

# Hinesville, GA

The City of Hinesville is the county seat and largest city in Liberty County. Established in 1837, it has grown to be a progressive, diverse pro-business, and welcoming community.

Hinesville is one of the fastest growing cities in the state of Georgia in both size and population, with a vision to be the coastal "southern living" community of choice, whether it's for a day or a lifetime.

Recognized by the Georgia Municipal Association as a "City of Excellence" in 2004 Hinesville's incredible growth coupled with its small-town atmosphere provides the perfect setting to work and enjoy life. Our community has a strong military presence as we're home to the 3rd Infantry Division of the US Army residing on Fort Stewart and Hunter Army Air Field.

Hinesville provides large-town amenities with vast business opportunities and a full range of municipal services. Liberty Regional Medical Center and the VA Outpatient Clinic provide quality health care.

Higher education is available at the local campuses of Georgia Southern University and Savannah Technical College.



## Hinesville Downtown Development Authority

### MISSION

The Hinesville Downtown Development Authority's mission is to create a sustainable, revitalized, and vibrant downtown that is an economic hub while enhancing the quality of life for the community.

### VISION

Our vision is to create a community proud of its small town charm with big city amenities; progress and preservation work together to create an attractive livable city center and a thriving, diverse market place where all are welcomed to gather and celebrate our unique heritage and patriotism.

Hinesville is conveniently located:

- 15 minutes from I-95
- 30 minutes from I-16
- 35 minutes from Savannah
- 50 minutes from Brunswick/Golden Isles
- 50 minutes from Savannah/Hilton Head International Airport



## Economic Incentives Resource Guide

Hinesville Downtown Development Authority, HDDA, is available to provide guidance and resources for downtown businesses. Local, regional, state, and federal programs offer financial assistance. Please let us know how we can assist you in growing your business.

- ☎ 912-877-4332
- ✉ [mainstreet@hinesvilledowntown.com](mailto:mainstreet@hinesvilledowntown.com)
- 📍 115 East M.L. King Jr. Drive  
Hinesville, GA 31313

## GEORGIA CITIES FOUNDATION LOW-INTEREST REVOLVING LOAN FUND

 [GeorgiaCitiesFoundation.org](https://www.GeorgiaCitiesFoundation.org)  (888) 488-4462

The Georgia Cities Foundation (GCF) provides low-interest loans up to \$200,000 for projects such as real estate acquisition, expansion, and rehabilitation of existing structures and new construction. The interest rate is below the market rate (current rate of 3.5%, subject to change) and the repayment period is typically 10-15 years for 40% of the project costs. Projects should encourage spin-off development, create new jobs, promote downtown housing, and/or add to the cultural enrichment of the community.

Applications are submitted by the HDDA, as the eligible entity.

## DOWNTOWN DEVELOPMENT REVOLVING LOAN FUND (DDRLF)

 [dca.ga.gov](https://dca.ga.gov)  (888) 488-4462

The terms of this loan are essentially the same as the GCF revolving loan. Larger projects may apply to both programs.

## DESIGN ASSISTANCE

 [HinesvilleDowntown.com](https://HinesvilleDowntown.com)  (912) 877-4332

Design assistance from HDDA staff with the understanding of local ordinances, downtown design guidelines, and assistance with initial project conceptual rendering. Additional guidance is available from the Liberty Consolidated Planning Commission, the Hinesville Department of Inspections, the Georgia Department of Community Affairs, and the Hinesville Downtown Overlay Design Review Board.

## CADDA/SBA LOANS

 [cadda-sba.org](https://cadda-sba.org)  (912) 261-2500

 [sbacsav.com](https://sbacsav.com)  (912) 232-4700

The Coastal Area District Development Authority, in partnership with the Small Business Administration, provides a variety of loan incentives designed to promote economic community development including funding for projects of all sizes, loan security, franchise fees, business and property acquisitions, inventory, equipment, refinancing, and working capital. CADDA also funds and administers secure and low-interest loans in partnership with Hinesville area banks and the HDDA.

## HDDA FAÇADE GRANT

 [HinesvilleDowntown.com](https://HinesvilleDowntown.com)  (912) 877-4332

HDDA sponsors a local matching grant program for façade improvements of commercial buildings within the Hinesville Downtown Redevelopment District. The façade grant reimburses 50% of pre-approved project costs, not to exceed the \$3,500 award amount.

## DISCOVER DOWNTOWN HINESVILLE REVOLVING LOAN FUND

 [HinesvilleDowntown.com](https://HinesvilleDowntown.com)  (912) 877-4332

The HDDA provides gap funding (\$20K to \$50K) to new/expanding small businesses to purchase land/buildings within HDDA boundaries. Interest rate is one-half of the prime rate based on the Wall Street Journal, but between 1% and 5%. The repayment period is typically 5-15 years but cannot extend beyond the asset's life; no penalty fee for early payback. Businesses must obtain at least 50% of project costs from a private lender, equity, or self-funding. Applications are submitted to the HDDA. Application fees apply.

## HISTORIC TAX CREDITS



 [dca.ga.gov](https://dca.ga.gov)  (888) 488-4462

The Federal Historic Preservation Tax Incentives Program is administered by the U.S. Department of the Interior and the Department of Treasury, in partnership with the State Historic Preservation Officer in each State.

The 20% Rehabilitation Tax Credit applies to any project that the Secretary of the Interior designates as a certified rehabilitation of a historic structure. The credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but is not available for properties used exclusively as the owner's private residence.

The 10% Rehabilitation Tax Credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing does not qualify. Hotels and Bed & Breakfasts qualify as they are considered to be in commercial use, not residential.

## MILITARY ZONE (MZ) JOB TAX CREDITS

 [dca.ga.gov/node/4126](https://dca.ga.gov/node/4126)  (404) 679-1585

A military zone has been designated for a majority of the Hinesville Downtown Redevelopment District. Businesses located within the designated area are eligible to receive enhanced benefits for new jobs created. Unlike the Georgia Job Tax Credit, the MZ Job Tax Credit is available to all business types, and reduces the minimum number of new jobs required for eligibility from 10 to 2. Any business within the designated Military Zone creating a minimum of two new full-time jobs is eligible for a Job Tax Credit of \$3,500 per job each year for 5 years.