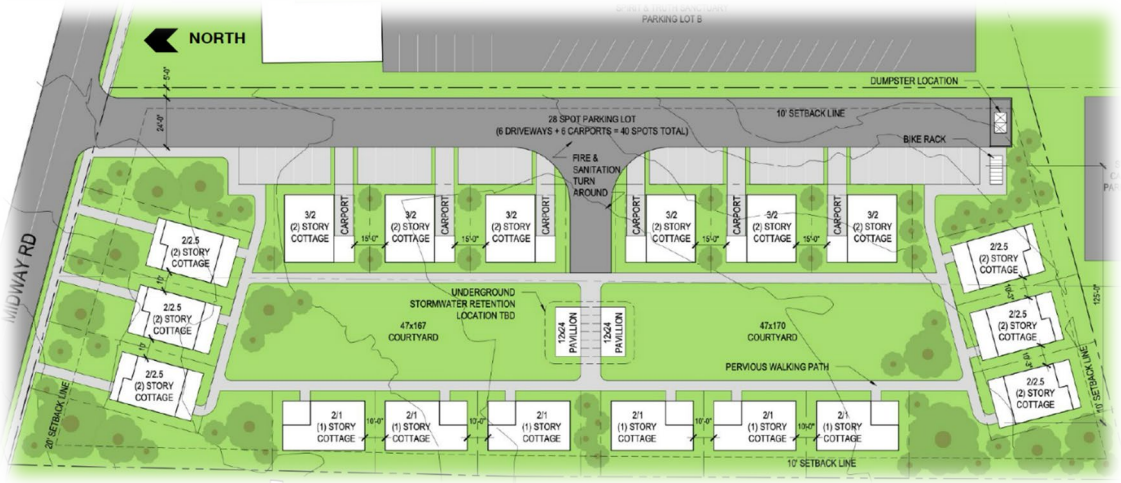
- **$850M Total Development Cost**, including $36.4M public infrastructure, and $8.9M in Public Benefits:
  - $4.5M: PATH Medlock Trail Connection
  - $550K: Off-site shared-use trail
  - $35K: Community Garden improvements and new connection to the Masterplan
- **$70M TAD Pay As You Go Grant Award**
- 320,000 SF retail
- 1,700 Multifamily units
- 100 Townhomes
- 17 acres of open space adjacent to Southfork Peachtree Creek
- 1,200 new permanent jobs
- 3,000 construction jobs
- 10% Multifamily units reserved for households earning 60%-120% AMI
- Retail Incubator Covenant to reserve a percentage of commercial space for start-up businesses with rents set at 60% of average market rents
- 15-year affordability term





SUCCESSFUL TAD PROJECTS





PROJECT NAME	COTTAGES AT MIDWAY
Developer	MicroLife Institute & Housing Development Corp
Tax Allocation District	Avondale/Columbia Drive
Address	2883 & 2893 Midway Road
Existing Property Use	Single Family Residential
Property Size	2.12 acres
Development Program	Redevelop the 2 single family lots into a mixed-income 18-unit cottage community with 6 units reserved for households earning 80% AMI and 6 units reserved for households earning 120% AMI.
Project Start Date	Q1 2026
Project Completion Date	Q4 2027
Total Development Cost (TDC)	$ 6,833,345
Total TAD Funding Awarded	**$ 2,255,004** (33% of TDC)
Subordinate Loan	$ 751,668
Grant	$ 528,093
Forgivable Subordinate Loan	$ 975,243
Term of Affordability	10 years

SUCCESSFUL TAD PROJECTS



PROJECT NAME	CANDLER CROSSING
Developer	Venture South Investments, LLC
Tax Allocation District	Southwest DeKalb
Address	1816 Candler Road
Existing Property Use	Commercial Retail/Office
Property Size	7.26 acres
Development Program	Redevelop 8 commercial retail & office buildings into a: • Publix-anchored shopping center • Additional detached ancillary 11,200 SF multi-tenant retail building, including 2,000 SF of affordable commercial space at 60% market rent • 65,000 SF Plaza & Greenspace, walking trail, and renovations to the MARTA Bus Stop on Glenwood
Project Start Date	Q1 2026
Project Completion Date	Q4 2027
Total Development Cost (TDC)	$ 28,910,670
Total TAD Award	**$ 3,820,000** (33% of TDC)
Term of Affordability	10 years (8% annual rent increase in years 5-10)


ASSEMBLY ATLANTA


LULAH HILLS

THANK YOU!


FERNBANK MUSEUM


LITHONIA