



Action Requested/Required:

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: 4/3/25
- Hearing Date: _____
- Voting Date: _____

Department: Housing & Urban Development **Presenter(s) & Title:** Ken Patton
Housing Initiatives Director

Agenda Item Title:

Discussion of the Georgia Initiative for Community Housing (GICH) point award for LIHTC applications.

Summary:

The City has received two (2) requests for the City to award the City's GICH point for LIHTC applications in 2025 cycle. The City also received a letter of interest for the award of the City's GICH point. TBG Residential has requested the City award the GICH point for their LIHTC application for their project in Riverstone. The City also received a request to award the City's GICH point to In-Fill Housing Inc. for their application for renovations to Lakeview Apartments. ReaVentures has submitted a letter of interest for the award of Canton's GICH point. ReaVentures does not have a specific project at this point. The staff has prepared a GICH Point Award review Process for the City Council to consider as well since the City has received multiple requests.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

1. Council Agenda Cover Sheet 2. TBG Residential Request 3. In-Fill Housing Request 4. ReaVentures Letter of Interest 5. Draft Canton GICH Award Point Review



Dear Mr. Patton

On behalf of TBG Residential, I am writing to formally request to be placed on the agenda for the upcoming Canton City Council meetings. Specifically, we would like to be included in the April 3 Public Hearing and the April 17 Vote Agenda in regards to our proposed affordable housing community, Summit at Hickory Creek.

We are seeking the City of Canton's GICH (Georgia Initiative for Community Housing) allocation. This housing is essential to addressing the city's need for affordable housing, and we are eager to present our proposal and discuss how this partnership will benefit the community.

We would greatly appreciate the opportunity to appear before the Council to discuss this request and answer any questions.

Thank you for considering our request. We look forward to the opportunity to present at the upcoming meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Buckner", is written over a horizontal line.

Sarah Buckner
TBG Residential



In-Fill Housing II, Inc.
2015 Felton Avenue,
Macon GA 31201

February 25, 2025

Ken Patton, AICP
City of Canton Housing Initiatives Director
110 Academy Street
Canton, GA 30114

RE: GICH Letter of Support for Lakeview Apartments

Dear Mr. Patton,

We would like to take this opportunity to make a formal request for consideration of the Department of Community Affairs' Georgia Initiative for Community Housing ("GICH") two-point letter of support referenced in the 2025 Qualified Allocation plan.

In-Fill Housing II, Inc. ("In-Fill") is the non-profit affiliate of the Macon-Bibb County Housing Authority and has been developing Low Income Housing Tax Credit ("LIHTC") developments since 2001. To date we have developed over 2300 LIHTC units throughout the state of Georgia from locations such as Macon, Columbus, Rome and Forsyth. Those developments range from seniors to family, rehabilitation, historic acquisition & preservation, Section 8 preservation to properties converted to the Rental Assistance Demonstration program. Each development has required unique approaches that utilize the collaborative efforts and needs of the community we are serving. As a result, our mission-based approach surpasses a typical cookie-cutter product that other developers may use.

Our new application in 2025, Lakeview Apartments, is a continued demonstration of this approach that we use. This is an almost 40-year development that runs the risk of conversion to a market rate development because of the current limitations of the USDA program with producing new housing. The growing capital needs of a multi-family property that is decades old makes it a high-risk for any affordable housing developer to maintain with very little to no benefit. Thousands of similar USDA funded properties are exiting the nationwide market annually and Lakeview being in a rapidly growing market makes it a particular risk for conversion where much higher rents can be achieved.

In-Fill hopes to apply for a LIHTC allocation in the 2025 round with Lakeview which would allow significant renovations to occur but most importantly, maintain the USDA affordability and rent subsidy that is currently provided to more than half of the residents. As a non-profit, we have the ability to take on projects that for-profit developers don't often want to do because of the limited profits involved and see Lakeview as a prime example of what we set out to do.

We want to stress the importance of not just focusing on adding new affordable units but placing an important on preservation of existing stock. Without a letter of support from the Canton GICH team, our application will be greatly disadvantaged and renovations cannot occur.

I have added a fact sheet about Lakeview for your convenience and review as well as two informational brochures about our company. Please take the opportunity to review some of the “before” and “after” photos of some of our rehabilitation projects. Some of these have been truly transformative to the community.

We thank you for this opportunity and commend the City of Canton for placing such importance in addressing affordable housing in your town with the GICH program.

Sincerely,



Kathleen Mathews
Special Programs Director



Fact Sheet

Lakeview Apartments

- 383 Lakeview Dr, Canton, GA 30114
- 40 units, constructed in 1986.
- Funding provided by USDA
- Family tenancy, 1 & 2 BR.
- Waiting list- 42 applicants
- Rents- currently range from \$560-670
- Proposed renovations- approximately \$150,000 in hard costs per unit.



Typical interior living room, kitchen & bedroom.





Suggested post-renovation (from our Murphey Village rehab)





March 26, 25

Ken Patton
Community Development
City of Canton
110 Academy Street
Canton, GA, 30114

RE: City of Canton GICH

Dear Ken,

We are very interested in pursuing sites in Canton that would support the cities ongoing efforts to improve stock of affordable housing. We are most interested in working closely with city staff to determine areas and properties that would meet the cities strategic plans as well as meet DCA's funding priorities as defined by the QAP. As we have discussed, the forethought to pursue the GICH program affords both an opportunity for collaboration as well as a necessary points boost to compete with other municipalities seeking affordable housing options.

Please keep me up to date as you progress with determining which areas and sites best align with the cities goals and are therefore appropriate for the GICH letter. We would be happy to present our proposals at that time to continue our efforts along side those of the city.

Sincerely,

Trey Coogle
Managing Partner
Rea Ventures Group, LLC

treycoogle@reaventures.com

To Whom it May Concern:

The Canton 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 for the 9% Federal Credit are due to DCA _____. Competitive review applications for the 4% Federal Credit are due to DCA _____. While the criteria and ultimate decision regarding funding lies with the state, the Canton GICH Committee is afforded significant opportunity for input.

Should they so elect, the Canton GICH Committee, with agreement from the Canton Mayor and City Council, may forward a letter of support endorsing one project within Canton in _____. As with other criteria, this highly coveted letter results in additional points for the submission.

The Canton GICH Committee has established criteria and an associated timeline for applicants seeking the "GICH Point." Applicants shall submit the following proposal information to the Canton Community Development Department:

1. Consistency with Local Priorities

Canton 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
- Canton Roadmap for Success
- Canton Comprehensive Plan Comprehensive Plan
- Canton's Urban Redevelopment Plans
- Canton Housing Study

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 Canton or other communities.

3. Local Partnerships

- Please describe local partnerships and involvement within Canton.
- Submit copies of any formal agreements with Canton affordable housing stakeholders or other entities.

4. Community Engagement

- Please submit a Community Engagement Plan describing how you will obtain Canton 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 Cherokee County School District, community organizations, and any other relevant Canton 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 Canton GICH Committee requests proposals be submitted no later than _____. Submissions may be made In person, via jump drive at the Community Development office located at 110 Academy Street, Canton, GA 30114.

Committee 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 on _____. Competitive review applications for the 4% Federal Credit are due _____.

Any questions should be directed to the Canton GICH Committee Chair, Ken Patton (770) 704-1522, ken.patton@cantonga.gov, 110 Academy Street, Canton GA 30114.

Sincerely,

Ken Patton, AICP
Housing Initiatives Director

Canton 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, Canton's Roadmap for Success, the Canton Comprehensive 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 Canton.	
15	Applicant has 1 to 9 years of experience successfully managing LIHTC-funded projects and demonstrated success managing LIHTC-funded projects in Canton.	
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 Canton.	

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 Canton. 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

Comments:



s. 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:

Total Score: /100

Comments: