

Monday, February 3, 2020

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 hope 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. Final applications to DCA are due May 21, 2020. 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 2020. As with other criteria, this highly coveted letter results in an additional point for the submission.

The Athens GICH Committee has established 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:

1. Consistency with Local Priorities

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

- GICH Work Plan [GICH Work Plan](#)
- Envision Athens [Action Agenda](#)
- Athens-Clarke County Comprehensive Plan [Comprehensive Plan](#)
- Network for Southern Economic Mobility Report (NSEM) [NSEM Report](#)

2. History, Management Experience and Performance

- Project Name and Narrative
 - Applicant, Principal or Entity
 - Please describe your proposed project
 - Project Budget to include funding resources
 - Use of land, site control, project designs, affordable and total units
- History managing LIHTC projects, examples of past projects (ideally, with contact information), non-LIHTC affordable housing projects, staff experience with LIHTC or other affordable housing projects.
- Project Team, Organizational Chart, Company financials, Investors, Partners, etc.
- Prior development experience as it relates to the proposed project site.
- Success with previous LIHTC projects in Athens-Clarke County or other communities.

3. Local Partnerships

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

In order to thoroughly review all materials, the Athens GICH Committee requests that proposals (required: one hard copy and one digital copy on flash drive) be submitted no later than **5:00pm on Friday, February 21, 2020**. The Athens GICH Committee will evaluate each submittal based on all applicable criteria included in the attached scoring rubric.

Final applications to DCA are due on May 21, 2020.

Any questions should be directed to the Athens GICH Committee Chair, Hayley Banerjee, (706) 613-3155, hayley.banerjee@accgov.com, 375 Satula Avenue, Athens GA 30601.

Sincerely,



Hayley Banerjee
Chair, Athens GICH Committee
Director, Athens-Clarke County Housing and Community Development

Athens GICH Committee: "GICH Point" Proposal Scoring Rubric

Primary Applicant/Organization:

Contact Person:

Name of Reviewer:

Date Reviewed:

1. Consistency with Local Priorities

Scale	Scoring Criteria	Score
20	The proposal is consistent with local affordable housing priorities and needs. The proposal is consistent with the GICH Work Plan, Envision Athens, the Athens-Clarke County Comprehensive Plan, Network for Southern Economic Mobility (NSEM) Report, 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.	
Total Points for "Consistency with Local Priorities"		/20

Comments:

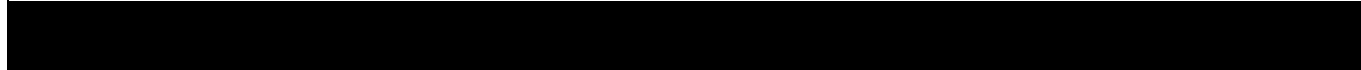
2. History and Management Experience

Scale	Scoring Criteria	Score
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.	
Total Points for "History and Management Experience"		/20
Comments:		
3. Local Partnerships		
Scale	Scoring Criteria	Score
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.	
Total Points for "Local Partnerships"		/10
Comments:		
4. Community Engagement		
Scale	Scoring Criteria	Score
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.	

Total Points for “Community Engagement”	/10
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Comments:

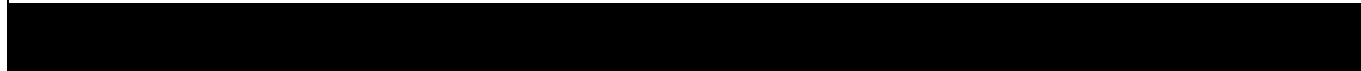


5. Overall Desirability and Location

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
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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
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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:

Total Score: /100

Comments: