

# ATHENS GEORGIA INITIATIVE FOR COMMUNITY HOUSING

## (GICH) POINT PROPOSAL

1/24/2025

To Whom it May Concern:

The Athens Georgia Initiative for Community Housing (GICH) Committee has experienced significant interest from parties wishing to forward development proposals to the Georgia Department of Community Affairs (DCA) in hopes of receiving funding through the Federal Low Income Housing Tax Credit (LIHTC) Program.

Applicants are judged using a highly competitive, point-based scoring system developed by DCA. The 9% Federal Credit project threshold criteria for projects are accepted on a rolling basis. The final threshold criteria deadline for the 9% Federal Credit is due to DCA **May 16, 2025**. While the criteria and ultimate decision regarding funding lies with the state, the Athens GICH Committee is afforded significant opportunity for input.

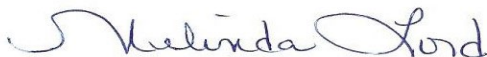
Should they so elect, the Athens GICH Committee, with agreement from the Athens-Clarke County Mayor and Commission, may forward a letter of support endorsing one project within Athens-Clarke County in 2025. As with other criteria, this highly coveted letter results in an additional point for the submission.

The Athens GICH Committee has established the attached criteria and an associated timeline for applicants seeking the "GICH Point." Applicants shall submit the following proposal information to the Athens-Clarke County Housing and Community Development Department.

To thoroughly review all materials, the Athens GICH Committee requests that proposals (required: one) be submitted no later than **4:30 pm on Friday, February 21, 2025**. Submissions may be made in person, via jump drive at the Housing and Community Development office located at 375 Satula Avenue, Athens, GA 30601, or via the Athens-Clarke County file transfer service (ACCGov Dropoff Portal) to HCD located at <https://accftp.accgov.com:444/messageportal#/dropoff>. The Athens GICH Subcommittee will evaluate each submittal based on all applicable criteria included in the attached scoring rubric.

Final applications for the 9% Federal Credit are due to DCA **May 16, 2025**. Thank you for your interest, and we look forward to receiving and reviewing your application submissions.

Sincerely,



Melinda Lord  
Chair, Athens GICH Committee  
Director, Athens-Clarke County Housing and Community Development Department

## **Applicant Information**

Developer Name: \_\_\_\_\_

Primary Contact Person: \_\_\_\_\_

Primary Contact Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## **1. Proposed Development & Consistency with Local Priorities**

Property Name: \_\_\_\_\_

Address: \_\_\_\_\_

Total Number of Units: \_\_\_\_\_ Number of Proposed Affordable Units: \_\_\_\_\_ Tenancy: \_\_\_\_\_

Is the proposed development in NRSA (Census Tract 6, 9, 301, or 302)? Yes ☐ No ☐

What is the zoning district of the proposed development? \_\_\_\_\_

What is the proposed budget for the project? \_\_\_\_\_

*Please submit a thorough project narrative including the following:*

- *Project description*
- *Project budget (including funding sources) and timelines*
- *Use of land, site control, project designs*

Athens-Clarke County has drafted several recent plans and assessments related to affordable housing goals. ***Please describe and submit how your LIHTC proposal is consistent with local affordable housing priorities and needs.***

Relevant local plans and assessments include:

- [GICH Work Plan](#)
- [Athens-Clarke County Comprehensive Plan](#)
- [Athens-Clarke County Strategic Plan](#)
- [Athens-Clarke County Working Housing Study](#)
- [Athens-Clarke County Affordable Housing Investment Strategy \(AHIS\)](#)
- [The Athens Wellbeing Project AWP 3.0 Housing Report](#)
- [Athens-Clarke County Future Land Use Plan Updates](#)
- [Athens-Clarke County Clean & Renewable Energy Plan](#)
- [DCA 2025 Qualified Allocation Plan](#)
- [Network for Southern Economic Mobility Report \(NSEM\)](#)

## **2. History and Management Experience:**

Did you apply for LIHTC credits in the previous year? Yes ☐ No ☐

If awarded, where is the project located? \_\_\_\_\_

If not awarded, what was your application score? \_\_\_\_\_

Have you received a GICH point in the past? Yes ☐ No ☐

If yes, list the community and year: \_\_\_\_\_

Do you currently have any developments in Athens- Clarke County? Yes ☐ No ☐

If Yes, please list the property name and address(es):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

- *Additionally, please attach and describe in detail a recounting of your organizations project history and management experience*

## **3. Local Partnerships and Community**

- *Please describe and submit local partnerships and involvement within Athens-Clarke County.*
- *Submit copies of any formal agreements with Athens-Clarke County affordable housing stakeholders or other entities.*

## **4. Community Engagement**

- *Please submit Community Engagement Plan describing how you will obtain Athens-Clarke County citizen input from residents affected by your proposed LIHTC project (relevant groups may include: current residents in the proposed site of development/redevelopment, residents of surrounding neighborhoods, the Clarke County School District, community organizations, and any other relevant Athens-Clarke County stakeholders).*

## **5. Overall Desirability and Location**

- *Please describe the need for affordable housing in the area of your proposed site.*

## **6. Accessibility**

- *Please describe your proposed site's proximity to public transportation and other amenities.*

## **7. Commitment to Diversity**

- *Please describe and attach your affordable housing experience working with minority and women-owned businesses and your Section 3 contracting experience.*

## **8. Proposed Project Budget Summary**

- *Please provide a detailed project budget summary and pro forma.*

## **9. Long-Term Affordability**

- *Please provide information on the long- term affordability of this project.*

<b>Athens GICH Committee: “GICH Point” Proposal Scoring Rubric</b>		
<b>Primary Applicant/Organization:</b>		
<b>Contact Person:</b>		
<b>Name of Reviewer:</b>		
<b>Date Reviewed:</b>		
<b>1. Proposed Development &amp; Consistency with Local Priorities</b>		
<b>Scale</b>	<b>Scoring Criteria</b>	<b>Score</b>
20	The proposal is consistent with local affordable housing priorities and needs. The proposal is consistent with the GICH Work Plan, the Athens-Clarke County Comprehensive Plan, ACC Affordable Housing Investment Strategy, and other local plans and assessments.	
10	The proposal is consistent with some local affordable housing priorities and needs and cites some local plans and assessments,	
0	The proposal is not consistent with local affordable housing priorities and needs and cites no local plans or assessments.	
<b>Total Points for “Consistency with Local Priorities”</b>		<b>/20</b>
<b>Comments:</b>		
<b>2. History and Management Experience</b>		
<b>Scale</b>	<b>Scoring Criteria</b>	<b>Score</b>
20	Applicant has 10 or more years successfully managing LIHTC-funded projects and demonstrated success managing LIHTC-funded projects in Athens-Clarke County.	
15	Applicant has 1 to 9 years of experience successfully managing LIHTC-funded projects and demonstrated success managing LIHTC-funded projects in Athens-Clarke County.	
10	Applicant has 1 to 9 years of experience successfully managing LIHTC-funded projects and demonstrated success managing LIHTC-funded projects in Georgia, but not Athens-Clarke County.	
0	Applicant has no experience managing LIHTC-funded projects.	

<b>Total Points for “History and Management Experience</b>		<b>/20</b>
<b>Comments:</b>		
<b>3. Local Partnerships</b>		
<b>Scale</b>	<b>Scoring Criteria</b>	<b>Score</b>
10	Applicant has formal partnerships and involvement with affordable housing stakeholders in Athens-Clarke County. Applicant submitted evidence of formal partnerships and engagement.	
5	Applicant has partnerships and involvement with affordable housing stakeholders, but has no formal agreement describing partnerships.	
0	Applicant has no local partnerships.	
<b>Total Points for “Local Partnerships”</b>		<b>/10</b>
<b>Comments:</b>		
<b>4. Community Engagement</b>		
<b>Scale</b>	<b>Scoring Criteria</b>	<b>Score</b>
10	Applicant’s Community Engagement Plan is thorough, identifies important and relevant stakeholders, utilizes best practices in community engagement, and has a reasonable timeline of completion.	
5	Applicant’s Community Engagement Plan identifies some relevant stakeholders, outlines some methods of community engagement, and has a reasonable timeline of completion.	
0	Applicant’s Community Engagement Plan lacks detail, has an unreasonable timeline, outlines ineffective methods of community engagement, or was not submitted.	
<b>Total Points for “Community Engagement”</b>		<b>/10</b>
<b>Comments:</b>		

### 5. Overall Desirability and Location

Scale	Scoring Criteria	Score
20	Proposed project site is in a high need area for affordable housing.	
10	Proposed project site is not in a current high need area, but documentation demonstrates current lack of affordable housing stock and market demand for more options.	
0	Inadequate to no documentation was provided to establish need.	
Total Points for "Overall Desirability and Location"		/20

Comments:

### 6. Accessibility

10	Project is accessible by public transportation. Project is located within one to two miles of amenities, including: grocery stores, schools, banks, churches, hospitals, entertainment, civic space, and shopping. Most amenities are within an easy walking distance.	
5	Project is accessible by public transportation. Project is located more than two miles from many amenities. Some amenities are within an easy walking distance.	
0	Project is not accessible by public transportation. Project is not located within an easy walking distance of most amenities.	
Total Points for "Accessibility"		/10

Comments:

7. Commitment to Diversity		
Scale	Scoring Criteria	Score
10	Applicant has demonstrated experience working with women and minority-owned businesses. Applicant has demonstrated Section 3 contracting experience. Applicant demonstrates a commitment to diversity.	
5	Applicant has some demonstrated experience working with women and minority-owned businesses. Applicant has limited or no Section 3 contracting experience.	
0	Applicant has no demonstrated experience working with women and minority-owned businesses. Applicant has no demonstrated Section 3 contracting experience.	
Total Points for "Commitment to Diversity"		/10
Comments:		

8. Proposed Project Budget Summary		
Scale	Scoring Criteria	Score
10	Applicant has demonstrated provided detailed budget summary and Pro forma. The pro forma demonstrates reasonable development costs (purchase of land, construction costs, management and/or operating costs, development fees, debt services) and documentation to support all costs is provided.	
5	The budget summary and pro forma demonstrates mostly reasonable development costs, but some are questionable and limited documentation is provided to support totals. More support documentation is needed.	
0	The budget summary and pro forma demonstrates unreasonable costs and ineligible activities, with limited or no supporting documentation.	
Total Points for "Commitment to Proposed Project Budget Summary"		/10
Comments:		

<b>9. Long-Term Affordability</b>		
<b>Scale</b>	<b>Scoring Criteria</b>	<b>Score</b>
10	Developer income is sufficient to cover expenses and debt services, expense cushion doesn't drop below the threshold, and adequate cash flow is documented to ensure project sustainability throughout the affordability period.	
5	Developer income is currently sufficient, but cash flow may be a concern in the future, so more documentation is required to ensure sustainability throughout the affordability period.	
0	Developer income and cash flow will not be sufficient to ensure sustainability throughout the affordability period. No further information could be provided to support the application	
<b>Total Points for "Long-Term Affordability"</b>		<b>/10</b>
<b>Comments:</b>		

**Total Score:**     /120