

MDHA Tax Increment Financing (TIF) Priorities:

Priorities across all districts: Multi-family housing with strong affordable component; preservation of historically significant structures, green space, parks, plaza's, open space and facilities and infrastructure to enhance public transportation.

Downtown Core

Arts Center; Capital Mall; Phillips Jackson (South of Jefferson-- Ballpark); **Rutledge Hill** (North of KVB)

Criteria: Project must be able to provide a substantial public good and/or fulfill one of the following categories:

- Retail in the downtown core
- Cultural facilities (i.e. Museums)
- Parking in the downtown core

Neighborhood Centers/Districts

Phillips Jackson (North of Jefferson--Germantown); **Five Points; Rutledge Hill** (South of KVB), Bordeaux and Cayce Place

Criteria: Priority given to projects that seek to preserve historic resources and/or provide needed neighborhood-serving commercial uses

Commercial Corridors

Jefferson Street; Skyline; East Bank (Main Street); **Central State**

Criteria: Appropriate-scaled development that will spur other investment