

JAMES JONES
Mayor

VALERIE R. KIRKLAND
City Manager

RANDOLPH FRAILS
City Attorney

City of Waynesboro

615 N. Liberty Street ~ Waynesboro, Georgia 30830
Phone (706) 554-8000 ~ Fax (706) 554-8007

CITY COUNCIL
VICKEY BATES
RICHARD H. BYNE
C. BRITT HERRINGTON
ALBERTA ANDERSON
MONICA PAYTON
WILLIE WILLIAMS

January 15, 2026

To whom it may concern:

The City of Waynesboro and the GICH Committee recognize that the right LIHTC development can be a transformative catalyst for affordable housing initiatives and neighborhood revitalization in our community. While we welcome and encourage quality development in Waynesboro, we want the next LIHTC development in our community to intentionally advance locally driven plans and priorities.

As a certified alumni GICH community, we are afforded a unique opportunity to endorse one LIHTC application each funding cycle. Should they so elect, the City of Waynesboro GICH Committee (with agreement from the City of Waynesboro Mayor and Council) may provide a letter of support endorsing one project in our community.

Requests for the annual GICH Letter of Support shall be submitted to the City of Waynesboro's Planning & Development Department and shall include:

- A Project Narrative including the proposed development's location and current zoning information
- Developers Previous Experience and the Management companies affiliated with past developments
- Examples of prior developments and the location information/municipalities references
- Details and Design features for the Proposed Project

Detailed submittal requirements are attached to provide clear guidelines for developers who would like to be considered for the City of Waynesboro GICH Letter of Support.

To allow time for a thorough review of all applications, to be eligible for review, all proposals must be submitted prior to 5:00pm on Friday, February 27, 2026. The GICH Committee members and City of Waynesboro Planning Department will evaluate each submittal based on all applicable criteria and will inform the applicants of their decision as early as possible.

All questions should be directed to the City of Waynesboro's Community Development Director, Shelley Broxton, at sbroxton@waynesboroga.com or 706-554-8006.

Sincerely,

Shelley Broxton
Community Development Director



Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions requiring the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at (706) 554-8000 promptly to allow the City to make reasonable accommodations for those persons. The City of Waynesboro is an equal opportunity employer and service provider.



MINIMUM SUBMITTAL REQUIREMENTS FOR LIHTC LETTER OF SUPPORT FROM THE CITY OF WAYNESBORO'S GICH TEAM:

It is very important to the City of Waynesboro that LIHTC development in our community is of the highest standard. We look forward to receiving proposals that are designed to preserve and enhance the City's existing neighborhoods, while demonstrating consistency with our existing housing goals and policies.

The City of Waynesboro has established the following minimum submittal requirements for applicants seeking the Waynesboro GICH Teams letter of support for their LIHTC proposal to DCA:

Developer Experience & Affiliated Management Companies

- Provide information regarding past LIHTC projects completed in Waynesboro, other GICH communities, or Georgia and include the amount of units for each project.
- Provide photos/examples of past LIHTC projects (or other affordable housing projects) with corresponding references.
- Provide a list of Management companies & municipalities that you have partnered with on past developments (include corresponding references)

Project Narrative, Site Location Information & Project Design Details Including Architectural Aesthetics & Streetscape, Civic, Green, and Recreational Space

- Include the project name and proposed location (street address & tax parcel ID number)
- Identify the applicant(s) and the preferred point of contact and method of contact.
- Include a detailed description of the proposed project and a brief outline of proposed project components and approach (i.e., amounts and types of units /unit mix, building types, land use, timeline, zoning changes, compliance, etc.).
- Provide your proposed conceptual plan or site plan (if available). If plans are not available, provide pictures of comparable projects.
- Include architectural, landscape, and/or streetscape renderings if available.
- Include information concerning parking for the development
- Include any relevant plans for utilities for the project
- Specify if the project site is located within a National Register and/or locally designated historic district, urban redevelopment area, or other special districts or planning areas.
- Describe how the proposed project incorporates effective use of any new or nearby civic, green, or recreational space, parks (passive, active, or pocket), plazas or squares, sports complexes, trails or greenways, and gardens near the development.

In order to allow time for a thorough review of all applications, to be eligible for review, all proposals must be submitted prior to 5:00pm on Friday, February 27, 2026. The GICH Committee members and City of Waynesboro Planning Department will evaluate each submittal based on all applicable criteria and will inform the applicants of their decision as early as possible. All questions and electronic submissions should be directed to the City of Waynesboro's Community Development Director, Shelley Broxton, at sbroxton@waynesboroga.com or 706-554-8006.

All physical/paper submittals should be clearly labeled: LITCH proposal and mailed to:

City of Waynesboro
Attn. Planning & Development Dept
615 N Liberty Street
Waynesboro, GA 30830

Mailed submittals must be delivered (not postmarked) prior to the date/time listed above to be eligible for review.