

Jurisdiction	TAD Funding Approval Year/Project	Capital Investment Cost <sup>1</sup>	Approved TAD Funding <sup>2</sup>	TAD Funding by Percentage <sup>3</sup>	TAD Funding Time Period <sup>4</sup>	ROD Return on Developer Projected Rate of Return <sup>5</sup>	Notes
City of Gainesville, GA	2011 The National: 132-room hotel, underground parking garage and 144-unit apartment building	75,000,000	10,973,000	15%	15 years	6-45%	Largest approved TAD project since TAD inception in 2006.
City of Gainesville, GA	2017 The Enclave: 45 townhouse-style rental apartments	4,000,000	749,058	13%	15 years	6% (new article)	Demolished 13 run-down blighted structures (4 acres), grading, asbestos remediation
Gwinnett County	Project: 2019 Exchange at Gwinnett: grocery store, Andretti Indoor Karting and Games, Top Golf, CMX Bonds: 2020 Cedarcroft, retail, food hall, brewery, office spaces and 1,000 market-rate apartments	350,000,000	38,485,000	11%	Bond weighted average maturity = 11.48% over 11 years plus 1 additional year for the 10% interest in the Indigoedge TAD funds + 25 years years' mark	Could not find proforma	103 acres. Bond: \$38,485,000 with 6.5% interest
City of Columbus, GA	Ellijott's Walk: South Columbus River District TAD, Columbus, GA, 229 housing units; 43 single-family homes, 130 affordable apartments for residents 55 years+, and 10 multi-family houses	353,951,128	10,170,366	19%	Up front TAD increment grant plus 1 additional year for the 10% interest in the Indigoedge TAD funds + 25 years years' mark	Padat	Part A: For "substantial infrastructure for streets, drainage, sewer, water, etc." Up front TAD increment grant: 183 units affordable, housing ranging from 50% AM to 80% AM. 44 market rate apartments, 20,000sf commercial retail space. 20 year affordability period.
Invest Atlanta - Chastain Park	Employment MultiFamily & Business: housing with clubhouse, fitness center, job training center and 20,000sf commercial retail space	94,211,450	2,000,000	2%	Up front TAD increment grant	Padat	Proforma not included in agenda padat
Invest Atlanta - Woodstock	The Project: 132 multifamily apartment units, including 32 affordable units (14 at 50% AM and 18 at 60% AM) and 100 market rate units, and 6 retail units for rent; units for entrepreneurs that include 10,000sf retail space	44,567,495	3,200,000	7%	Up front TAD increment grant plus 1 additional year for the 10% interest in the Indigoedge TAD funds + 25 years years' mark	Padat	Proforma not included in agenda padat
Invest Atlanta - Woodstock	Invest Atlanta - Woodstock TAD	44,297,686	4,000,000	9%	Up front TAD increment grant	Padat	Proforma not included in agenda padat
City of Rome, GA	NOVA Project - In Rome's River District: Approx \$70,000,000 investment	70,000,000	2,200,000	2%	13 years	6-4.4cs	24 multi-family housing units, commercial space, a two acre community park
							TAO Bond: Issued 138 acres Churh Bldwgs; Cleaning up a major brownfield site; Main Transit Station Building a new east/west, the 17th Street Bridge; Creating a new 1.5 acre park; 1000+ new residential units; 100,000sf retail space and in adjacent areas; Transformati on 14th Street; Northside Drive and Howell Mill Drive into pedestrian friendly, walkable, functionally aesthetically pleasing corridors. Undergrounding of utility lines.
Invest Atlanta-Atlantic Station	Cambridge Inn: mixed use development to include 400 residential units, 100,000sf of retail, restaurants, marinas and conservation uses, and, (B) If Activation has occurred, an aquapark or other commercial or industrial project located on the Developer Project Site Part 2.	3,000,000	250,000,000	8%	25 years	No specific details in development plan	TAO Bond issued for 1000+ new residential units by 2025. TAD paid for land acquisition, pre-development costs and infrastructure for entire project.
JDA of Camden County		460,427,000	22,848,500	5%	Trying to find	No specific details in development agreement	TAO Bond issued for 1000+ new residential units by 2025. TAD paid for land acquisition, pre-development costs and infrastructure for entire project.
Invest Atlanta-Westside TAD	The Gulch: transformation of nearly 40 acres of undeveloped land into 35 units acres of dense residential, 100,000sf of retail, restaurants, marinas and conservation uses, and, (B) If Activation has occurred, an aquapark or other commercial or industrial project located on the Developer Project Site Part 2.	3,500,000,000	350,000,000	10%	30 years	No specific details on website	TAO Bond issued for 1000+ new residential units by 2025. TAD paid for land acquisition, pre-development costs and infrastructure for entire project.
							Due to the high cost of land in the Gulch, the TAD amount is very high. The estimated amount of Enterprise Zone bonds to be issued is \$550 million, with a total exceed amount of \$1.25 billion. The estimated amount of TAD to be issued is \$350 million, with a total exceed amount of \$1.25 billion. The estimated amount of TAD to be issued for the total residential units constructed in the Gulch (which more is greater will be designated as affordable) is \$100 million. The estimated amount of TAD to be issued for the residential units constructed on the Gulch (which more is greater will be designated as affordable) is \$100 million. Atlanta Housing will work with the Developer to issue vouchers for 10% residential rental units, taking the total amount of affordable housing to 30%.
							<a href="https://www.atlantaga.gov/home/isholdid/docnum/38456">https://www.atlantaga.gov/home/isholdid/docnum/38456</a> <a href="https://www.atlantaga.gov/home/Components/News/News11653">https://www.atlantaga.gov/home/Components/News/News11653</a>