To Whom it May Concern:

The Albany Georgia Initiative for Community Housing (GICH) Team 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 for the 9% Federal Credit are due to DCA **May 2024.** Competitive review applications for the 4% Federal Credit are due to DCA **in October 2024.** While the criteria and ultimate decision regarding funding lies with the state, the Albany GICH Team is afforded significant opportunity for input.

Should they so elect, the Albany GICH Team, with agreement from the City of Albany Mayor and Board of City Commissioners, may forward a letter of support endorsing one project within Albany and Dougherty County in 202\_. As with other criteria, this highly coveted letter results in additional points for the submission.

The Albany GICH Team has established criteria and an associated timeline for applicants seeking the “GICH Point.” Applicants shall submit the following proposal information to the Department of Community and Economic Development:

# Consistency with Local Priorities

City of Albany has approved 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
* City of Albany -Dougherty County Comprehensive Plan Comprehensive Plan
* City of Albany DCED Consolidated Plan

# History, Management Experience and Performance

* Project Name and Narrative

o Applicant, Principal or Entity

o Please describe your proposed project

o Project Budget to include funding resources

o 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 Albany-Dougherty County or other communities.

# Local Partnerships

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

# Community Engagement

* Submit a Community Engagement Plan describing how you will engage with community residents and stakeholders that will be affected by your proposed development to get their input and comments. Relevant groups may include:
	+ Current residents in proposed neighborhood
	+ Residents of surrounding neighborhoods
	+ Local business owners
	+ Dougherty County School System officials
	+ Community organizations
	+ Other relevant Albany-Dougherty County stakeholders

# 5. Overall Desirability and Location

* Describe the need for affordable housing in the area/community for the proposed development.

# Accessibility

* Describe your proposed site’s proximity to public transportation and other amenities.

# Commitment to Diversity

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

In order to thoroughly review all materials, the Albany GICH team requests that proposals be submitted no later than 5:00 pm on Friday, March 29, 2024. Submissions may be made in person, via jump drive at the Department of Community and Economic Development office located at 230 South Jackson Street, Suite 315, Albany, GA 31701. The Albany GICH Team will evaluate each submittal based on all applicable criteria included in the attached scoring rubric.

Questions should be directed to the Albany-Dougherty GICH Team Chairperson, John Hawthorne (229) 302-1234, johawthorne@albanyga.gov, or Vice-Chairperson Angel Gray, (229) 302-1849, mgray@albanyga.gov.

Sincerely,

City of Albany GICH TEAM

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| --- | --- |
| **Albany GICH Team: “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, Albany-Dougherty Comprehensive Plan, the COA-DCED Consolidated Plan, 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 Albany-Dougherty County.  |  |
| 15  | Applicant has 1 to 9 years of experience successfully managing LIHTC-funded projects and demonstrated success managing LIHTC-funded projects in Albany-Dougherty 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 Albany-Dougherty County.  |  |

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| --- | --- | --- |
| 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 Albany-Dougherty 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.  |  |

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| --- | --- |
| **Total Points for “Community Engagement”**  | /10  |
| **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  |
| **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:**  |

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| **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:**  |