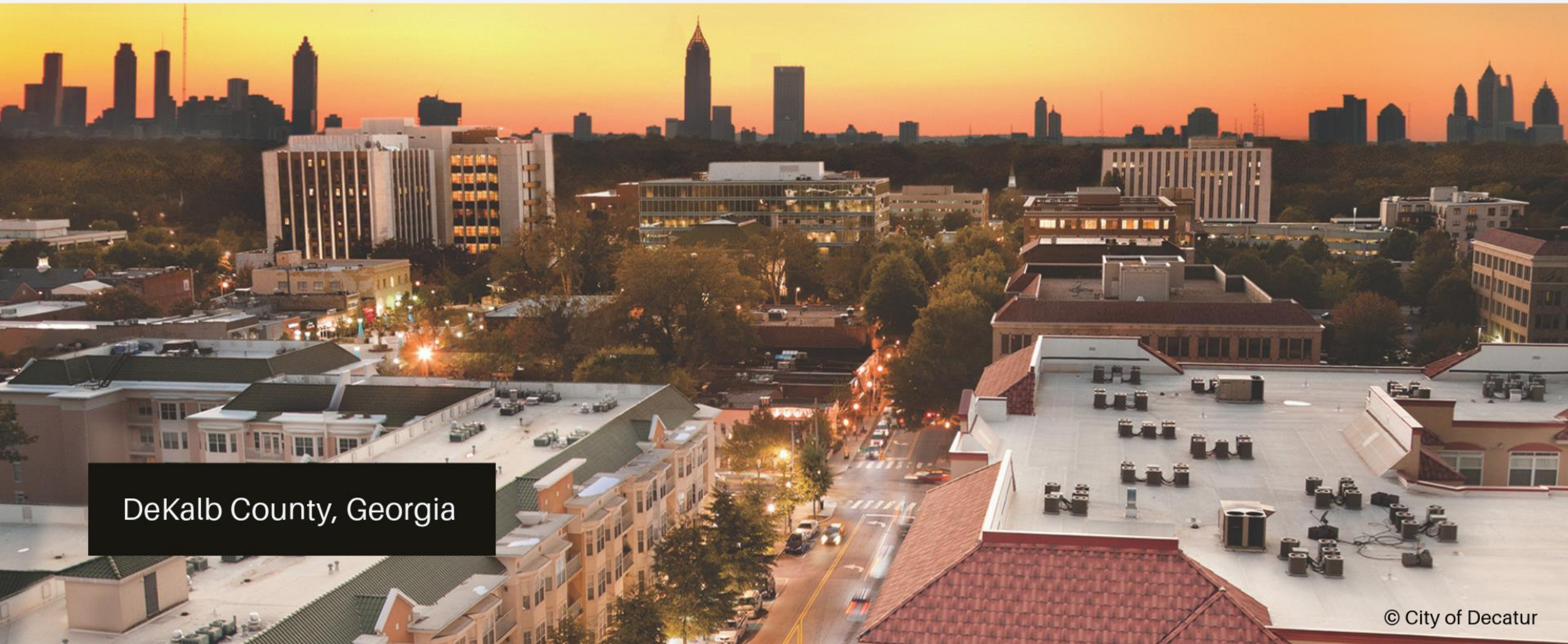


**2019**

# **COUNCIL FOR QUALITY GROWTH**



DeKalb County, Georgia



# DISTRICT 7 STAFF



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# DEKALB COUNTY DISTRICT 7



## DISTRICT 7 MUNICIPALITIES

Clarkston	Pine Lake
Chamblee	Stonecrest
Doraville	Stone Mountain
Lithonia	Tucker

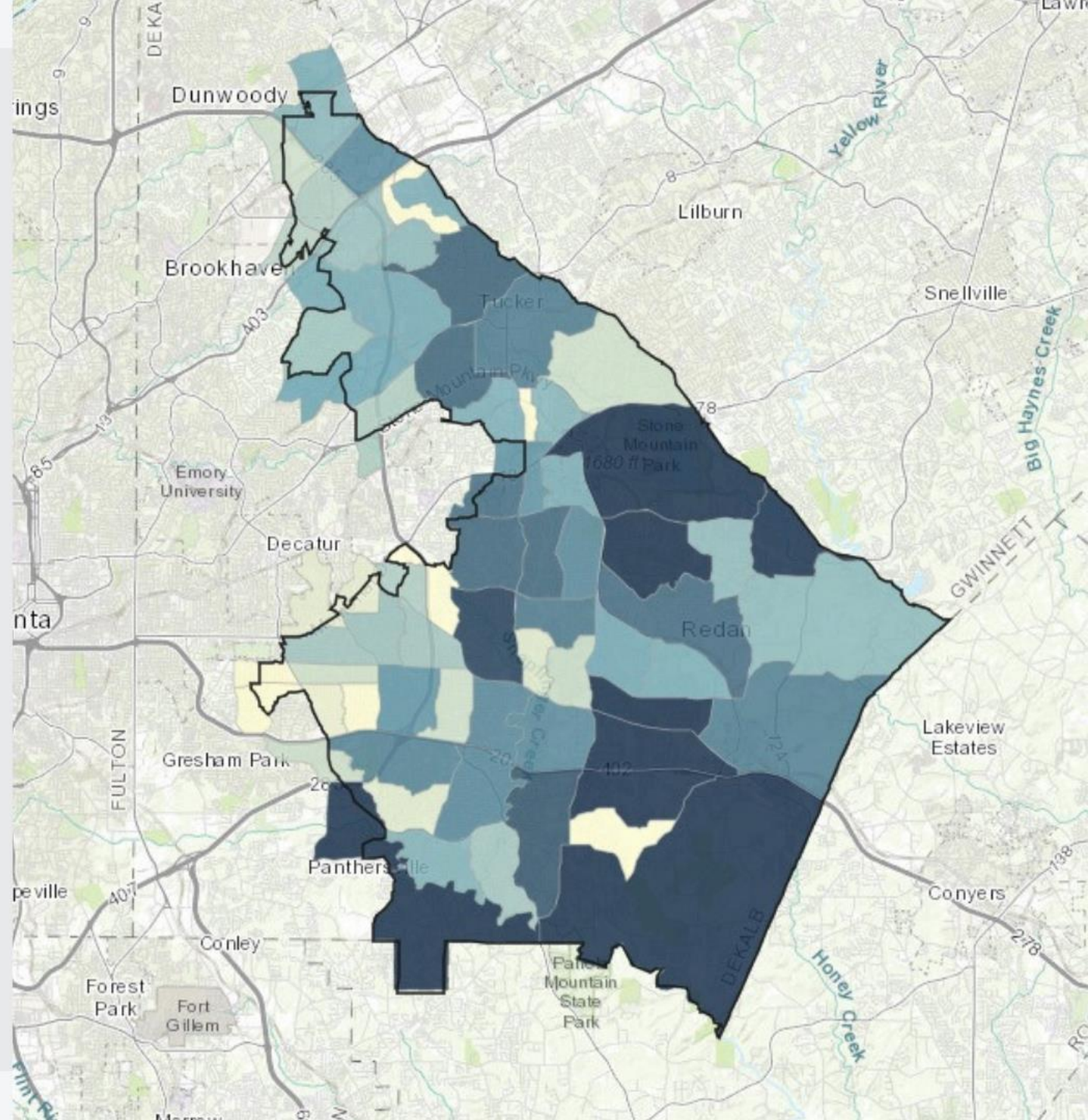
- 29.19% are white
- 53.63% are black or African American
- 8.73% identify as Hispanic or Latino

UNINCORPORATED  
SUPER DISTRICT 7

246,595

INCORPORATED  
SUPER DISTRICT 7

110,818







## **DISTRICT 7 PRIORITIES**

### **FOCUSED ON POSITIVE CHANGE**

District 7 is focused on strategic positive change to transform our communities. My priorities reflect the needs and concerns of my constituents and the vision of our 2035 Comprehensive Plan. My priorities goals include:

**Economic Development | Industry Recruitment**  
**Critical Mass | Job Creation**  
**Entrepreneurship | Small Business Development**  
**Infrastructure**  
**Home Ownership | Affordable Housing**  
**Education**



# ECONOMIC DEVELOPMENT

## GROWING DEKALB

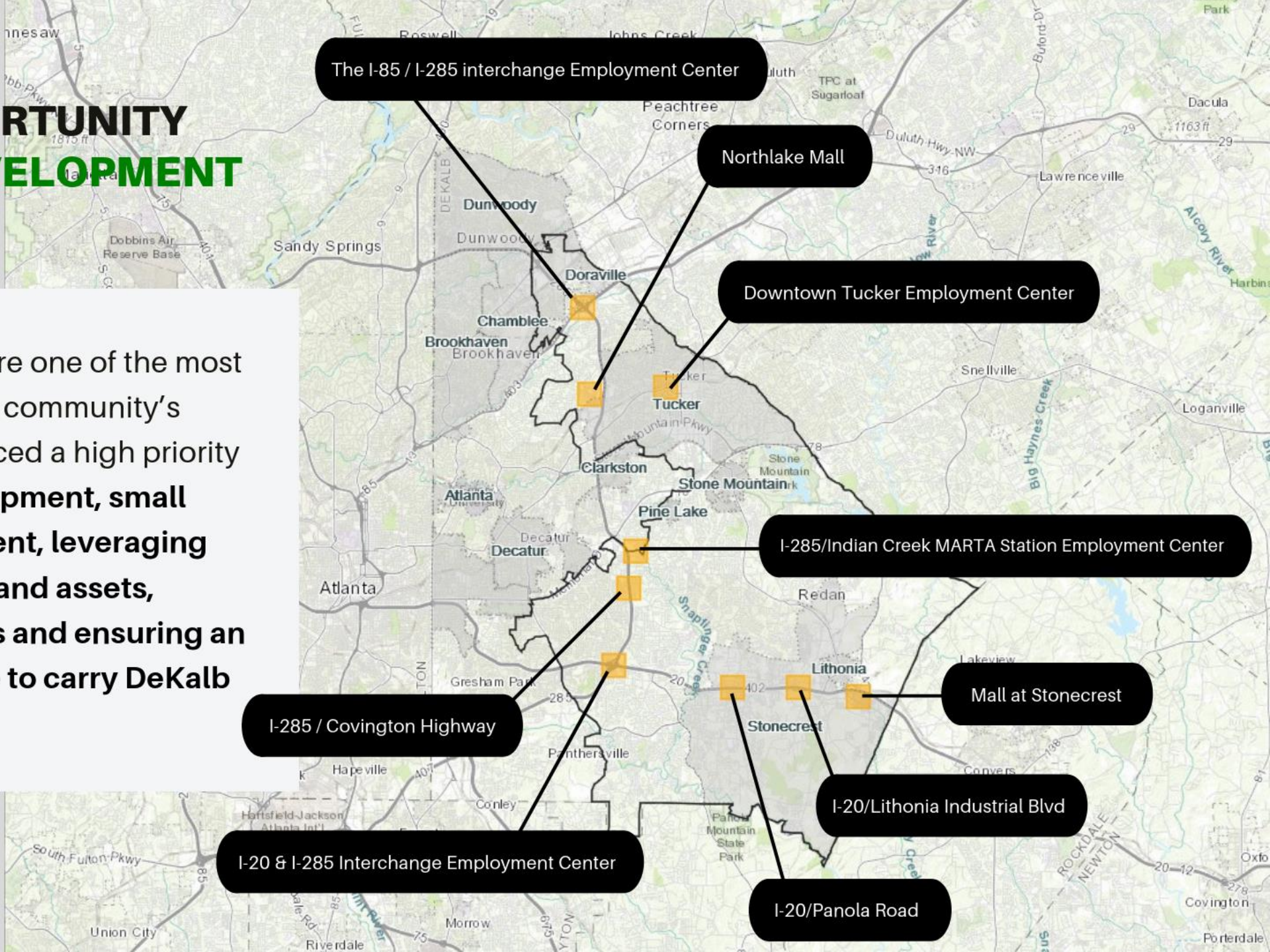
District 7 is rich in land, employment centers and industrial parks. The lack of industry within key areas of District 7 presents enormous opportunities for restaurants, franchises, multi-family housing and industrial development. It is my desire to leverage existing resources to attract businesses and begin critical conversations that will result in business development.



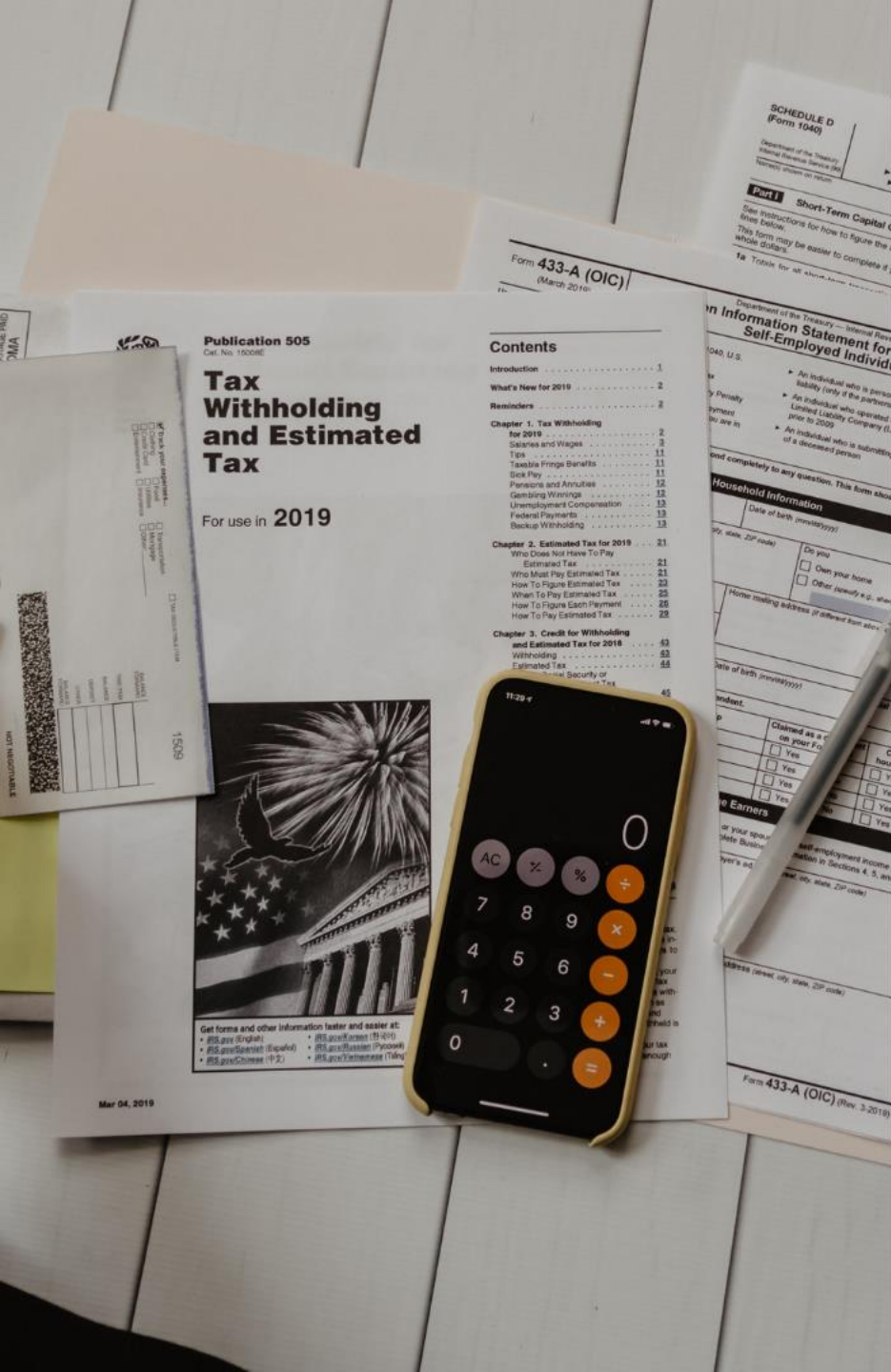


# AREAS OF OPPORTUNITY ECONOMIC DEVELOPMENT JOB CREATION

Financial resources are one of the most important factors in a community's prosperity. I have placed a high priority on **economic development, small business development, leveraging DeKalb's resources and assets, providing incentives and ensuring an educated workforce to carry DeKalb to the next level.**







# INCENTIVES | TOOLBOX

- Tax Allocation Districts (TAD's)
- **Federal & State Opportunity Zones**
- HUD-CDBG Funding Opportunities
- **Historically Underutilized Business Zones (HUB Zone)**
- CDBG 108 Loan Guarantee Program
- **Tax Abatements**
- Custom Incentives



# ENTREPRENEURSHIP

Entrepreneurship and small businesses is the backbone of America. Depending on your industry, a small business could be defined as business with a maximum of 100 employees or a maximum of 1,500 employees with earning from a maximum of \$750,000 to \$38.5 million in average annual receipts.

- There are **28 million** small business in the United States making up **99.7%** of all firms.
- Small businesses with fewer than **20** employees make up **89.6%** of all U.S. business enterprises.
- **23 million** businesses in the United States have no employees at all—meaning there's only an owner going about business by themselves.

*Source: 2019 Fundera Inc.*





# GEORGIA SMALL BUSINESS



***There are 808,285 registered businesses in Georgia (SOS: 3/5/19)***

According to the Georgia Department of Labor, 278,125 business establishments represented Georgia employment in the 4Q of 2018; of those:

**99.7%**

*Categorized as small (fewer than 500 employees)*

**97.3%**

*Employed fewer than 100*

**94.1%**

*Employed fewer than 50*

**75.4%**

*Employed fewer than 10*



GEORGIA  
SMALL  
BUSINESS  
CONT.



## Georgia Rankings

- **Georgia ranks #1** in US for small business climate (NFIB 11/18)
- **Georgia ranks #1** (6th year running) in U.S. for best state for business (Site Selection, 11/18)
- **Georgia ranks #2** in U.S. for most startups by women (AMEX 9/18)
- **Georgia ranks #3** overall in U.S. for best state to start a business (WalletHub 9/18)
- **Georgia ranks #12** in U.S. as a top exporting state (Trade & Economic Analysis, 9/18)
- **Georgia ranks #3** in U.S. for ease in starting and growing a business (WalletHub 8/18)
- **Georgia ranks #5** in U.S. for greatest number of women-owned firms (American Express OPEN, 11/17)
- **Georgia scores an “A”** for small business friendliness (Thumbtack, 10/17)



# SMALL BUSINESS FUNDING



## **ACE**

ACE, a non-profit, is a U.S. Treasury certified Community Development Financial Institution (CDFI) supporting a \$12 million small business loan portfolio, historically providing loans from \$5,000 to \$250,000 to companies located in, moving to, or expanding within DeKalb County. Currently ACE is our partner in servicing existing CDBG, HOME, and NSP loans.

## **CDBG 108 Loan Guarantee Program**

The Section 108 Loan Guarantee Program provides states and local governments access to low interest rate financing for a variety of projects, including affordable housing developments, public infrastructure improvements and facilities, and commercial and industrial developments. Generally, the costs of these projects exceed available local government resources, including HUD funds available through the Community Development Block Grant (CDBG) program.



# DeKalb County Water and Sewer CIP

DeKalb County, the Environmental Protection Agency (EPA), and the Georgia Environmental Protection Division (EPD) are working together to meet federal and state standards required by consent decree. Understanding the importance quality water and sewer plays in healthy environment and economic development, the CIP will help us eliminate sewage pollution from cooking-related fats, oils, and grease from the County's rivers and streams, particularly the South River, where treated wastewater is discharged.

## INFRASTRUCTURE & CAPITAL IMPROVEMENT PROGRAM (CIP)





# SPLOST | Special Purpose Local Option Sales Tax

Funds: \$.001 Cent Roads, Transportation Projects, Public Safety Projects, Repair of Capital Outlay Projects.

SPLOST Whiteboard Update



**SPLOST**

SPECIAL PURPOSE LOCAL OPTION SALES TAX



To fund core infrastructure projects

MORE THAN **\$636** MILLION



**\$388,042,978** UNINCORPORATED DEKALB

DUNWOODY  
\$43,987,543

LITHONIA  
\$1,872,082

PINE LAKE  
\$687,704

STONE MOUNTAIN  
\$5,692,656

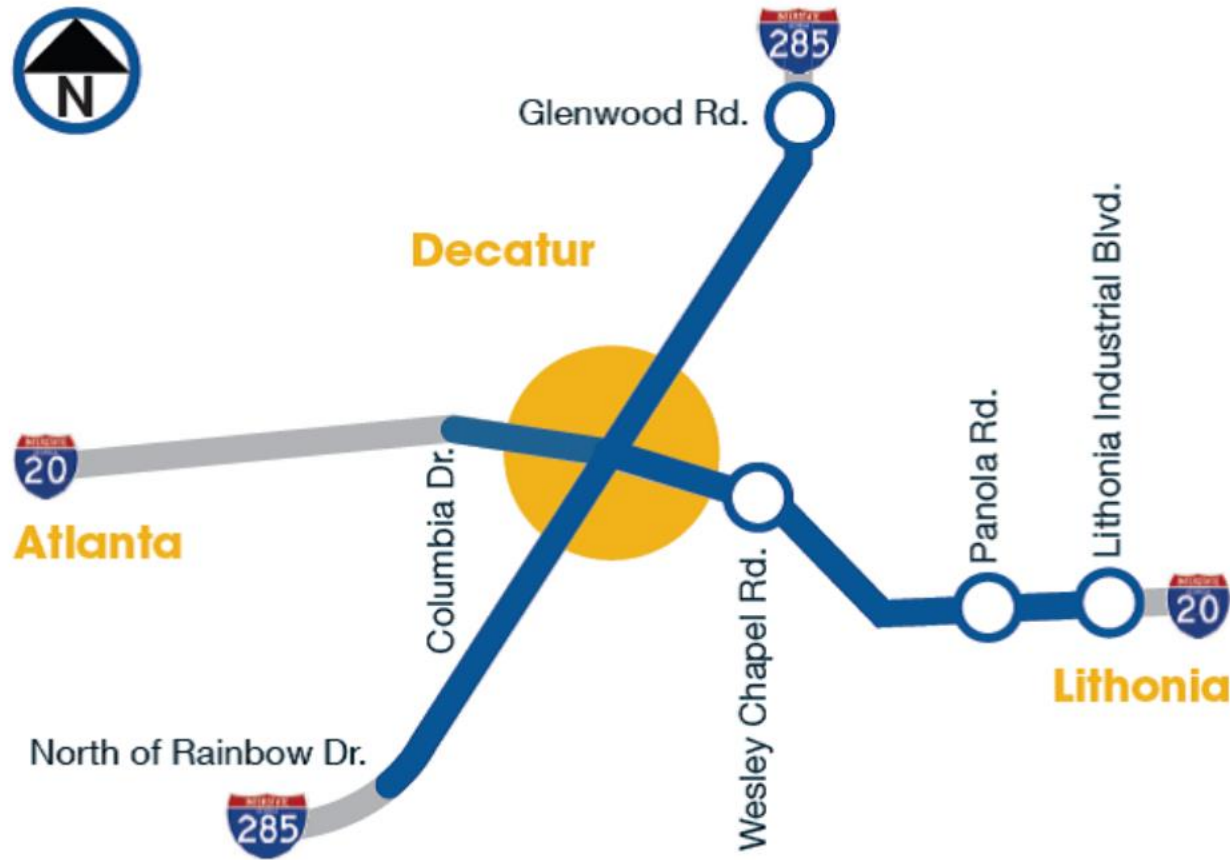
TUCKER  
\$31,780,809

STONECREST  
\$47,757,176

CITY GOVERNMENTS

**\$248,719,374**





### Legend:



Project



Interchange Area



Major Interchanges

*Map is not to scale*

# I-285/I-20 East Interchange

The I-285/I-20 East Interchange Project will improve traffic flow and safety at the busy I-285/I-20 East interchange and provide for continued growth in this area. This critical juncture in DeKalb County requires operational and geometry improvements to address an inefficient flow of traffic and safety performance.

## Project Activities

- Improve ramps from I-20 westbound to I-285 northbound and southbound.
- Reconstruct the ramp from I-285 southbound to I-20 eastbound.
- Add westbound auxiliary lanes from Lithonia Industrial Boulevard to Wesley Chapel Road.
- Add new collector-distributor (CD) lanes\* on I-20 westbound

*Note: The project is currently in the environmental process, which will continue through 2021. Construction is anticipated to begin in 2022 and complete in 2025.*



# E-HOST | Equalized Homestead Option Sales Tax

**100%** **E-HOST**

USED TO REDUCE PROPERTY  
TAXES FOR HOMEOWNERS

Estimated tax relief  
more than \$110 million  
each year





# HOME OWNERSHIP | AFFORDABLE HOUSING

87% of Americans identify home ownership as a part of the American Dream, but following the 2008 Housing Crisis, in the African-American community, home ownership is at its lowest rate since the great depression in 1929.

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## MILLAGE RATES

Last month our CEO and BOC announced a roll-back of the Combined Countywide Operational rate, which was 10.364 in fiscal year 2018 to 9.952 mills in fiscal year 2019, reducing the rate by 0.412 mills.

The projected value of the millage rate rollback is \$12 million, which will provide a property tax reduction of \$41.20 on properties valued at \$250,000.

**CREATING HEALTHY  
COMMUNITIES**

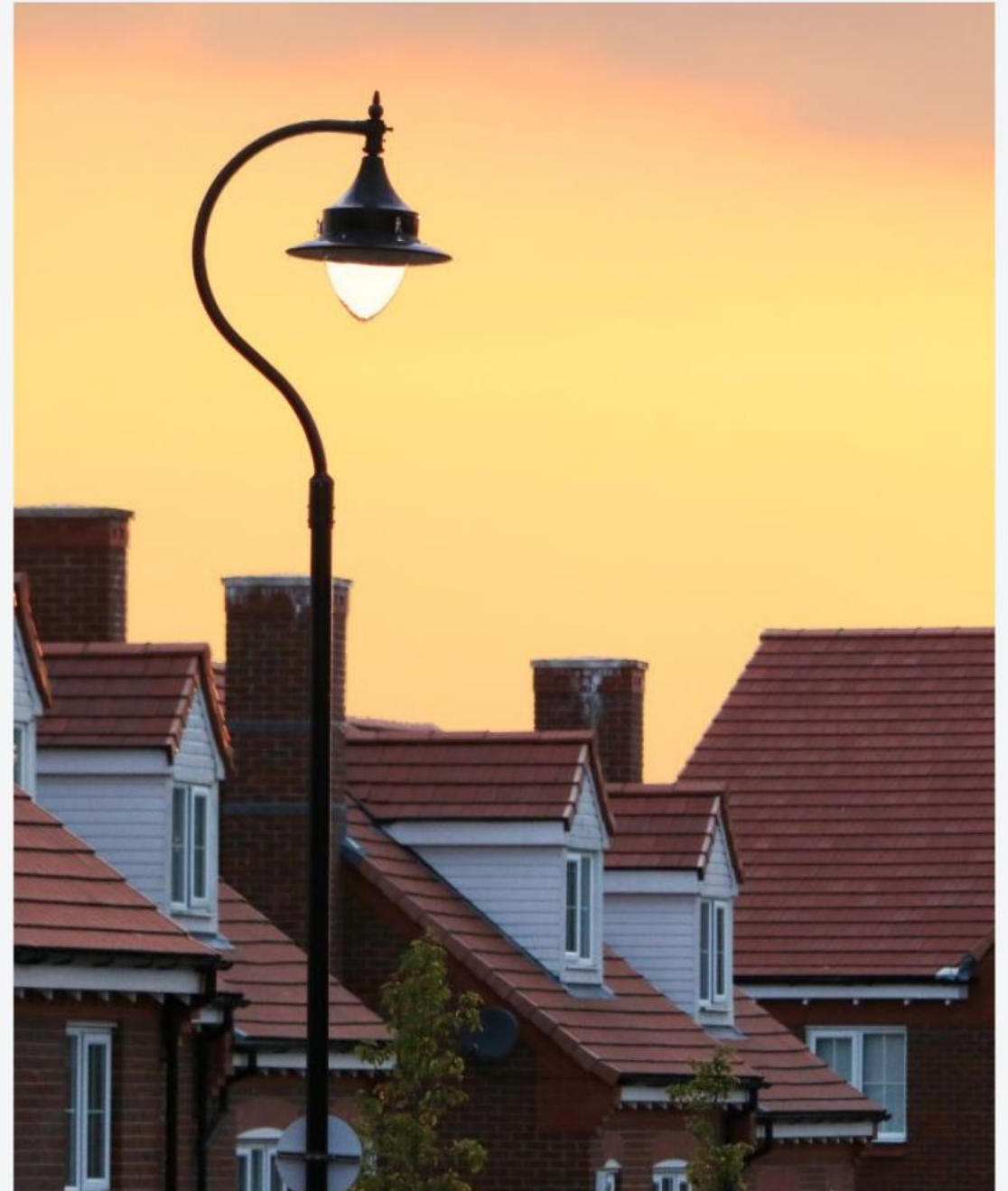


# CRITICAL MASS

## Definition

1. the minimum amount necessary or sufficient to have a significant effect or to achieve a result or maintain a venture.

Critical mass through new home construction is an essential component of economic development and will be critical to seeing growth in south and unincorporated DeKalb.





# VIBRANT COMMUNITIES

Bringing DeKalb  
County Together



*Education*



*Top Performing  
Schools*



*Quality of Life*



*Green Space*



# District 7 Economic Development Tour

..... September 19, 2019

**7:30 AM - 8:00 AM** | **Registration**  
**8:00 AM - 8:30 AM** | **District 7 Overview**  
**8:30 AM - 9:00 AM** | **Funding Sources | Incentives**  
**9:00 AM - 12:00 Noon** | **Tour**

**A sprinter tour that will visit 7 prime development sites:**

- Candler Road and Ralph David Abernathy Freeway
- Covington Highway and Lithonia Industrial Boulevard
- Ember Drive Corridor
- Indian Creek Station
- Orkin Property
- Paideia School Property (Redan)
- South DeKalb Mall

Additional locations include prime county owned plots of land that are 100 acres or more and key areas available for multi and single-family housing developments.



## Super District 7 Places of Interests

