



Douglasville Low Income Tax Credit Letter of Support Application

The Douglasville Housing Team utilizes the following rating system in making the decision to who and why we award our single GICH Point.

Project Name: \_\_\_\_\_

Point of Contact: \_\_\_\_\_

**Developer Experience \_\_\_\_ of 6 points**

- Does the developer have experience in Douglasville or nearby jurisdictions? (1 point)
- Does the developer provide examples of completed LIHTC projects? (2 points)
- Does the developer provide references for previous projects? (1 point)
- Has the developer ever received a GICH point, and if so, where? Is contact information provided for that community? (2 points)

Reviewer Comments:

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**Project Approach \_\_\_\_ of 6 points**

- Does the development proposal have a feasible timeline included? (1 point)
- Does the does the development proposal clearly explain the project? (1 point)
- Does the proposed project consider the goals of the LIHTC program? (1 point)
- Are the project renderings clear, easy to read, and detailed? (1 point)
- Are there any potential zoning or other land use issues related to the proposed development? (2 points)

Reviewer Comments:

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**Streetscape \_\_\_\_ of 5 points**

- Do the proposed streetscape elements effectively fit into the existing network?
- Is the project's block and street pattern conforming with the surrounding neighborhood? (2 points)
- Are sidewalks present and continuous in all public frontages in urban areas? Do the sidewalks connect with existing streets and pathways? (1 point)
- Is on-street and private parking addressed effectively in a manner than maximizes pedestrianism? (1 point)
- Is the continuity of built-out frontages appropriate given the surroundings? (1 point)

Reviewer Comments:

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**Architectural Aesthetics \_\_\_\_ of 4 points**

- Is the proposed development architecturally pleasing?
- Does the architecture of the project match the surrounding community? (1 point)
- Are the building elements and proportions appropriate for the area, including height? (1 point)
- Is the proposed density appropriate for the surrounding area, including potential increased traffic effects? (1 point)
- Does the developer use high-quality, durable building materials? (1 point)

Reviewer Comments:

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**Connectivity \_\_\_\_ of 5 points**

- Does the proposed project support increased connectivity to the community as a whole?
- Does the project fit within the existing street network without significant new construction necessary? (1 point)
- Does the project increase connectivity options for pedestrians and bicyclists, including sidewalks? (1 point)
- Is the project located with ¼ mile of existing transit options? (1 point)
- Does the development appear inclusive to the larger community instead of exclusive? (2 points)

Reviewer Comments:

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**Location (select one) \_\_\_\_ of 4 points**

- Neighborhood infill/urban development- does the development use existing streets, water, sewer, and other utilities? (4 points)
- Urban greenfield development – is the proposed location on previously vacant property within an urban area? (3 points)
- Suburban greenfield development – is the proposed location on previously vacant property in a suburban area? (2 points)
- Development in floodplain, wetlands, wildlife habitat, or other vulnerable location (1 point)

Reviewer Comments:

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**Civic, Green, and Recreational Space \_\_\_\_ of 4 points**

- Does the project incorporate effective use of nearby civic, green, or recreational space within ¼ mile (walking distance)?
- Consider parks (passive, active, or pocket), Center Park, plazas or squares, sports complexes, trails or greenways, and gardens. (up to 4 points depending on prevalence)

Reviewer Comments:

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**Mixed Use (Non-Residential) \_\_\_\_ of 4 points**

- Does the project contribute to mixed land uses within ¼ mile (walking distance)?
- Consider retail and services (grocery, convenience, personal care, pharmacy, banks, etc.), restaurants, entertainment, churches, education, government services (City Hall, library, museums, etc.), medical facilities. (up to 4 points depending on prevalence)

Reviewer Comments:

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**Housing Choice and Inclusiveness \_\_\_\_ of 4 points**

- Is the proposed development located ¼ mile (walking distance) of other diverse housing establishments which would promote a more inter-connected community and increase the variety of housing options?
- Consider nearby single family detached, single family attached, duplexes, other multi-family properties, and accessory dwelling units. (1 point each, up to 4 points)

Reviewer Comments:

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**Economic and Sociological Impact (select 1) \_\_\_\_ of 4 points**

- Overwhelmingly positive effect on the community at large with little or no potential negative impact resulting from the development. (4 points)
- Positive effect on community at large with a mild chance of negative impacts resulting from the development. (3 points)
- Positive effect on the community with a greater chance of negative impacts resulting from the development. (2 points)
- The likelihood of positive effects of the development only slightly outweighs potential negative impacts. (1 point)
- Negative impacts outweigh positive impacts. (0 points)

Reviewer Comments:

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**Innovation \_\_\_\_ of 4 points**

- Must provide justification (up to 4 points)

Reviewer Comments:

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\_\_\_\_\_ **TOTAL POINTS**

*50 possible points*