

Employment Incentive Program

What is the EIP?

The EIP is a financing program that may be used in conjunction with traditional private financing to carry out economic development projects which will result in employment of low and moderate income persons.

Many types of projects can be financed with EIP funding. However, projects creating opportunities for low and moderate income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.

Eligible Uses

- Public water and sewer systems, distribution and/or collection lines, wastewater treatment projects, rail spurs, and various other types of public facilities.
- Financing for fixed assets including: land, new facilities, rehabilitation of existing facilities, machinery, equipment, etc.

Ineligible Uses

- Speculative projects
- Refinancing
- Working capital
- Projects which do not need EIP assistance

Eligible Applicants

Eligible applicants for the EIP are general purpose "non-entitlement" local governments with activities encompassing two broad areas:

1. grants to local governments for the installation of public infrastructure which will support an eligible economic development project; or
2. grants to local governments who may then loan the EIP proceeds to a sub-recipient industry to finance various fixed assets which will be used in an eligible economic development project.

EIP loan repayments may be used to establish or recapitalize a local revolving loan fund (RLF) to be used in other eligible projects.



Each EIP project must create or retain employment principally for low and moderate income persons.

Ineligible Applicants

Ineligible applicants under the EIP program are Albany, Athens-Clarke County Unified Government, Atlanta, Augusta - Richmond County, Brunswick, Clayton County, Columbus Consolidated Government, Cobb County, Dalton, DeKalb County, Fulton County, Gainesville, Gwinnett County, Macon, Marietta, Rome, Roswell, Savannah, Valdosta, and Warner Robins, as well as any incorporated city within a HUD Entitlement Urban County which chooses to participate through a Cooperating Agreement with the Urban County in the HUD Entitlement Program.



Application Process

- Contact your local government and/or DCA to determine if your proposed project is eligible for EIP assistance.
- Obtain the support and approval of the local government where your project will be located. The local government must be the formal "applicant" for EIP financing.
- Work with the local government(s), private sector financial institution(s), and an experienced grant/loan preparer to develop the EIP financing proposal, the initial project assesment (IPA) and ultimately the formal application.
- Applicants can expect the IPA review process to take approximately 5-7 days. Should pre-agreement cost approval (PACA) be issued, DCA can generally finalize the application review process within 45 days of receiving a complete application.

Employment Incentive Program

The EIP is administered by the State of Georgia's Department of Community Affairs and is funded by the U. S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program.